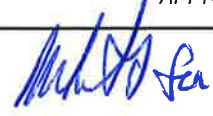


July 20, 2016

APPROVED BY


DEPARTMENT DIRECTOR

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

THROUGH: MCKENCIE CONTRERAS, Supervising Planner 
Development Services Division

BY: CHRIS LANG, Planner II 
Development Services Division

SUBJECT:

Consideration of Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, Variance Application No. V-16-006 and related Environmental Assessment No. A-16-007/D-16-045/V-16-006, filed by Michael Boone of Teter Architects & Engineers, on behalf of PG&E. These applications pertain to approximately 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues.

RECOMMENDATION:

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Negative Declaration prepared for Environmental Assessment No. A-16-007/D-16-045/V-16-006 dated June 17, 2016.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-007 proposing to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan by repealing Official Plan Line No. 80 for G Street between East Divisadero Street and West Belmont Avenue.
3. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. D-16-045 proposing upgrades to PG&E's General Construction Division service center yard which will include the replacement of existing building with new pre-manufactured metal structures, reconfiguration of operational site, off-site improvements and installation of new above-ground ballistic fuel storage tanks, subject to the Conditions of Approval dated July 20, 2016.
4. RECOMMEND APPROVAL (to the City Council) of Variance Application No. V-16-006 requesting authorization to increase the permitted wall height from seven feet to eight feet for the proposed screen wall.

EXECUTIVE SUMMARY

Michael Boone of Teter Architects & Engineers, on behalf of PG&E, has filed Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, and Variance Application No. V-16-006 pertaining to approximately 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues.

Plan Amendment Application No. A-16-007 proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan to repeal the Official Plan Line No. 80 for G Street between East Divisadero Street and West Belmont Avenue. The plan amendment application been filed in order to facilitate approval of proposed upgrades to PG&E's General Construction Yard on approximately 8.71 acres of property. Development Permit Application No. D-16-045 proposes upgrades to PG&E's General Construction Division service center yard which will include the replacement of existing buildings with new pre-manufactured metal structures, reconfiguration of operational site, off-site improvements and installation of new above-ground ballistic fuel storage tanks. Variance Application No. V-16-006 requests authorization to increase the permitted wall height from seven feet to eight feet for the proposed screen wall.

PROJECT INFORMATION

PROJECT	See project description above in Executive Summary
APPLICANT	Michael Boone of Teter Architects & Engineers, on behalf of PG&E
LOCATION	211 North Thorne Avenue APN(s): 458-040-05U, 17U & 18U Located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues (Council District 3, Councilmember Baines)
SITE SIZE	Approximately 8.71 acres
LAND USE	Existing – Special Districts
ZONING	Existing: M-3 (<i>Heavy Industrial District</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed heavy industrial use is consistent with the planned land use designation of Special Districts.
ENVIRONMENTAL FINDING	A Negative Declaration was filed with the Fresno County Clerk's office on June 17, 2016.
PLAN COMMITTEE RECOMMENDATION	The District 3 Plan Implementation Committee did not review the proposed project. The District 3 liaison determined that there were no issues with the project.

STAFF RECOMMENDATION Recommend Approval (to the City Council) of: (1) Adoption of the Negative Declaration prepared for Environmental Assessment No. A-16-007/D-16-045/V-16-006; (2) Plan Amendment Application No. A-16-007; (3) Development Permit Application No. D-16-045; and, (4) Variance Application No. V-16-006.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Special Districts	M-1 & M-3 <i>Light Manufacturing & Heavy Industrial</i>	Railroad Line and Industrial
East	Special Districts	M-3 <i>Heavy Industrial</i>	Industrial
South	Special Districts	M-3 <i>Heavy Industrial</i>	Industrial
West	Special Districts	M-3 <i>Heavy Industrial</i>	Industrial and 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 Edison area, including the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 (MEIR).

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is fully within the scope of the (MEIR) prepared for the Fresno General Plan 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 a Negative Declaration for this project.

It has been further determined that all applicable mitigation measures identified within the Fresno General Plan MEIR have been applied to the project 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 filing of a negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

Based upon the attached environmental assessment, staff has determined that there is no substantial evidence in the record that the project may have a significant direct, indirect or cumulative effect on the environment and has prepared a negative declaration for this project. A public notice of the attached negative declaration finding for Environmental Assessment No. A-16-007/D-16-045/V-16-006 was published on June 17, 2016 with no comments or appeals received to date.

BACKGROUND / ANALYSIS

Project Description

Plan Amendment Application No. A-16-007 proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan by repealing the G Street Official Plan Line between East Divisadero Street and West Belmont Avenue. The G Street Official Plan Line transects the northeast corner of the subject property and must be repealed prior to approval of the related Development Permit.

Development Permit Application No. D-16-045 proposes upgrades to PG&E's General Construction Division service center yard which will include the replacement of existing structures with a new 6,949 square foot operations building and 6,200 square foot material storage building, reconfiguration and paving of operational site, off-site improvements along the developed frontage, landscaping, installation of new above-ground ballistic fuel storage tanks and installation of an emergency generator. The use of the site as a construction storage yard is permitted in the M-3 (*Heavy Industrial*) zone district subject to additional development standards.

Variance Application No. V-16-006 requests authorization to construct a wall eight feet in height for security purposes. The Fresno Municipal Code (FMC) requires that all outdoor storage yards provide a seven foot Screen Wall on all property lines or behind required landscaping. The additional height will increase safety of employees and prevent theft of materials.

Land Use Plans and Policies

Fresno General Plan

The Fresno General Plan includes goals and policies which provide an emphasis on compatible infill development opportunities. As proposed, the project would be consistent with the Fresno General Plan goals and objectives related to industrial land use and the urban form:

Goal No. 2 of the Fresno General Plan is to support a successful and competitive Downtown by emphasizing infill development. Objective UF-6 is to support new development in the Downtown through investment in public infrastructure. UF-8 Similarly, supporting Objective LU-2-a of the Fresno General Plan promotes the development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available.

Objective LU-7 is to plan and support industrial development to promote job growth and LU-7-c calls to promote industrial land use clusters to maximize operational efficiency of similar activities. The subject property is located within the Downtown Planning Area and the redevelopment of this property will provide improved infrastructure for the subject and surrounding properties as well as utilize undeveloped land.

Edison Community Plan

The subject property is proposed to be designated as special districts. Upon reviewing the policies contained in the Plan, staff has determined that there are no policies that are applicable or more restrictive than those contained in the FMC.

Fresno-Chandler Downtown Airport Master Plan

A portion of the subject property is located within the Traffic Pattern Zone of the Fresno Chandler Airport. The Traffic Pattern Zone is a Safety Compatibility Zone surrounding the airport which may restrict certain types of development which are not compatible with the airport land use. The proposed project however is compatible with the Traffic Pattern Zone, and the use is acceptable with little or no risks. The traffic pattern zone is outlined in Exhibit E.

Circulation Element Plan Policies and Major Street System Traffic Capacity

The subject property is located on North Thorne Avenue between West Belmont and West Nielsen Avenues. In the Fresno General Plan Circulation Element, North Thorne is classified as a local street and may be accessed from the nearby collector streets which are West Nielsen to the south and West Belmont to the north. Collector streets have the primary function of connecting local streets, arterials, neighborhood traffic generators, and provide access to abutting properties.

The Public Works Department/Traffic Engineering Division staff has reviewed the projected traffic yield from the proposed project and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in the MEIR. Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the proposed improvements to the subject site would generate 20 average daily trips (ADT), 7 vehicle trips during the morning peak hour travel period (7 to 9 a.m.) and 2 vehicle trips during the evening peak hour travel period (4 to 6 p.m.). A Traffic Impact Study (TIS) was not required for the proposed plan amendment, development permit and variance.

Official Plan Line No. 80 for G Street between East Divisadero Street and West Belmont Avenue is not identified in the Fresno General Plan Circulation Element as shown in Exhibit C. The projected Level of Service (LOS) for collector and arterial streets surrounding the G Street OPL were calculated with the existing conditions, not including the construction of the OPL.

The existing roadways currently operate at a LOS ranging from A-C. Projected Peak AM and PM Level of Service conditions for the Fresno General plan along Nielsen are A-C, and from Divisadero to G Streets is level D. Therefore, removing the G Street OPL will not have a significant effect on current or projected LOS for circulation.

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.

PUBLIC INPUT AND NOTICING

Notice of Planning Commission Hearing

The Development and Resource Management Department mailed notices of this Planning Commission hearing to surrounding property owners within 1,000 feet of the subject property (Exhibit F), pursuant to Section 15-5007-B-2 of the FMC.

Council District Plan Implementation Committee

The District 3 Plan Implementation Committee did not review the project; the Council District 3 Liaison has indicated that Council District is in favor of the project. There were no additional comments.

PLAN AMENDMENT AND REZONE FINDINGS

Based upon analysis of the application and subject to the applicant's compliance with all of the conditions of approval noted, staff concludes that the following required findings of Section 15-5812 of the FMC can be made.

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5812.	
<i>Finding A:</i>	The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy;
a. As outlined in "Land Use Plans and Policies" discussion above, the application is consistent with the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan goals and policies.	
<i>Finding B:</i>	The change is consistent with the purpose of the Development Code to promote growth in orderly and sustainable manner, and to promote and protect the public health, safety, peace, comfort, and general welfare;
b. As outlined in "Land Use Plans and Policies" discussion above, the application is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare.	

<i>Finding C:</i>	The change necessary to achieve balance of land uses desired by the City and to provide sites for needed housing or employment-generated uses, consistent with General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within zone district to meet market demand.
c. The removal of the Official Plan Line is necessary to achieve balance in the circulation plan and provide an increase inventory of land within the zone districts of the impacted properties.	

Development Permit Findings

Based upon analysis of the application included in this staff report and the associated environmental assessment, and subject to the applicant's compliance with all of the conditions of approval noted, staff concludes that the following required findings of Section 15-5206 of the FMC can be made.

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5206.	
The Director or Planning Commission may only approve a Development Permit application if it finds that the application is consistent with the purposes of this article and with the following:	
<i>Finding A:</i>	The applicable standards and requirements of this code;
a. Staff has reviewed the requirements of the development code and has determined that, subject to compliance with the conditions of approval dated July 20, 2016, the proposed project meets all the provisions of the FMC M-3 (<i>Heavy Industrial</i>) zone district, which is subject to the IH (<i>Heavy Industrial</i>) zone district regulations and standards.	
<i>Finding B:</i>	The General Plan and any operative plan or policies the City has adopted;
b. Development Permit Application No. D-16-045 complies with the goals, objectives, and policies contained in the Fresno General Plan, Edison Community Plan, and Fresno-Chandler Downtown Airport Master Plan.	
<i>Finding C:</i>	Any applicable design guidelines adopted by the City Council;
c. The proposed project complies with all applicable design guidelines of the M-3 (<i>Heavy Industrial</i>) zone district which is subject to the IH (<i>Heavy Industrial</i>) zone district regulations and development standards of the FMC.	
<i>Finding D:</i>	Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning approval that the project required.
d. All special conditions required for associated applications have been incorporated into the Conditions of Approval and shall be met prior to issuance of building permits/occupancy. Furthermore, the applicant is required to submit corrected exhibits, inclusive of all of the conditions of approval, which will ensure that all requirements are met.	

Variance Findings

Based upon analysis of the variance application and subject to the applicant's compliance with all of the conditions of approval noted, staff concludes that the following required findings of Section 15-5506 of the FMC can be made.

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5506.	
A Variance, including variances from the terms of open-space zoning, shall only be granted if the Review Authority determines that the project as submitted or as modified conforms to all of the following criteria. If the Review Authority determines that it is not possible to make all of the required findings, the application shall be denied.	
<i>Finding A:</i>	There are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the vicinity and identical zoning classification, and that the granting of a Variance will not constitute a granting of a special privilege inconsistent with the limitations on the property in the vicinity and identical zone classifications;
a. There are conditions applicable to the property involved that do not apply generally to property in the vicinity and identical zoning classification such as the requirement of a screen wall. The granting of a Variance will not constitute a granting of a special privilege inconsistent with the limitations on the property in the vicinity and identical zone classifications. Other industrial sites within the area are able to request consideration of a similar variance requests. As each variance request is evaluated on a project by project basis, the circumstances of each request may vary, affecting granting or denial, but the opportunity is present.	
<i>Finding B:</i>	The granting of the application is necessary to prevent a physical hardship which is not of the applicant's own actions or the actions of a predecessor in interest;
b. The granting of the variance is necessary to prevent a physical hardship which is not of the applicant's own actions or the actions of a predecessor in interest. The applicant operates a storage yard for construction materials, and in the past theft has been a problem for the applicant. The proposed variance will provide increased security for the subject site and reduce hardships caused by theft of materials from the subject site.	
<i>Finding C:</i>	The granting of the application will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience, nor the preservation and conservation of open space lands; and
c. The granting of the variance will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience, nor the preservation and conservation of open space lands. The subject property is located in an industrial zone district and surrounded by similar uses. The granting of variance will provide additional screening to surrounding	

streets and properties, further reducing the potential for conditions which would be detrimental and injurious to the public health, safety and general welfare to surrounding properties. The portions of the wall bordering public streets are required to have a minimum landscaped setback of 10 feet, which will reduce the negative visual impact of the proposed over height wall.

<i>Finding D:</i>	The granting of the Variance will be consistent with the general purposes, objectives and intent of this Fresno Municipal Code, any applicable operative plan, and of the General Plan.
-------------------	---

- d. The granting of a variance will be consistent with the general purposes and objectives of Fresno Municipal Code, the Fresno General Plan, Edison Community Plan and Fresno-Chandler Downtown Airport Specific Plan. A screen wall for the proposed land use is required to protect surrounding properties from negative impacts of general operations at the subject site. An increase in the height of the screen wall would promote the continuation of a permitted industrial use, protect the subject site from negative security concerns, as well as preserve the characteristics of the surrounding area.

CONCLUSION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan, Edison Community Plan and Fresno-Chandler Downtown Airport Specific 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 Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, and Variance Application No. V-16-006 are appropriate for the project site.

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – 2016 Aerial Photograph of Site
- Exhibit C – Fresno General Plan Land Use Map
- Exhibit D – Official Plan Line No. 80
- Exhibit E – Fresno-Chandler Downtown Airport Traffic Pattern Zone
- Exhibit F – Noticing Map
- Exhibit G – Site Plan
- Exhibit H – Conditions of Approval dated July 20, 2016
- Exhibit I– Comments and Requirements from Responsible Agencies

Exhibit A:

Vicinity Map

Exhibit “A”: Vicinity Map

Plan Amendment Application No. A-16-007
Development Permit Application No. D-16-045
Variance Application No. V-16-006

West side of North Thorne Avenue between West Nielsen and West Belmont Avenues

VICINITY MAP



Exhibit B:

**Aerial Photograph of Site
(2016)**

Exhibit "B": Aerial Photograph



Exhibit C:

Fresno General Plan Land Use Map

Exhibit "C": Fresno General Plan Land Use Map

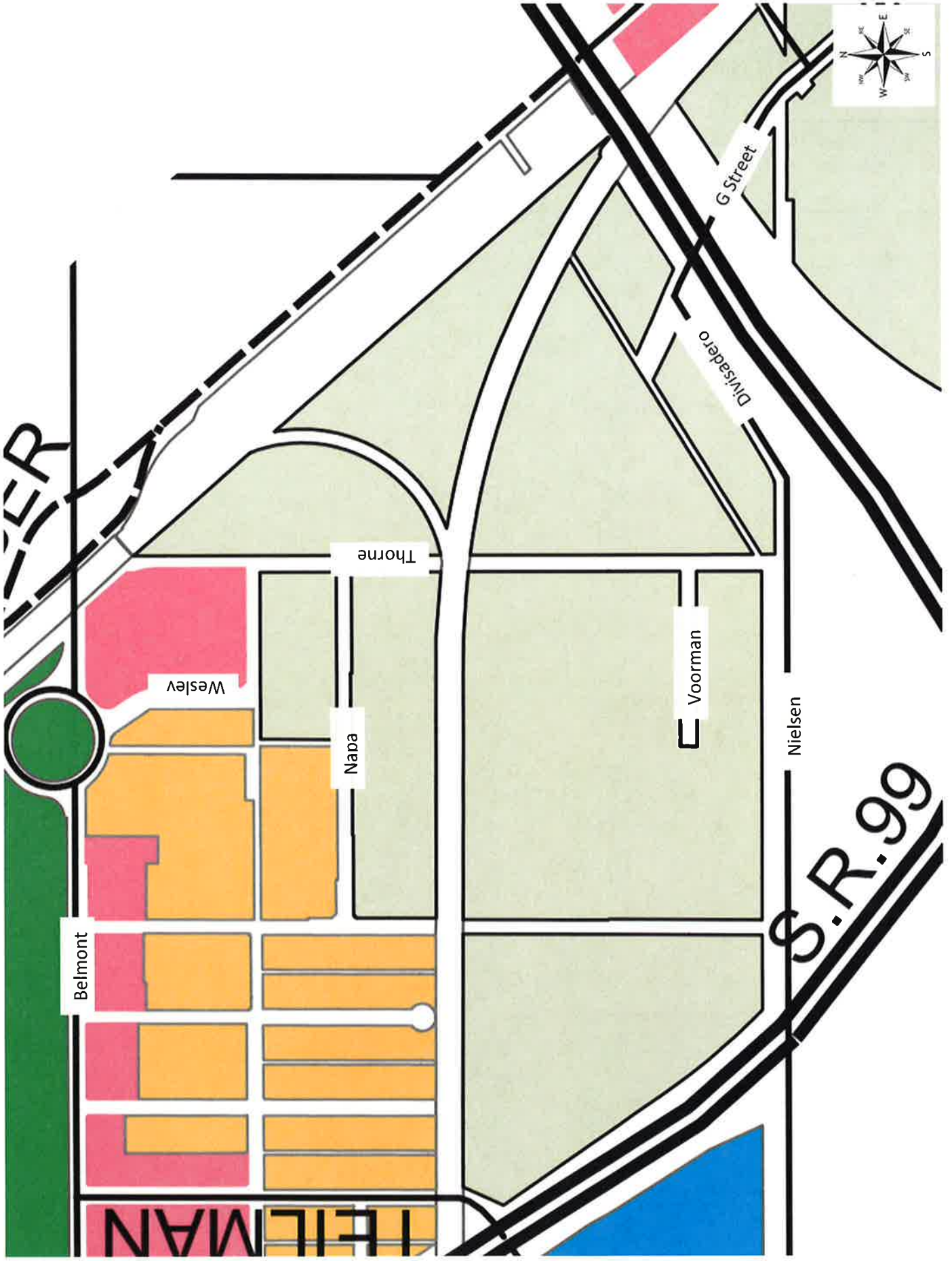


Exhibit D:

Official Plan Line No. 80

SPECIFIC PLAN OF STREETS AND HIGHWAYS

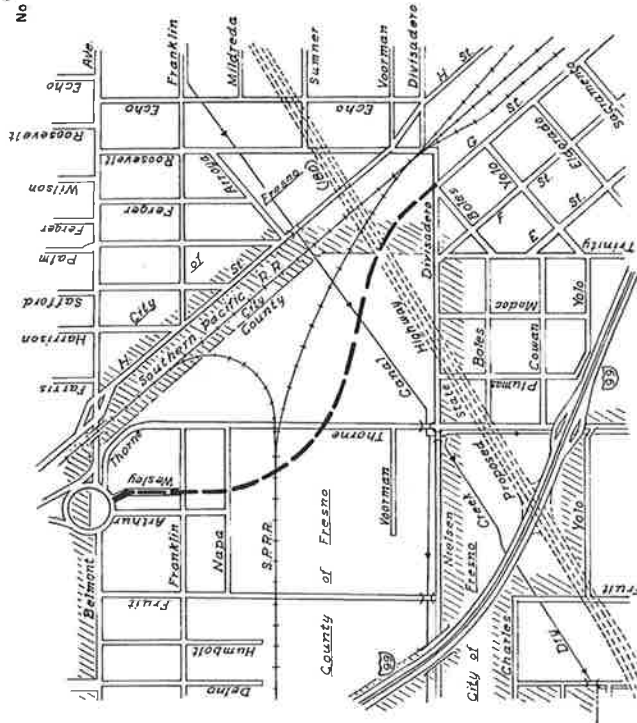
SERIAL N° 80

SPECIFIC PLAN LINES

"G" STREET

(EXTENSION)

FROM DIVISADERO AVENUE TO BELMONT AVENUE



LEGEND

- Plan Lined Port
- City Limits or C
- /// City of Fresno

Sheet No. 1 of 3

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS OF THE COUNTY OF FRESNO, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SPECIFIC PLAN LINES DELINEATED ON THIS MAP CONSISTING OF 3 SHEETS AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATED: NOVEMBER 24, 1969.

Clinton D. Barry
COUNTY DIRECTOR OF PUBLIC WORKS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP OF SPECIFIC PLAN LINES CONSISTING OF 3 SHEETS WAS ADOPTED BY THE BOARD OF SUPERVISORS OF FRESNO COUNTY, CALIFORNIA, ON THE 25th DAY OF SEPTEMBER, 1969, BY RESOLUTION NO. 4996.

Ronald W. Winstanley
DIRECTOR OF PLANNING

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP OF SPECIFIC PLAN LINES CONSISTING OF 3 SHEETS WAS ADOPTED BY THE BOARD OF SUPERVISORS OF FRESNO COUNTY, CALIFORNIA, ON THE 25th DAY OF NOVEMBER, 1969, BY ORDINANCE NO. 383-A-80.

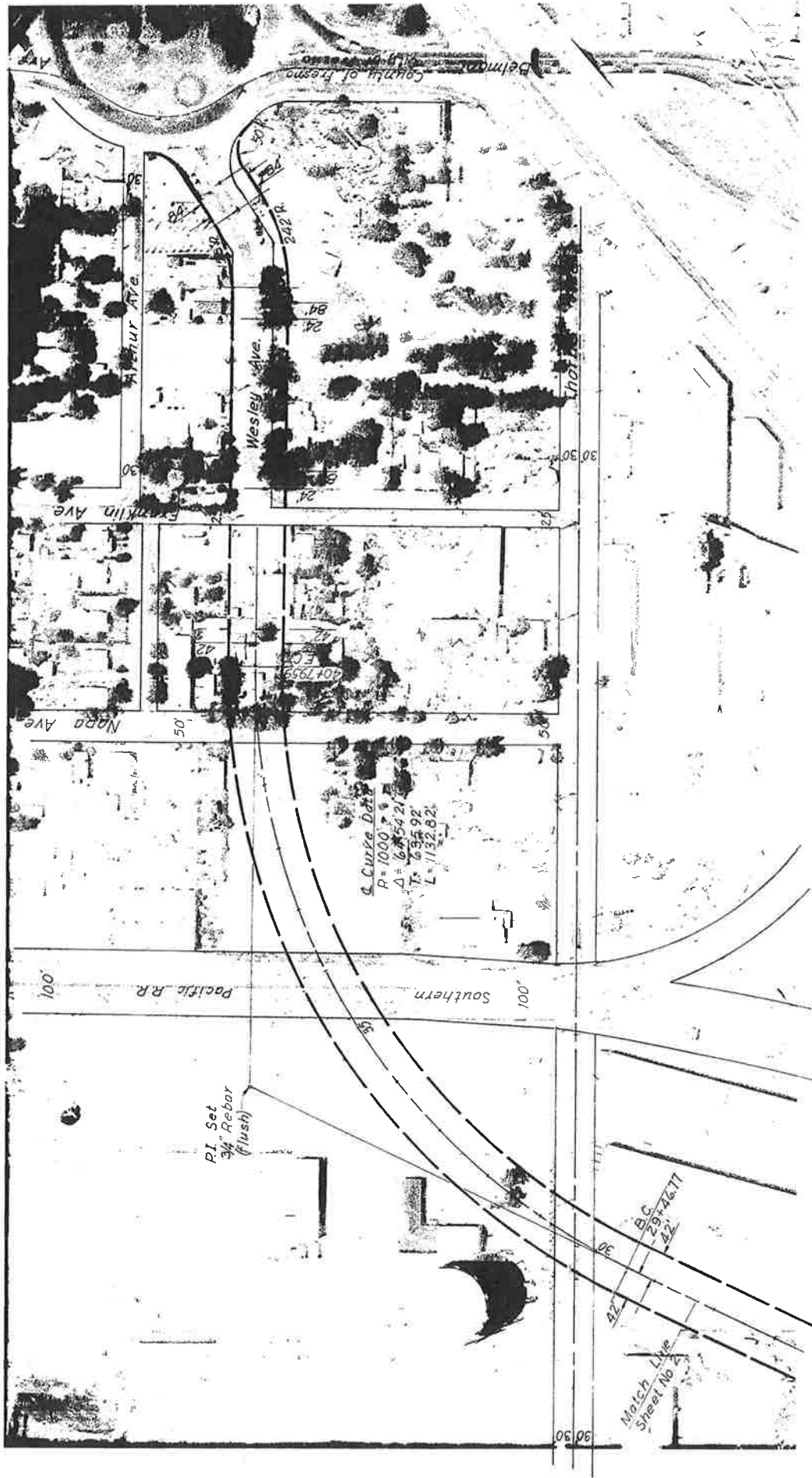
BY *W. D. Winstanley*
DEPUTY CLERK

FILED AND RECORDED AT THE REQUEST OF THE COUNTY OF FRESNO THIS 17th DAY OF December 1969
AT FRESNO 10 MINUTES PAST 1 P.M. AND RECORDED IN VOLUME 3 OF RECORD OF SPECIFIC PLANS AT PAGES 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Doc # 96441

COUNTY RECORDER
BY *H. L. Winstanley*
DEPUTY

Note:
All setbacks shall be measured from the "Specific Plan Lines."



SPECIFIC PLAN LINES

"G" STREET

SERIAL NO 80

- LEGEND**
- Specific Plan Line
 - Right of Way Line
 - Section Line
 - City Limit
 - Plan Line
 - Specific Plan Line

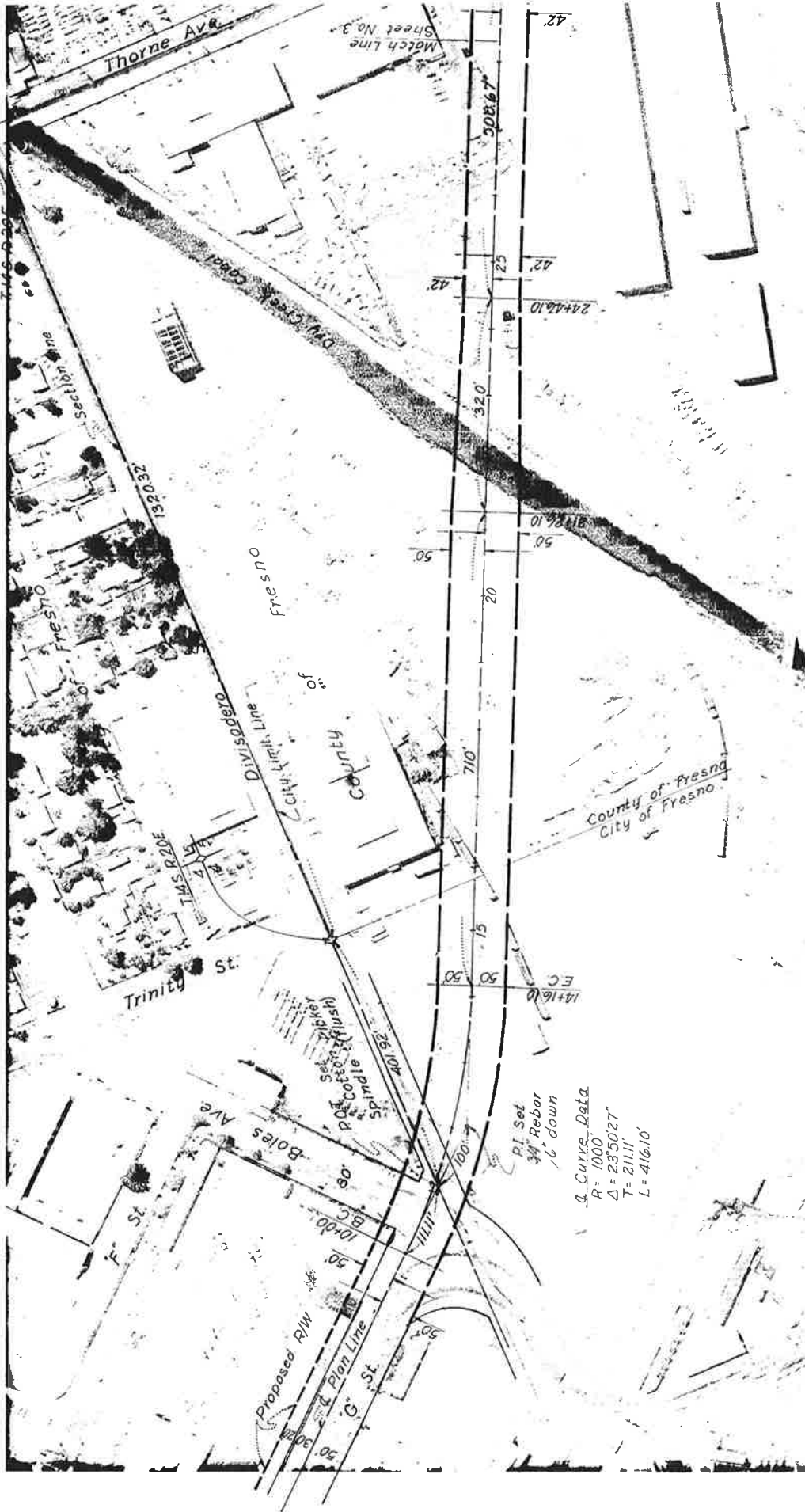
Sheet No. 3 of 3 st

Note:
All setbacks shall be measured from the "Specific Plan Lines".



DATE FLOWN

S.W. Cor. SE 1/4 of
NE 1/4 Sec 5
T4S R20E



SPECIFIC PLAN LINES

"G" STREET

SERIAL NO 80

LEGEND

- Specific Plan Line
- Right of Way Line
- Section Line
- City Limit
- Plan Line
- Proposed R/W

Sheet No. 2 of 3 she

Note: All setbacks shall be measured from the "Specific Plan Lines".



Curve Data
R = 1000'
Δ = 23°50'27"
T = 211.11'
L = 416.10'

PI Set
34' Rebor
16' down



Exhibit E:

Fresno-Chandler Downtown Airport Traffic Pattern Zone

Fresno-Chandler Downtown Airport Traffic Pattern Zone

Subject Property

Traffic Pattern Zone

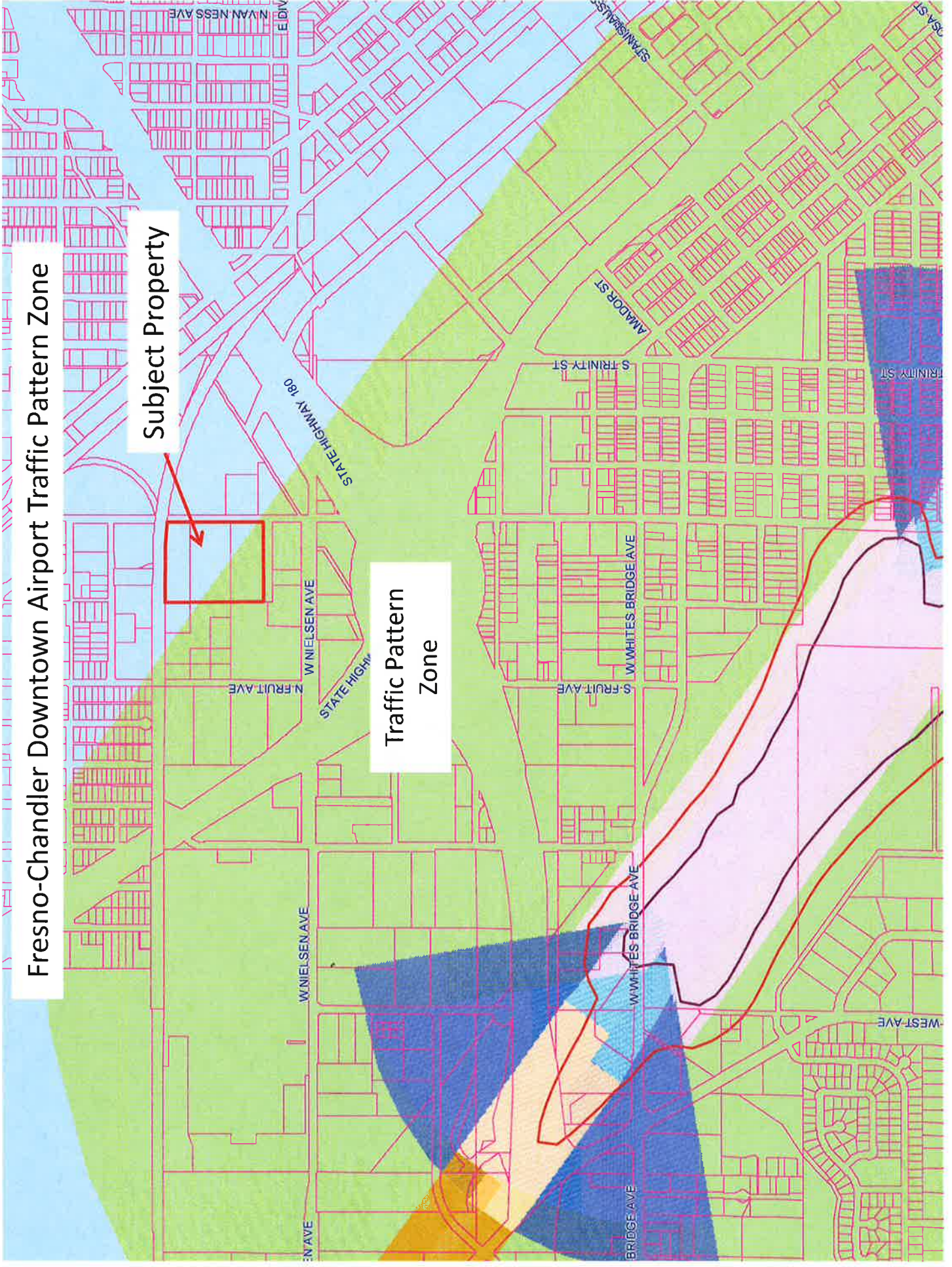


Exhibit F:

Noticing Map

799993 AddrList

Buffered at: 1000 Feet, Legal Notices, Owners

15804005U

15804017U

15804018U



Address List Map, c:\gisdm6\automap\adrlist.mxd, Fri Jul 08 10:26:59 2016

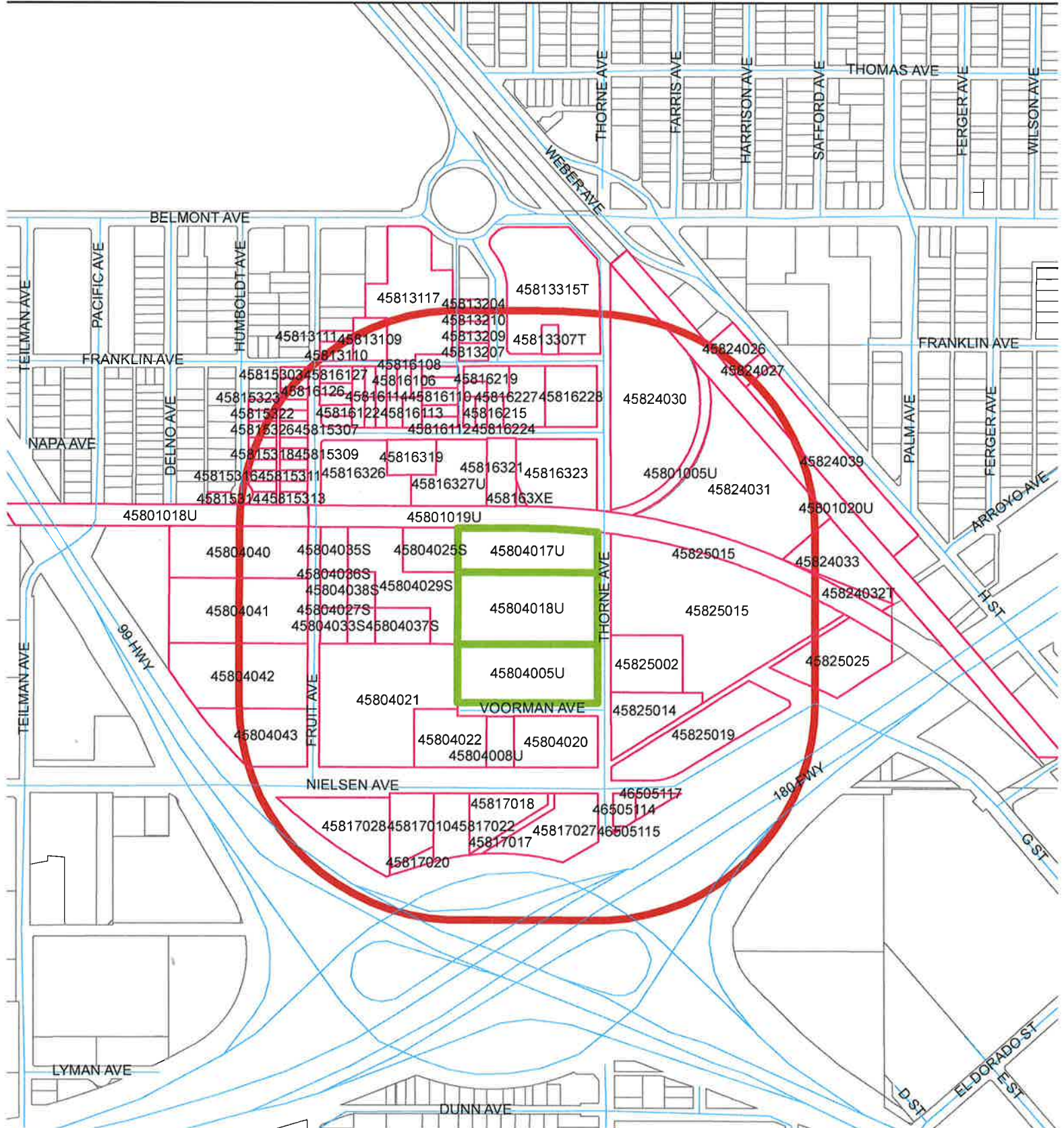


Exhibit G:

Site Plan

Exhibit H:

**Conditions of Approval
dated July 20, 2016**



DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

2600 Fresno Street • Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1026

Jennifer K. Clark, Director

July 20, 2016

Please reply to:
Chris Lang
(559) 621-8023

Michael Boone
Teter Architects & Engineers
286 West Cromwell Avenue
Fresno, CA 93711

Dear Mr. Boone:

**SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. D-16-045 AND
VARIANCE APPLICATION NO. V-16-006 FOR PROPERTY
LOCATED AT 211 NORTH THORNE AVENUE (APNs: 458-040-05U,
17U, 18U)**

Development Permit Application No. D-16-045 and Variance Application No. V-16-006 were filed by Michael Boone of Teter Architects & Engineers, on behalf of PG&E, and pertain to approximately 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues. Development Permit Application No. D-16-045 proposes upgrades to PG&E's General Construction Division service center yard that will include the replacement of existing buildings with new pre-manufactured metal structures, reconfiguration of the operational site, off-site improvements and installation of new above-ground ballistic fuel storage tanks. Variance Application No. V-16-006 requests authorization to increase the permitted height of 7 feet and construct an 8 foot high concrete screen wall.

The property is zoned M-3 (*Heavy Industrial District*). A Negative Declaration was completed on June 17, 2016 pursuant to the California Environmental Quality Act (CEQA) by the Development and Resource Management Department. No other request at the subject location was included or approved with this application. No other changes to any previously approved entitlements for the overall site are allowed as a result of this approval. The approval of this project is subject to compliance with the following Conditions of Approval:

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits or occupancy:

Planner to check when completed		
☐	1.	Development shall take place in accordance with Exhibits A-1, A-2, A-3, A-4, A-5, F-1, F-2, E-1, E-2, L-1, L-2, L-3, L-4 and L-5 dated April 21, 2016. Transfer all red line comments and conditions on Exhibits to the corrected exhibit(s) and submit to planner prior to issuance of building permits.
☐	2.	Submit two copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees, to the Development Services Division. These plans must be reviewed and approved prior to issuance of building permits.
☐	3.	Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division.
☐	4.	Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).
☐	5.	A Lot Merger and a Lot Line Adjustment are required for the proposed development prior to issuance of building permits. If the current parcel configuration remains unchanged, full offsite improvements will be required for all three parcels.
☐	6.	Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership prior to the issuance of certificate of occupancy.
☐	7.	A minimum 7' screen wall or gate shall be constructed on all property lines or behind any required landscape setback. Wall must be constructed prior to issuance of certificate of occupancy.
☐	8.	Comply with memoranda from the Department of Public Utilities Planning & Engineering Division and Water Division dated July 20, 2016. All conditions must be satisfied prior to issuance of building permits.
☐	9.	Pay applicable Fresno Metropolitan Flood Control District fees prior to issuance of building permits.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a. In accordance with Variance Application No. V-16-006, the permitted wall height shall be eight feet.
- b. Development shall take place in accordance with the attached “Comments from Planning/Development Standards” dated June 30, 2016.
- c. Development shall take place in accordance with the policies of the Fresno General Plan, Edison Community Plan and Fresno Chandler Downtown Airport Specific Plan.
- d. Development shall take place in accordance with the IH (*Heavy Industrial*) zone districts.
- e. Development shall comply with all prior special permits, not limited to S-92-094.
- f. Development shall take place in accordance with the operational statement dated May 4, 2016.
- g. All fences, hedges and wall shall conform to Section 15-2006 of the FMC except where otherwise noted.

2) City and Other Services

- a. Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies, including:
 - Department of Public Works, Traffic and Engineering dated May 17, 2016
 - Department of Public Utilities, Planning and Engineering Division dated July 20, 2016
 - Department of Public Utilities, Water Division dated July 20, 2016
 - Department of Public Works, Median Island Maintenance dated May 22, 2016
 - Fresno Fire Department dated March 3, 2016
 - Fresno Unified School District dated February 11, 2016
 - Fresno Metropolitan Flood Control District dated March 3, 2016
 - County of Fresno, Department of Public Health dated February 12, 2016

3) Miscellaneous Requirements

- a. 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:

- i. 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;
 - ii. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - iii. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- b. 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. 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 plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

APPEALS

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans and policies, those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the health, safety and welfare of the community, and recommend conditions for development that 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. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed verbally or in writing to the Fresno City Council at scheduled public hearings. Action by the Fresno City Council with respect to Development Permit Application No. D-16-045 and Variance Application No. V-16-006 is final.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit three copies of this corrected, final site plan to Chris Lang in the Development Services Division for final review and approval before applying for building permits.

It may be necessary to resubmit these “corrected exhibits” a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the “corrected exhibits” are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division,

along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be submitted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

EXPIRATION

Pursuant to Section 15-5013 of the FMC, a development permit shall automatically expire if it is not exercised or extended within three years of its issuance. A Development Permit approval is exercised when a City Building Permit or Grading Permit is secured and physical construction lawfully commenced. After a Grading Permit is issued, the applicant shall maintain an active permit until completion of the project. **The exercise of rights granted by this special permit must be commenced by July 20, 2019, (three years from the date of approval); unless extended in accordance with Section 15-5013-A-1 of the FMC.** All improvements must be installed prior to the operation of the proposed use.

Should you need further assistance or have any questions, please contact me at (559) 621-8023 or via e-mail at Chris.Lang@fresno.gov.

Sincerely,



Chris Lang
Planner II

DEVELOPMENT SERVICES DIVISION

Enclosures: Exhibits A-1, A-2, A-3, A-4, E-1, E-2, E-3, F-1, F-2, L-1, L-2, L-3, L-4 and L-5 dated July 20, 2016.
Comments from Planning/Development Standards dated June 30, 2016
Comments from Partner Agencies and Departments
Operational Statement
Notes and Requirements for Entitlement Applications

c: Job Address File: 211 North Thorne Avenue

Exhibit I:

Comments and Requirements from Responsible Agencies



2600 Fresno Street-Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 488-1020

Development and Resource Management Department
Jennifer K. Clark, Director

Comments from Planning/Development Standards
June 30, 2016

PROJECT DESCRIPTION

Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045 and Variance Application No. V-16-006 were filed by Michael Boone of Teter Architects & Engineers, on behalf of PG&E, and pertain to 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues. **Plan Amendment Application No. A-16-007** proposes to repeal the G Street Official Plan Line that transects the northeastern portion of the project site. **Development Permit Application No. D-16-045** proposes upgrades to PG&E's General Construction Division service center yard that will include the replacement of existing structures with a new 6,949 square foot operations building and 6,200 square foot material storage building, reconfiguration of the operational site, off-site improvements and the installation of new above ground ballistic fuel storage tanks. **Variance Application No. V-16-006** requests authorization to increase permitted wall height surrounding the property from seven feet to eight feet. The property is located in the downtown planning area and is zoned M-3 (*Heavy Industrial*).

APNs: 458-040-05U, 17U and 18U

ADDRESS: 211 North Thorne Avenue

GENERAL INFORMATION

ZONING		
	Existing	M-3 (<i>Heavy Industrial</i>)
PLANS		
	Community Plan	Edison
	Specific Plan	Fresno-Chandler Downtown Airport Master Plan
	Redevelopment	N/A
PREVIOUS ACTIONS		
	Applications	S-92-94
	Covenants/ Easements	N/A
	Development Agreements	N/A
TRACT MAP or LOT SPLIT		N/A

B. Required Setbacks.

- (1) All Districts. For permitted paved areas, refer to the underlying Base District.
- (2) All required setbacks, except for areas used for exit and entry, shall be landscaped. If an industrial district abuts another industrial district, side and rear yards are not required to be landscaped. However should an industrial district abut any other district or street, it shall be landscaped.

C. Landscape Setback. All areas between site perimeter walls/fencing and lot lines facing a street shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards:

- (1) Planting areas more than 10 feet in width shall be planted with medium and large trees and medium and large shrubs to span the entire length.
- (2) Planting areas 10 feet or less in width shall at the very least be planted with small trees and small to medium size shrubs to span the entire length.
- (3) Vines may be included for areas adjacent to concrete or masonry walls.
- (4) The landscape design shall provide total wall/fence screening from top to bottom for the entire length within five years.
- (5) Trees shall be planted so the canopies could touch for the entire length within fifteen years.

D. Building Perimeters.

- (1) All portions of a building that face a public street shall have one or more landscape planters installed along a minimum of 20 percent of that building face. This standard does not apply where a building is located within three feet of a public sidewalk, in which case the building perimeter shall be paved and treated in a manner similar to the adjacent sidewalk.
- (2) The minimum width of the planter shall be three feet. Planters may be raised or at grade and may include potted plants.

E. Unused Areas. All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be maintained clear and free of refuse, debris, or other accumulated matter.

SPACE BETWEEN BUILDINGS

	Main Buildings	N/A
	Accessory Buildings	N/A
	Garages	N/A

LOT COVERAGE

	Permitted	N/A
	Proposed	3%

PROPERTY DEVELOPMENT STANDARDS

To access the Zoning Ordinance (Chapter 15) to find more information on zoning/property development standard requirements visit www.fresno.gov/code.

USE PERMITTED				
The subject property is located in the M-3 (<i>Heavy Industrial</i>) zone district and the development standards of the IH (<i>Heavy Industrial</i>) zone district apply. Construction and Material Yards are permitted in the IH zone district per Section 15-1302 of the Fresno Municipal Code (FMC). Additional standards per §15-2721 of the FMC are applicable.				
LOT AREA				
	Required	9,000 square-feet		
	Proposed	8.71 acres approx.		
FLOOR AREA RATIO				
	Required	1.5 (max)		
	Proposed	.03		
BUILDING HEIGHT				
	Permitted	60 ft.		
	Proposed	25 ft.		
YARDS				
	Required Building & Landscape Setback		Proposed Building & Landscape Setback	
	Front (Thorne) (min.)	10' (§15-2721)	Front (Thorne)	45'
	Side (min.)	-	Side	37'
	Rear (min.)	-	Rear	>50'
	Parking (min.)	-	Parking	15'
Areas to be Landscaped. The following areas shall be landscaped and may count toward the total area of site landscaping required by the zoning district regulations.				
A. Parking areas. Parking areas shall be landscaped in compliance with Article 24, Parking and Loading.				

FRONTAGE COVERAGE		
	Required	N/A
	Proposed	N/A
FENCES, HEDGES, WALLS		
	Required	All fences, hedges and walls shall conform to the provisions of Section 15-2006.
	Proposed	8'
Permitted wall height shall be 8' pursuant to Variance Application No. V-16-006. A minimum 7' Screen Wall shall be provided along all property lines. Graffiti along perimeter screen wall shall be removed within 48 hours.		
OFF-STREET PARKING		
	Required	1 per 2,500 square-feet up to 10,000 square-feet plus 1 per 5,000 square-feet over 10,000 square-feet (379,434 total square feet – 10,000 sq. ft. (4) + 369,434 sq. ft. (74) = 78 spaces).
	Proposed	90 parking spaces (including 4 accessible).
OUTDOOR ADVERTISING		
	Permitted	Comply with §15-2601
	Proposed	None
LOADING SPACES		
	Required	Downtown Districts are exempt from loading requirements.
	Proposed	N/A
PARKING LOT SHADING		
	Required	One tree for each two parking spaces, unless it can be demonstrated that less trees can be provided and 50 percent parking lot shading would still be met.
	Proposed	18 trees (61% shading).
Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. If shade is provided by trees, the amount of required shading is to be reached within 15 years.		
TREES (On-Site)		
	Required	One tree for every 10,000 square feet of lot coverage (Trees required in other sections of the code, such as parking lot trees or street trees, shall count toward the satisfaction of this requirement). 379,434 sq.ft. lot coverage ≈ 38 trees required.

Proposed	18 large trees.
----------	-----------------

BIKE PARKING

Required	Per the California Green Building Standards Code
Proposed	10 spaces.

SUMMARY AND OTHER COMMENTS /REQUIREMENTS

A. Additional Requirements for Concrete Batch Plants, Storage Yards, and Similar Uses (Section 15-2721)

(1) **Paving.** All storage areas shall be paved per the following standards:

- Public Works Standards for Parking Lots, or
- The surfacing shall consist of a minimum of two inches of asphalt concrete or three inches of road-mixed asphalt surfacing over native soil compacted in accordance with Public Works Standards. An alternative soil stabilizing agent may be applied and maintained, in lieu of asphalt concrete or road-mixed asphalt surfacing if approved in writing by the Public Works Director and the San Joaquin Valley Air Pollution Control District.

(2) **Operational Requirements.**

- The operational statement shall articulate what items shall be stored on-site and for what purposes.
- There shall be no loading/unloading of vehicles and/or materials in the public right-of-way or within customer parking areas.
- Vehicles and/or materials may only be stored within designated areas per the approved entitlement.
- Personal storage of vehicles, such as boats or RVs, is prohibited.
- Retail Sales are prohibited.

(3) **Stacking.** The stacking of products may not exceed two feet above the required screen wall, unless it is not visible from a Residential Use or District or a public street.

B. Miscellaneous

(1) See the **attached** Notes and Requirements for Entitlement Applications for additional general notes and requirements.

(2) All general provisions of Section 15-2401 of the FMC shall apply to all parking areas.

C. Local Plans and Policies

Fresno General Plan

(1) **UF-6** Support new development in the Downtown through investment in public

infrastructure.

- (2) **UF-8** Develop each of Downtown's neighborhoods and districts, according to its unique character.
- (3) **LU-2-a Infill Development and Redevelopment.** Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.
- (4) **LU-7-c Efficiency of Industrial Uses.** Promote industrial land clusters to maximize the operational efficiency of similar activities.
- (5) **MT-1-b Circulation Plan Diagram Implementation.** Design and construct planned streets and highways that complement and enhance the existing network, as well as future improvements to the network consistent with the goals, objectives and policies of the General Plan as shown on the Circulation Diagram (Figure MT-1), to ensure that each new and existing roadway continues to function as intended.



DATE: May 17, 2016

TO: Chris Lang
Development and Resource Management Department

FROM: Jairo Mata, Engineer II
Public Works Department, Traffic and Engineering Services Division

SUBJECT: Conditions of Approval for **D-16-045**

ADDRESS: 211 North Thorne Avenue

APN: 458-040-05U, 17U, 18U

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	Deed (up to 2 month processing time) Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership <u>prior</u> to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 jeff.beck@fresno.gov
X	A Lot Merger and a Lot Line Adjustment are required for the proposed development <u>prior</u> to building permits or full offsite improvements will be required for all three parcels.	Chris Lang	Planning and Resource Management Department (559) 621-8023 Chris.Lang@fresno.gov
X	Rescind "G" Street Official Plan Line (OPL) Required to be completed <u>prior</u> to building permits.	Chris Lang	Planning and Resource Management Department (559) 621-8023 Chris.lang@fresno.gov

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 accessibility 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.

North Thorne Avenue: Local Industrial

1. Dedication Requirements
 - a. Dedicate **32'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-55**.
 - b. Dedicate **2'** of property for pedestrian purposes behind all driveway approaches.
2. Construction Requirements:
 - a. Construct **24'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct a two **40'** driveway approaches and one **31'** driveway approach to Public Works Standard(s) **P-2** and **P-6**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A-1"**. Asphalt concrete paving per City of Fresno Public Works Standard Drawing **P-21** may be substituted for concrete.
 - c. Provide a **10'** visibility triangle at all driveways.
 - d. Construct concrete curb, gutter and an sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **8'** commercial pattern.
 - e. 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.

If the Lot Line adjustment is not recorded prior to building permits, then the following shall be required for West Voorman Avenue.

West Voorman Avenue: Local Industrial

1. Dedication Requirement.
 - a. Dedicate **32'-124'** of property, from center line, for the proposed Cul-De-Sac within the limits of this application, per Public Works Standard **P-19**.
 - b. Dedicate a corner cut for public street purposes at the intersection of North Throner Avenue and West Voorman Avenue.
2. Construction Requirements:
 - a. Construct **24'-116'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct an industrial offset Cul-De-Sac to Public Works Standard **P-19**.
 - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **8'** commercial pattern.
 - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9**, **E-11** and **E-12** for Locals..
 - e. Construct a standard curb ramp per Public Works Standard **P-28**, based on a **25'** radius.

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.

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

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities 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. Install **30"** state standard "STOP" sign(s) at location(s) shown. Sign(s) shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.
4. Gates: Provide a minimum of **20'** from the gate to the back of walk.

Specific Mitigated Measure:

1. The developer shall widen the existing **At-Grade Railroad Crossing** and install concrete panels, crossing gates, etc. as approved by the City of Fresno and the California Public Utilities Commission (C.P.U.C.). The developer shall be responsible for the preparation of the **GO 88**. The developer shall enter into agreement with the railroad and pay all costs for the required improvements which shall accommodate a **64'** right of way. The developer's engineer shall provide a construction drawing with the street improvement plans to Public Works for submittal to the (C.P.U.C.) to coordinate these improvements. The timing of the crossing construction shall occur prior to acceptance of the work **or** at such time that the City Engineer deems necessary, whichever is earlier.

Or

The developer shall remove the existing rails, ballasts, etc. and reconstruct the street to City Standards. The developer shall also provide documentation from all property owners receiving rail service through the crossing and the California Public Utilities Commission (C.P.U.C.) addressing the abandonment of the existing railroad crossing. A street work permit will be required for removal of the existing improvements. All costs related to removal of the existing railroad crossing shall be at the developer's expense..

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
General Heavy Industrial / 120	13,149 SF	20	7	2

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **Infill Area**; therefore pay all applicable 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. **Parcel of Record:** Provide a legal description for the legal lots of record.
2. **Phase lines:** Identify
3. **Property Lines and Easements:** Identify and dimension existing and proposed.
4. **Scope of work:** All items shall be listed as existing or proposed.

B. Offsite Information:

1. **Adjacent Streets and Railroads:** Identify and provide the name.
2. **Center Lines:** Identify.
3. **Street Improvements and Furniture:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), accessibility ramps (provide radius), street lights (specify if wood or metal pole), utility poles, boxes, guy wires, signs, fire hydrants, etc.
4. **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 may be required if Title 24 requirements cannot be met.

C. Onsite Information:

1. **Buildings:** Identify and label all buildings as proposed, existing, or existing to be removed. Provide square footage.
2. Identify a **10'** visibility triangle at all driveways and points of egress into public right of way.
3. **Parking Lot:**
 - a. **Stalls:** Provide length. No obstructions shall be within the **3'** overhang.
 - b. **Curbs and/ or Wheel Stops:** 6" high
 - c. **Directional flow of traffic:** Identify existing and proposed directional arrows at beginning and end of aisles.
 - d. **Accessibility signage:** not to be within the 3' vehicular overhang
 - e. **Planters:** provide planter dimensions

7. **Gates:** Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, **prior** to permits.
- D. **Other Important Information:** Show and Identify proposed Lot Merger and Lot Line Adjustment: Provide reference numbers.

Questions relative to these conditions may be directed to Jairo Mata at 559 621-8714 Jairo.Mata@fresno.gov , in the Public Works Department, Traffic and Engineering Services Division.

[illegible][illegible]

NOT FOR
CONSTRUCTION

800-272-7777 / 408-272-7777
 800-272-7777 / 408-272-7777
 800-272-7777 / 408-272-7777

100% Satisfaction Guarantee

ADAMS
BARN AVENUE YARD
BARN AVE

PROJECT NO. 04-27207-01
DATE 08-10-2004
FRESNO, CA
211 N THOMAS
GC UPGRADE
SITE PLAN

A100

TABLE 1.

A100

TABLE 1.

A100

A100

A100

A100



100

LEGEND

KEYNOTES •

- [illegible]

RENTS WILL ALL REMOVED MAY APPLY TO THIS SUBJECT.

DEPARTMENT OF PUBLIC WORKS

TO: **Chris Lange, Planner II**
Planning Division

FROM: **Hilary Kimber, Parks Supervisor II (559-621-1345)**
Public Works, Median Island Maintenance

DATE: May 4, 2016

SUBJECT: SITE PLAN REVIEW NO. D-16-045 **REVISED**

The Department of Public Works offers the following comments regarding 211 North Thorne Avenue (APN: 458-040-05U, 17U, 18U) located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues:

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 trail 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 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.
2. The Partial Planting Plans submitted by Teter LLP and Blair, Church & Flynn are incomplete. Sheets L201, L202 and L203 have no landscape elements.
3. Sheets L204 and L205 are acceptable for onsite trees planted in-lieu-of street trees.
3. The Public Works requires landscape and irrigation plans to the scale of 1"=20' to be submitted prior to the installation of the onsite improvements where there are onsite trees planted in-lieu-of street trees.



FIRE DEPARTMENT

DATE: May 24, 2016

TO: CHRIS LANG, Planner II
Development and Resource Management Department

FROM: LAURIE SAWHILL, Senior Fire Prevention Inspector
Fire Department, Community Risk Reduction Unit

A handwritten signature in black ink, appearing to be "LS" with a long horizontal stroke extending to the right.

SUBJECT: 211 N THORNE, D-16-045, V-16-006, A-16-007

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

At vehicle entry gates note Sheet A101 notes 3 and 4 read Knox boxes. At vehicle gates the Police/Fire lock boxes must read as follows: Note on Plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate/s. A Knox padlock may not be substituted.

A Knox box shall be provided on the building equipped with fire sprinklers if the fire riser is located in a locked room. Show proposed location of Knox box on plan.

Show the proposed location of fire sprinkler riser(s) and FDC (s). Note: Interior sprinkler risers not located within five feet of an exterior door require an exterior wall mounted indicating control valve.

Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4 1/2" outlet shall face the access lane.

The private fire hydrants as shown are required to have minimum 8 inch main and a fire flow of 1500 GPM minimum. Note on plan.

Drive access highlighted on sheet A100 shall be identified as fire lanes as provided in the California Vehicle Code, Section 22500.1. Designate curbs as fire lanes (red curb with "Fire Lane" in 3 inch white letters every 50 feet or approved signs every 50 feet).

Note on plans: Deferred Submittal: Submit plans (three sets) to and obtain permit from the Fire Prevention Division for the installation of the above ground fuel tanks. (fuel tank and the proposed Gen-set). Remember if the proposed Gen-set fuel tank is proposed for greater than 660 gallons, the tank must be UL 2085 listed per FFD policy and FMC.

If there are questions regarding FFD Development Policies, you may access them at <http://www.fresno.gov/Government/DepartmentDirectory/Fire/FirePreventionandInspections/policies.htm>



DEPARTMENT OF PUBLIC UTILITIES

Date: May 16, 2016

To: CHRIS LANG, Planner I
Development and Resource Management Department , Current Planning

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

Subject: Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, and Variance Application No. V-16-006 were filed by Michael Boone of Teter Architects & Engineers, on behalf of PG&E, and pertain to 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues, 211 North Avenue & APN: 458-040-05U, 17U, 18U. Plan Amendment Application No. A 16-007 proposes to repeal the G Street Official Plan Line that transects the northeastern portion of the project site. Development Permit Application No. D 16-045 proposes upgrades to PG&E's General Construction Division service center yard that will include (1) replacement of existing operations building and material warehouse with new pre-manufactured metal building structures; (2) reconfiguration of operational site; (3) off-site improvements; (4) installation of a pre-cast concrete perimeter wall at the west and north property lines; (5) fenced employee parking area; (6) extension of on-site sewer system per City requirements; (7) installation of new above-ground ballistic fuel storage tanks; (8) installation of new emergency generator set; (9) holding area for the construction crew project office trailers. Variance Application No. V 16-006 requests an 8 foot wall height along the west and north property lines, which exceeds the 6-foot height restrictions. The property is located in the downtown planning area and is zoned M-3 (Heavy Industrial).

Does Project Affect Your Agency/Jurisdiction

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

The applicant has detailed where existing trash and recycling enclosures and construction waste collection areas are located.

Suggestions to Reduce Impacts/Address Concerns

None.

Recommended Conditions of Approval

None.

Additional Information

None.



Preparing Career Ready Graduates

BOARD OF EDUCATION

Luis A. Chavez, President
Christopher De La Cerda, Clerk
Brooke Ashjian
Valerie F. Davis
Lindsay Cal Johnson
Carol Mills, J.D.
Janet Ryan

SUPERINTENDENT

Michael E. Hanson

May 4, 2016

Chris Lang
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Re: **PLAN AMENDMENT APPLICATION NO. A-16-007**
DEVELOPMENT PERMIT APPLICATION NO. D-16-045
VARIANCE APPLICATION NO. V-16-006
211 N. THORNE AVE.

Dear Mr. Lang,

In response to your request for school district information regarding the above plan amendment, development permit, and variance for proposed upgrades which include replacement of existing buildings with new pre-manufactured metal building structures for the existing PG&E General Construction Division service center yard located at 211 North Thorne Avenue, Fresno Unified School District submits the following.

Any new commercial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The District levies a commercial/industrial development fee and the current fee rate is \$0.54 per square foot. However, per Developer Fee Guidelines, "a 'credit' is to be given per square foot to all commercial and industrial construction for any structures (commercial, industrial, or residential) that were demolished on the site after the beginning of a project," and would be applied at the time of payment. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment.

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

due

AB:hl

c: Michael Boone, Applicant/Agent

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

File No. 210.415

Page 1 of 5

PUBLIC AGENCY

CHRIS LANG
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

MICHAEL A. BOONE, TETER ARCHITECTS &
ENGINEERS, LLP
7535 N. PALM AVE.
FRESNO, CA 93711

PROJECT NO: 2016-006

ADDRESS: 211 N. THORNE AVE.

APN: 458-040-18U

SENT: 5/20/16

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
RR	\$39,637.00	NOR Review *	\$318.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$1,618.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review *		For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$39,637.00		Total Service Charge: \$1,936.00		

* The Development Review Service Charge shown above is associated with FR DPA 2016-045 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 2/28/17 based on the site plan submitted to the District on 4/29/16 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

FR
VAR
No. 2016-006

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

Page 2 of 5

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO THORNE AND VOORMAN AVENUES
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ 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.

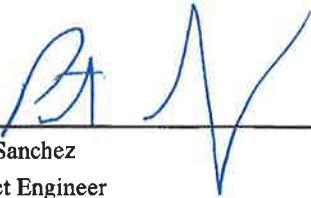
FR VAR No. 2016-006

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

Page 3 of 5

**FR
VAR
No. 2016-006**

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.


Peter Sanchez
District Engineer


Gary W. Chapman
Project Engineer

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

Page 4 of 5

CC:

CHARLES DELINGER, ANDERSON BURTON, INC.

121 NEVADA ST.

ARROYO GRANDE, CA 93420

SARA MORTON SADLER, PGE

245 MARKET ST., MAIL CODE 1074C

SAN FRANCISCO, CA 94105

FR VAR No. 2016-006

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT NOTICE OF REQUIREMENTS

Page 5 of 5

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. **FR VAR 2016-006**

Name / Business **MICHAEL A. BOONE, TETER ARCHITECTS & ENGINEERS, LLP**

Project Address **211 N. THORNE AVE.**

Project APN(s) **458-040-18U**

Project Acres (gross) **9.09**

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Description	Qty	Unit	Price	Amount
-------------	-----	------	-------	--------

Estimated Construction Cost

Fee equals lesser of

\$375,000 plus 3% of the estimated construction costs Total (\$300.00 gross per acre) **\$2,727.00**

Amount Due

Storm Drain Facilities Cost Sheet

15" Concrete Pipes \$63.00 LF

18" Concrete Pipes \$67.00 LF

24" Concrete Pipes \$75.00 LF

30" Concrete Pipes \$89.00 LF

36" Concrete Pipes \$104.00 LF

42" Concrete Pipes \$121.00 LF

48" Concrete Pipes \$142.00 LF

54" Concrete Pipes \$172.00 LF

60" Concrete Pipes \$202.00 LF

66" Concrete Pipes \$238.00 LF

72" Concrete Pipes \$276.00 LF

84" Concrete Pipes \$308.00 LF

96" Concrete Pipes \$333.00 LF

15" Jacked Pipes \$525.00 LF

18" Jacked Pipes \$575.00 LF

24" Jacked Pipes \$650.00 LF

30" Jacked Pipes \$725.00 LF

36" Jacked Pipes \$800.00 LF

42" Jacked Pipes \$850.00 LF

48" Jacked Pipes \$900.00 LF

54" Jacked Pipes \$975.00 LF

60" Jacked Pipes \$1,050.00 LF

66" Jacked Pipes \$1,150.00 LF

72" Jacked Pipes \$1,300.00 LF

84" Jacked Pipes \$1,450.00 LF

Manholes \$3,750.00 EA

Inlets & Laterals \$4,450.00 EA

Outfalls \$8,500.00 EA

Canal Outfalls \$9,000.00 EA

Basin Excavation \$0.75 CY

IMPROVEMENTS ADJACENT TO BASIN

Fence, Pad and Gate \$20.00 LF

Mowstrip \$17.50 LF

Arterial Paving \$62.00 LF

Local Paving \$41.50 LF

Curb and Gutter \$18.25 LF

Sidewalk \$36.00 LF

Sewer Line \$21.00 LF

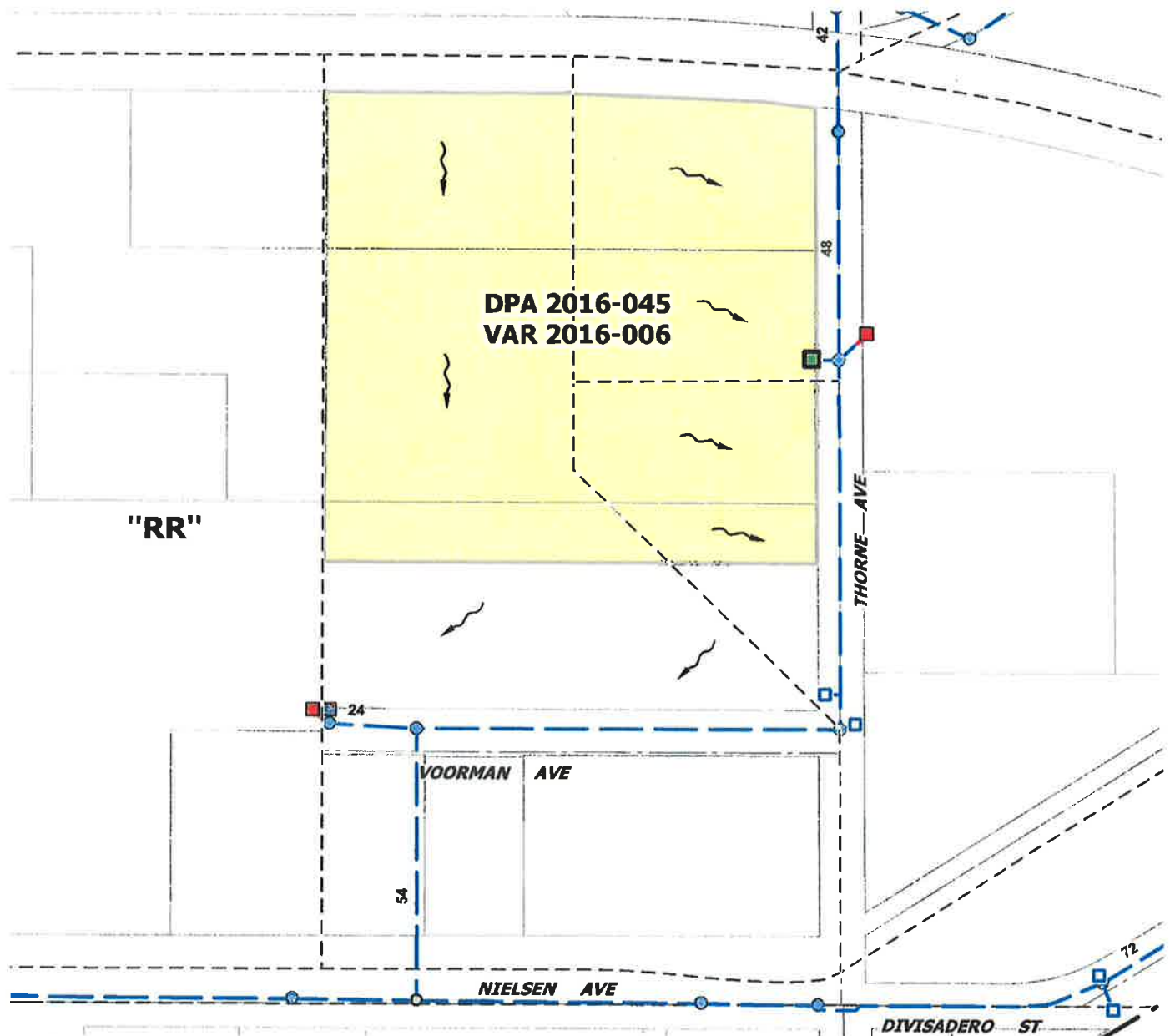
Water Line \$24.00 LF

Street Lights \$21.00 LF

Pump Station/Intake \$375,000.00 EA

FR VAR No. 2016-006

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



LEGEND

-  Creditable Facilities (Master Plan Facilities To Be Constructed By Developer)-Pipeline (Size Shown) & Inlet.
-  Existing Master Plan Facilities
-  Future Master Plan Facilities
-  Direction of Drainage
-  Inlet Boundary
-  Limits of Project



1" = 200'

**DPA 2016-045
VAR 2016-006
DRAINAGE AREA "RR"**

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



Prepared by: wadet

Date: 5/16/2016

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OTHER REQUIREMENTS
EXHIBIT NO. 2

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

If the developer prefers, the District will construct the Master Plan facilities required of this development if notified in writing. Should the developer so choose, the developer would be required to design the Master Plan facilities in conjunction with his improvement plans. The facilities would then be constructed by a District contractor in coordination with the developer's project. The developer must provide adequate notice to the District to insure the Master Plan storm drainage facilities are constructed before the street improvements and prior to occupancy of the development. Should the developer desire the District construct the facilities, only the aforementioned notice to the District is required and no development agreement would be required.

The District requires that the developer of DPA 2016-045/VAR 2016-006 conform to the drainage patterns of the District's Master Plan. Runoff in this area is located within a flood pool that currently outlets at Thorne Avenue and Nielsen Avenue into the Houghton Canal at elevation 283.74 (USGS datum). Therefore, the minimum finish floor for this project shall be set one (1) foot above the outflow elevation, at 284.74 (USGS datum). Elevations need to be checked by the developer's engineer to confirm these elevations. The developer shall provide a drainage report to insure the project complies with the District's grading standards, Master Plan drainage patterns, and major storm flows.

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

Development No. VAR 2016-006

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department, Daniel Rourke, for further information regarding these policies related to industrial site requirements.

Development No. VAR 2016-006



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR
DR. KEN BIRD, HEALTH OFFICER

May 6, 2016

FA0270177
LU0018494
2602

Chris Lang
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Lang:

PROJECT NUMBER: A-16-007, D-16-045 & V-16-006

Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, and Variance Application No. V-16-006 were filed by Michael Boone of Teter Architects & Engineers, on behalf of PG&E, and pertain to 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues. **Plan Amendment Application No. A-16-007** proposes to repeal the G Street Official Plan Line that transects the northeastern portion of the project site. **Development Permit Application No. D-16-045** proposes upgrades to PG&E's General Construction Division service center yard that will include (1) replacement of existing operations building and material warehouse with new pre-manufactured metal building structures; (2) reconfiguration of operational site; (3) off-site improvements; (4) installation of a pre-cast concrete perimeter wall at the west and north property lines; (5) fenced employee parking area; (6) extension of on-site sewer system per City requirements; (7) installation of new above-ground ballistic fuel storage tanks; (8) installation of new emergency generator set; (9) holding area for the construction crew project office trailers. **Variance Application No. V-16-006** requests an 8-foot wall height along the west and north property lines, which exceeds the 6-foot height restrictions. The property is located in the downtown planning area and is zoned M-3 (*Heavy Industrial*).

APNs: 458-040-05U, 17U, 18U

ZONING: M-3

ADDRESS: 211 North Thorne Avenue

Information contained in our records indicates that this site was a former contaminated Underground Storage Tank soil site. Should any evidence of impacted soil be discovered during the construction process, the Environmental Health Division shall be notified immediately. Contact Vince Mendes or Harry Yee, Supervising Environmental Health Specialists, at (559) 600-3271.

Recommended Conditions of Approval:

- Within 30 days of the occurrence of any of the following events the applicant/operators shall update their online Hazardous Materials Business Plan and site map (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>):
 1. There is a 100% or more increase in the quantities of a previously disclosed material;
 2. The facility begins handling a previously undisclosed material at or above the HMBP threshold amounts;
 3. Changes to building structures and/or hazardous materials/wastes storage areas.

Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

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

- The applicant should contact their local Fire Authority concerning construction and installation requirements for proposed aboveground storage tanks.

The following comments pertain to the demolition of the existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

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: 2016.05.06 08:38:23 -07'00'

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

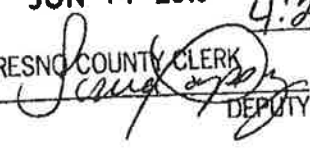
(559) 600-3271

kt

cc: Khambay Malavong- Environmental Health Division (CT 07.00)
Michael Boone- Applicant (michael.boone@teterae.com)
Charles Delinger- Contractor (Charles@anderson-burton.com)
Sara Sadler- Owner (s6mz@pge.com)

Exhibit J:

Environmental Assessment

CITY OF FRESNO NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION	Filed with: FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721
PROJECT TITLE & ENVIRONMENTAL ASSESSMENT EA No. A-16-007/D-16-045/V-16-006 for Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045 and Variance Application No. V-16-006	E201610000199 FILED JUN 17 2016 TIME 4:25
APPLICANT: Michael Boone Teter Architects & Engineers, LLP 7535 North Palm Avenue Fresno, CA 93711	FRESNO COUNTY CLERK By  DEPUTY
PROJECT LOCATION: 211 North Thorne Avenue; Located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues in the City and County of Fresno, California APNs: 458-040-05U, 17U, 18U Site Latitude: 36°44'44.2" N & Site Longitude: 119°48'48.9" W Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 5	
PROJECT DESCRIPTION: Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045 and Variance Application No. V-16-006 were filed by Michael Boone of Teter Architects & Engineers, LLP, on behalf of PG&E. Plan Amendment Application No. A-16-007 proposes to repeal the G Street Official Plan Line. Development Permit Application No. D-16-045 proposes to upgrade the PG&E General Construction Division service center yard. These upgrades include the replacement of existing structures, reconfiguration of the site, off-site improvements and installation of new above-ground ballistic fuel storage tanks. Variance Application No. V-16-006 requests authorization to construct an eight foot high wall surrounding the property. The Fresno General Plan planned land use designation of the subject property is special districts. The proposed use is consistent with the planned land use designation and M-3 (<i>Heavy Industrial District</i>) zoning.	
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 within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Negative Declaration for this project.	

E201610000199

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

Additional information on the proposed project, including the proposed environmental Finding of Conformity, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California 93721-3604. Please contact Chris Lang at (559) 621-8023 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. Comments may be submitted at any time between the publication date of this notice and close of business on July 11, 2016. Please direct all comments to Chris Lang, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California, 93721-3604; or by email, Chris.Lang@fresno.gov; or by facsimile, (559) 498-1026. Para información en español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

INITIAL STUDY PREPARED BY:

Chris Lang
Planner II

DATE: June 17, 2016

SUBMITTED BY:



McKencie Contreras, Supervising Planner
CITY OF FRESNO DEVELOPMENT &
RESOURCE MANAGEMENT DEPT

CITY OF FRESNO NEGATIVE DECLARATION		Notice of Intent was filed with: FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721 on June 17, 2016
The full Initial Study and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277	ENVIRONMENTAL ASSESSMENT NUMBER: EA No. A-16-007/D-16-045/V-16-006	
APPLICANT: Michael Boone Teter Architects & Engineers, LLP 7535 North Palm Avenue Fresno, CA 93711	PROJECT LOCATION: 211 North Thorne Avenue; Located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues in the City and County of Fresno, California APNs: 458-040-05U, 17U, 18U Site Latitude: 36°44'44.2" N & Site Longitude: 119°48'48.9" W Mount Diablo Base and Meridian, Township 14S, Range 20E, Section 5	
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The City of Fresno has conducted an initial study and proposes to adopt a Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Negative Declaration is tiered from Master Environmental Impact Report SCH No. 2012111015 (MEIR) prepared for the Fresno General Plan. 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 SCH No. 2012111015 (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 analysis 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 California Environmental Quality Act.

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:
Chris Lang, Planner

SUBMITTED BY:

DATE: June 17, 2016


McKencie Contreras, Supervising Planner
DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT

Attachments:	Exhibit A: Initial Study Impact Checklist and Initial Study (Appendix G) Exhibit B: Master Environmental Impact Report No. SCH No. 2012111015 General Plan Mitigation Monitoring Checklist
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**APPENDIX G TO ANALYZE
SUBSEQUENT PROJECT IDENTIFIED IN MEIR SCH No. 2012111015/INITIAL
STUDY**

Environmental Checklist Form for:

EA No. A-16-007/D-16-045/V-16-006

1. Project title:

Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045 and Variance Application No. V-16-006

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:

Chris Lang, Planner
City of Fresno
Development & Resource Management Department
(559) 621-8023

4. Project location:

211 North Thorne Avenue
Located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues, in the City and County of Fresno, California
Assessor's Parcel Number(s): 458-040-05U, 17U, 18U
36° 44' 44.2" N Latitude, 119° 48' 48.9" W Longitude

5. Project sponsor's name and address:

Michael Boone of Teter Architects & Engineers, LLP, on behalf of PG&E
7535 North Palm Avenue
Fresno, CA 93711

6. General plan designation:

The Fresno General Plan, Edison Community Plan and Fresno-Chandler Downtown Airport Master Plan designate the subject property for special districts planned land

uses.

7. **Zoning:**

M-3 (*Heavy Industrial District*)

8. **Description of project:**

Michael Boone of Teter Architects & Engineers, on behalf of PG&E, has filed Plan Amendment Application No. A-16-007, Development Permit Application No. D-16-045, and Variance Application No. V-16-006 pertaining to approximately 8.71 acres of property located on the west side of North Thorne Avenue between West Nielsen and West Belmont Avenues. Plan Amendment Application No. A-16-007 proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan to repeal the previously adopted Official Plan Line No. 80 for G Street between East Divisadero Street and West Belmont Avenue. The plan amendment application been filed in order to facilitate approval of proposed upgrades to PG&E's General Construction Yard on approximately 8.71 acres of property. Development Permit Application No. D-16-045 proposes upgrades to PG&E's General Construction Division service center yard which will include the replacement of existing buildings with new pre-manufactured metal structures, reconfiguration of operational site, off-site improvements and installation of new above-ground ballistic fuel storage tanks. Variance Application No. V-16-006 requests authorization to construct an 8 foot wall on the north and west property lines of the subject property.

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	Special Districts	M-1 & M-3 <i>Light Manufacturing District & Heavy Industrial District</i>	Industrial
East	Special Districts	M-3 <i>Heavy Industrial District</i>	Industrial
South	Special Districts	M-3 <i>Heavy Industrial District</i>	Industrial
West	Special Districts	M-3 <i>Heavy Industrial District</i>	Industrial

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

X Chris Lang 6/17/16
Chris Lang Date

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR:

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.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR, 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, 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.
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. A "Negative Declaration" is a determination that the proposed project will not have a significant effect on the environment and does not require the preparation of an EIR.
7. "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).
8. 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.
9. 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.
10. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
11. 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.
12. 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 significant.

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	

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

The subject property is currently developed with two structures and parking for vehicle storage. The proposed project will replace the existing structures with new structures at a similar size and scale. A concrete perimeter wall will be constructed and landscaping along street frontages will be required. The site is located in an area which has been partially developed with industrial uses, many of the structures being of similar height in the surrounding area. Any development on the subject site would be consistent with the existing development in the surrounding area and would be required to comply with the development standards of the IH (*Industrial – Heavy*) zone district, therefore no scenic vista will be obstructed by the development. The project is not performing any work within a state scenic highway, therefore, the project will not substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is proposing structures that are aesthetically similar to existing structures on the subject site, therefore it will not substantially degrade the existing visual character or quality of the site and its surroundings. Furthermore, development of the site will not create a new source of substantial light or glare which would affect day or night time views in the project area, given that the project will only have lights consistent with what is permitted in the Fresno Municipal Code (FMC).

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

The subject property is deemed Urban and Built-Up Land as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore it will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is planned for heavy industrial uses and does not have a Williamson Act contract. The site is zoned for heavy industrial uses, therefore it will not conflict with existing zoning for, or cause rezoning of, forest land or timberland. The subject area is surrounded by industrial uses. There is no surrounding farmland and will not result in any conversion of farmland.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) - - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?			X	

The subject project proposes the reconfiguration and reconstruction of an existing construction yard which is planned for special districts in the Fresno General Plan. 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 the project will not conflict with or obstruct an applicable air quality plan. The project must comply with the construction and development requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD), therefore, no violations of air quality standards will occur. Development of the subject property will not expose sensitive receptors to substantial pollutant concentrations. There are no residential uses in the immediate area and the project will not result in a significant impact to sensitive receptors as no net increase of pollutants will occur. The subject site is not located adjacent to high traffic freeways and roads and rail yard uses called out by the California Environmental Protection Agency California Air Resources Board dated April 2005 that may have significant negative air quality impacts. The proposed project is below the Rule 9510 applicability threshold, therefore Rule 9510 requirements do not apply.. This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. The project is proposing industrial uses consistent with the area; therefore, it is not expected to create objectionable odors affecting a substantial number of people.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The subject property is located within a developed, urban area; therefore, there is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service. No federally protected wetlands are located on the subject site. Therefore, there would be no impacts to species, riparian habitat or other sensitive communities and wetlands. The site is not located within a native resident or migratory fish area, therefore it will not impede on their movement. The proposed project does not contain a native wildlife nursery site. No local policies, habitat conservation plan, regarding biological resources are applicable to the subject site and there would be no impacts with regard to those plans.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

The project proposes a use which is already present on the subject site, on property which has been previously developed, and there are no historical resources on the subject property. Therefore it is not expected to cause a substantial adverse change in the significance of a historical resource. There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. 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, pursuant to the conditions of approval for the project, if material that may be human remains, animal fossils, or archaeological material is encountered, work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to insure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

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

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

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

directly or indirectly. Under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases will be reduced along with other regulated air pollutants. At this point in time, detailed analyses and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks are not completed.

The proposed project will not affect greenhouse gas emissions beyond what was analyzed in the Master Environmental Impact Report for the Fresno General Plan.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIAL -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

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

The proposed project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because the proposed project will deal primarily with construction materials; additionally, as such, there is no significant hazard to the public or the environment through an accident. The project proposes the repeal of the G Street Official Plan Line and the reconfiguration and reconstruction of buildings on an existing site, therefore it is not expected to emit a significant amount of hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project has been reviewed by the County of Fresno Department of Public Health and has been conditioned to ensure there are no hazardous impacts to the surrounding area. The project area is located within the Fresno-Chandler Downtown Airport Master

Plan area, however only a portion of the property is located within the traffic pattern zone and will not create a significant safety hazard. The project area is not located within the vicinity of a private airstrip, therefore, it would not result in a safety hazard for people residing or working in the project area. The project must comply with the Fire Department requirement for emergency access points. The project area is not located near a wildland area, therefore the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

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

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

Fresno is one of the largest cities in the United States still relying primarily on groundwater for its public water supply. Surface water treatment and distribution has been implemented in the northeastern part of the City, but the city is still subject to an

EPA Sole Source Aquifer designation. While the aquifer underlying Fresno typically exceeds a depth of 300 feet and is capacious enough to provide adequate quantities of safe drinking water to the metropolitan area well into the twenty-first century, groundwater degradation, increasingly stringent water quality regulations, and an historic trend of high consumptive use of water on a per capita basis (some 250 gallons per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations. Fresno has addressed these issues through metering and revisions to the City's Urban Water Management Plan (UWMP). The purpose of these management plans is to provide safe, adequate, and dependable water supplies in order to meet the future needs of the metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities. City water wells, pump stations, recharge facilities, water treatment and distribution systems have been expanded incrementally to mitigate increased water demands and respond to groundwater quality challenges. The City has indicated that groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. The City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water service will be available to the proposed project subject to compliance with the Department of Public Works standards, specifications, and policies.

The project is proposing industrial uses consistent with development in the area; therefore the project is not expected to violate waste discharge requirements. The FMFCD requires the construction of an inlet as a condition of approval. As such, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD, therefore the project is not expected to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project is required to comply with the requirements of the FMFCD, therefore it is not expected to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The project is proposing industrial uses and is therefore, not expected to substantially degrade water quality. The site is not located within a flood prone or hazard area. The project is not located near a levee or dam; therefore it will not expose people or structures to a significant risk of loss, injury or death involving flooding. Additionally, the subject property is not located in an area subject to inundation by seiche, tsunami or mudflow.

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

The project proposes to demolish and reconstruct office and industrial structures and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project is consistent with the applicable Fresno General Plan and Edison Community Plan planned land use designation of special districts. Based upon the submitted application, the proposed structure layout and design is consistent with the special districts planned land use for the subject property pursuant to the Fresno General Plan. The project will not conflict with any conservation plans since it is not located within any conservation plan areas.

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

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

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

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

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

In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment, uses where large numbers of persons assemble, and vehicular traffic. Some land uses, such as residential dwellings, are considered noise sensitive receptors and involve land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise. The City of Fresno Noise Element of the Fresno General Plan establishes a land use compatibility criterion of 65dB DNL for exterior noise levels in outdoor activity areas of new residential developments. Outdoor activity areas generally include backyards of single family residences. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

The project is consistent with other industrial development in the surrounding area. There are existing residential uses in the vicinity, however are located more than 700 feet away from the subject property and noise levels are not expected to increase above acceptable levels established in the General Plan. Construction activities associated

with the development of the proposed project could expose persons or structures to excessive groundborne vibration or noise levels. However, this would only be during the construction phase of the proposed project. The proposed project site is within the Fresno-Chandler Downtown Airport specific land use plan, however it will not expose people working in the project area to increased noise levels. The project site is not located within the vicinity of a private airstrip. The project will be required to comply with all noise policies from the Fresno General Plan and noise requirements within the Fresno Municipal Code.

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

The completed project will remain at approximately the same size and scope as currently existing; development will occur at an intensity and scale that is permitted by the planned land use designation and zone district classification for the site. Thus, the development of the property in accordance with the subject applications will not facilitate an additional intensification of uses beyond that which would be allowed by the public facility planned land use designation. No substantial population growth is anticipated directly from increased employment or indirectly from the improvement of infrastructure or removal of the G street Official Plan Line. The subject property is an industrial use and does not have any residential units, and therefore will not displace substantial numbers of people.

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

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. City police and fire protection services are also available to serve the proposed project, with the subject property located within 1.5 miles of Fire Station #3. The FMFCD has indicated that the project is served by adequate drainage facilities. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD. Various departments and agencies have submitted conditions that will be required as conditions of approval for the subject entitlement applications. All conditions of approval must be complied with prior to occupancy. Fresno Unified School district levies a fee for the construction of new commercial or industrial structures. The developer will pay appropriate school fees at time of building permits.

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

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

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

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

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

The removal of the G Street OPL will not impact the surrounding area. The project has been reviewed by the Public Works Department, Traffic & Engineering Services, and it has been determined that existing roads and infrastructure are sufficient to serve the area subject to project conditions. The applicant will be required to construct improvements at the North Thorne and Union Pacific Railroad crossing. The Public Works Department, Traffic & Engineering Division staff has reviewed the proposed traffic yield for the proposed project, and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in the MEIR. Furthermore, the design of the proposed development has been evaluated and determined to be consistent with respect to connectivity and compliance with City of Fresno standards, specification and policies. The project is located within the Fresno-Chandler Downtown Airport traffic pattern zone, however it will not change air traffic levels. The proposed streets were reviewed by the Department of Public Works and will not create hazards. The Fire Department has reviewed the project for emergency access points; therefore there will not be inadequate emergency access. The project will not conflict with adopted policies or plans regarding public transit, bicycle or pedestrian facilities because said features are incorporated into the conditions of approval for the project.

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

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

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the provision and construction of standard connections, extensions, and installations of facility infrastructure; compliance with the Department of Public Utilities standards,

specifications, and policies. The project site will be serviced by the Solid Waste Division and have water and sewer facilities available subject to conditions. The project is proposed at a size and scope which will not require new water or wastewater treatment facilities. The FMFCD has indicated that permanent storm drainage facilities are existing and available for use for the proposed project. The project area has sufficient water supplies available to serve the project from existing resources. The solid waste division has reviewed the project and has sufficient capacity to accommodate the project's needs. The project is required to comply with federal, state and local statutes and regulations related to solid waste.

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

MEIR Mitigation Measure Monitoring Checklist for EA No. A-16-007/D-16-045/V-16-006

June 17, 2016

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

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

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

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

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

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

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

Aesthetics (*continued*):

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

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

Aesthetics (continued):

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

Air Quality:

AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO ₂ 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: • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less. Verification comments:	Prior to development project approval	DARM						X

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

Air Quality *(continued)*:

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

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

Air Quality (continued):

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

A - Incorporated into Project
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F - Not Applicable

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

Air Quality *(continued)*:

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
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F - Not Applicable

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

Biological Resources:

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

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

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

Biological Resources (continued):

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

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

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

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)*:

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

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)*:

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

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

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

Cultural Resources *(continued)*:

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. Verification comments:	[see previous page]	[see previous page]						
			X					
CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed. If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	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

Cultural Resources *(continued)*:

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

Cultural Resources *(continued)*:

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

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
CUL-2 <i>(further continued from previous three pages)</i> excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. Verification comments:	[see Page 14]	[see Page 14]						
CUL-3: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed: If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	DARM	X				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
CUL-3 <i>(continued from previous page)</i> resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study. If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the <i>(continued on next page)</i>	[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)*:

CUL-3 <i>(further continued from previous two pages)</i> 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. Verification comments:	<i>[see Page 17]</i>	<i>[see Page 17]</i>					
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 <i>(continued on next page)</i>	Prior to commencement of, and during, construction activities	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

Cultural Resources *(continued)*:

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

Hazards and Hazardous Materials

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

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

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

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

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

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)*:

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Hydrology and Water Quality *(continued)*:

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

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):

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

Public Services:

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

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: • <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 defectors on lighting fixtures on the fire department sites. Verification comments:	During the planning process for future Police Department facilities	DARM					X	
PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes: <i>(continued on next page)</i>	During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect					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):

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

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):

PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes: • <i>Noise:</i> Barriers and setbacks placed on school sites. • <i>Traffic:</i> Traffic devices for circulation. • <i>Lighting:</i> Provision of hoods and deflectors on outdoor lighting fixtures Verification comments:	During the planning process for future detention, court, library, and hospital facilities	DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation					X	

Utilities and Service Systems

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

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

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-3 (continued from previous page) approximately the year 2025, the City shall construct the following improvements: - Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. - Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. Verification comments:	[see previous page]	[see previous page]						
USS-4: A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools. Verification comments:	Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved						
						X	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-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. - Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. - Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. <i>(continued on next page)</i>	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU						
								X

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-5 <i>(continued from previous page)</i> - North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. - Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. Verification comments:	[see previous page]	[see previous page]	
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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-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided. Verification comments:	Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU						
								X
USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. <i>(continued on next page)</i>	Prior to exceeding existing water supply capacity	DPU						
								X

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

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

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

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

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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

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

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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

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

Utilities and Service Systems - Biological Resources (continued):

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

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

Utilities and Service Systems - Biological Resources (continued):

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

Utilities and Service Systems - Biological Resources (continued):

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

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

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

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

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

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. A-16-007/D-16-045/V-16-006

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

Utilities and Service Systems - Biological Resources (continued):

USS-16 <i>(continued from previous two pages)</i> 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]	National Marine Fisheries Service (NMFS), CDFW, and Central Valley Flood Protection Board (CVFPB)	X
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			

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

June 17, 2016

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

Utilities and Service Systems / Biological Resources (continued):

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

USS-18: When FMFCD updates its District Service Plan:	Prior to final design approval of all elements of the District Services Plan	DARM, PW, City of Clovis, and County of Fresno	☐	☐	☒	
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>						

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

June 17, 2016

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

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

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]
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Utilities and Service Systems – Air Quality:

				X		
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. <i>(continued on next page)</i>	During storm water drainage facility construction activities	Fresno Metropolitan Flood Control District and SJVAPCD				

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 – Air Quality (continued):

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. (c) Off-road trucks should be equipped with on-road engines if possible. (d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard. Verification comments:	[see previous page]	[see previous page]						
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Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:

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

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

Utilities and Service Systems – Adequacy of Water Supply Capacity:

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

Utilities and Service Systems – Adequacy of Landfill Capacity:

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