Exhibit “J”
EA No. A-17-007/R-17-010/
TPM-17-06/ ANX-17-005

CITY OF FRESNO

MITIGATED NEGATIVE DECLARATION

Notice of Intent was filed with:

FRESNO COUNTY CLERK
2221 Kern Street
Fresno, California 93721

on

August 2, 2017

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:

A-17-007/R-17-010/ TPM-17-06/ANX-17-005

APPLICANT:

Scott Mommar on behalf of
Sylvesta Hall
Blue Ocean Development LLC
2273 Sierra Madre Ave
Clovis, CA 93611

PROJECT LOCATION:

The west side of South Martin Luther King J. Blvd between Church and Jensen Avenue, Fresno, California 93706, in the City and County of Fresno, California (115.95 acres)

36°42'36.00" N Latitude, - 119°48'11.00" W Longitude

Assessor's Parcel Number(s): 479-050-02, 479-050-03, 479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

PROJECT DESCRIPTION:

Plan Amendment Application No. A-17-007, Prezone Application No. R-17-010, Tentative Parcel Map Application No. TMP-2017-06 and Annexation Application No. ANX-17-005 were filed by Scott Mommar, on behalf of Sylvesta Hall of Blue Ocean Development America, LLC, and pertain to 115.95 acres of property located on northwest corner of East Jensen and South Martin Luther King Jr. Blvd. **Plan Amendment Application No. A-17-007** requests to amendment the Fresno General Plan and Edison Community Plan *from* the following land use designations: Medium Density Residential for 19.25 acres, Urban Neighborhood for 29.44 acres, Community Commercial for 10.11 acres, Office for 37.69 acres and Community Park for 19.09 acres *to* Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and the Public Facility – College designation for 26.55 acres. **Prezone Application No. R-17-010** proposes to amend the Official Zone Map from the Fresno County AL-20 (*Limited Agricultural*) to the City of Fresno zone districts to be designated as follows: RS-5 *(Residential Single-Family)* for 54.48 acres, CC *(Community Commercial)* for 2.4 acres, CR *(Commercial-Regional)* for 22.52 acres, PR *(Parks and Recreation)* for 9.63 acres and PI *(Public and Institutional)* for 26.55 acres. **Tentative Parcel Map Application No. TMP-2017-06** proposes the creation of four parcels on 115.949 acres. The prezone of the property is for purposes of facilitating annexation pursuant to **Annexation Application No. ANX-17-005**, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO). A Development Agreement is also included in the project description that will formalize development incentives, timelines, and other details of implementation.

The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial

Study and this Mitigated Negative Declaration is tiered from 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: Amber Piona, Planner II	SUBMITTED BY:  Sophia Pagoulatos, Planning Manager DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT
DATE: August 2, 2017	
Attachments:	Exhibit A: Initial Study Impact Checklist and Initial Study (Appendix G) Exhibit B: Master Environmental Impact Report SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated August 2, 2017 Exhibit C: Project-Specific Mitigation Monitoring Checklist dated August 2, 2017 Exhibit D: Water Supply Assessment, dated July 26, 2017 Exhibit E: Traffic Impact Study, dated July 19, 2017 Exhibit F: Comment Letters

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

Environmental Checklist Form for:

EA No. A-17-007/R-17-010/TMP-2017-06/ANX-17-005

1. **Project title:**

   Plan Amendment Application No. A-17-007
   Rezone Application No. R-17-010;
   Tentative Parcel Map Application No. 2017-06
   Annexation Application No. ANX-17-005

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:**

   Sophia Pagoulatos, Planning Manager
   City of Fresno
   Development and Resource Management Dept.
   (559) 621-8062

4. **Project location:**

   Located on the west side of South Martin Luther King Jr. Blvd, between Church and Jensen Avenues in the City and County of Fresno, California

   Assessor's Parcel Number(s): 479-050-02, 479-050-03, 479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

   Site Latitude: 36°42'36.00" N
   Site Longitude: 119°48'11.00" W

   Mount Diablo Base & Meridian, Township 14S, Range 20E , Section 16

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

   Scott Mommar on behalf of Sylvesta Hall of
   Blue Ocean Development America, LLC.
   2273 Sierra Madre Avenue
   Clovis, CA 93611

6. **General & Community plan designation:**

   Existing - Medium Density Residential (5.0-12.0 dwelling units/acre) for 19.25 acres, Urban Neighborhood (16.0 to 30.0 dwelling units/acre) for 29.44 acres, Community Commercial for 10.11. Office for 37.69 acres and Community Park

for 19.09 acre

Proposed – Medium Density Residential (5.0 to 12.0 dwelling units/acre) for 54.48 acre, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and Public Facility- College for 26.55 acres.

7. **Zoning:**

Existing – Fresno County AL-20 *(Limited Agriculture)*

Proposed - RS-5/UGM *(Single Family Residential/Urban Growth Management)* for 54.48 acres, CC *(Community Commercial)* for 2.4 acres, CR *(Commercial-Regional)* for 22.52 acres, PR *(Parks and Recreation)* for 9.63 acres, and PI *(Public and Institutional)* for 26.55 acres.

8. **Description of project: Plan Amendment Application No. A-17-007, Prezone Application No. R-17-010, Tentative Parcel Map Application No. TMP-2017-06 and Annexation Application No. ANX-17-005** were filed by Scott Mommar, on behalf of Sylvesta Hall of Blue Ocean Development America, LLC, and pertain to 115.95 acres of property located on northwest corner of East Jensen and South Martin Luther King Jr. Blvd. **Plan Amendment Application No. A-17-007** requests to amendment the Fresno General Plan and Edison Community Plan *from* the following land use designations: Medium Density Residential for 19.25 acres, Urban Neighborhood for 29.44 acres, Community Commercial for 10.11 acres, Office for 37.69 acres and Community Park for 19.09 acres *to* Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and the Public Facility – College designation for 26.55 acres. **Prezone Application No. R-17-010** proposes to amend the Official Zone Map from the Fresno County AL-20 (*Limited Agricultural*) to the City of Fresno zone districts to be designated as follows: RS-5 *(Residential Single-Family)* for 54.48 acres, CC *(Community Commercial)* for 2.4 acres, CR *(Commercial-Regional)* for 22.52 acres, PR *(Parks and Recreation)* for 9.63 acres and PI *(Public and Institutional)* for 26.55 acres. **Tentative Parcel Map Application No. TMP-2017-06** proposes the creation of four parcels on 115.949 acres. The prezone of the property is for purposes of facilitating annexation pursuant to **Annexation Application No. ANX-17-005**, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO). A Development Agreement is also included in the project description that will formalize development incentives, timelines, and other details of implementation.

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Density Residential, Park	**RS-5 and PR** *(Residential Single-Family, Parks and Recreation)*	Medium Density Residential, Park
East	Medium Density Residential and Public Facility-Middle School	**RS-5 and PI** *(Residential Single-Family, Public and Institutional)*	Medium Density Residential and Public Facility Middle School
South	Medium Density Residential	**RS-5** *(Residential Single-Family)*	Medium Density Residential and Public Facility Elementary School
West	Medium Density Residential	**RS-5** *(Residential Single-Family)*	Medium Density Residential and Vacant

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

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

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code (PRC) section 21080.3.1? If so, has consultation begun?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC

section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC section 21082.3(c) contains provisions specific to confidentiality.

Using a list provided by the Native American Heritage Commission, notification letters were sent informing tribes of the project pursuant to A.B. 52, on June 30, 2017. One tribe, Table Mountain Rancheria responded on July 18, 2017 and declined participation at this time, but requested notification in the unlikely event that cultural resources were encountered during construction. MEIR mitigation measures would apply to address this request.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population /Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Tribal Cultural Resources	☐ 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 Measure Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY will be prepared.

___ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

_X_ I find that the proposed project is a subsequent project identified in the MEIR but that it is not fully within the scope of the MEIR because the proposed project could have a significant effect on the environment that was not examined in the MEIR. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Measure 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 PRC Section 21157.1(d) and CEQA Guidelines 15178(a).

Sophia Pagoulatos, Planning Manager — Date 7/28/17

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. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency

must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

7. Earlier analyses may be used where, pursuant to the tiering, program EIR or MEIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

8. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

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

11. The explanation of each issue should identify:

    a. The significance criteria or threshold, if any, used to evaluate each question; and

    b. The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, 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

a – c. No Impact. No public or scenic vista will be obstructed by the proposed project and no scenic resources are in the project vicinity (Caltrans 2017). The project will not substantially degrade the existing visual character of the site or its surroundings. Currently the project site consists of mostly open fields and four single family dwellings. The site is surrounded by urbanized uses including residential neighborhoods, a community center and a middle school. Construction of the project would create visual continuity by extending urbanization similar to the existing onto the project site.

d. No Impact. Because the project proposes commercial and public facility development in the vicinity of existing residential development, both potential sources of light or glare that could adversely affect the nighttime views in the area, the measures within MEIR SCH No. 2012111015 for the Fresno General Plan, Mitigation Measure Monitoring Checklist that address lighting systems for public facilities and non-residential facilities will be employed to mitigate that impact.

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

Mitigation Measures:

1. The proposed project shall implement and incorporate the aesthetics-related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No.2012111015 Fresno General Plan Mitigation Monitoring Checklist dated August 2, 2017.

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 CA Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the CA Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the CA Air Resources Board. -- Would the project:				

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

Background

The California Department of Conservation established the Farmland Mapping and Monitoring Program (FMMP) in 1982. The FMMP produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The best quality land is called Prime Farmland with additional categories, including Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. Based on the FMMP, there are approximately 9,550 acres of Prime Farmland, approximately 2,911 acres of Unique Farmland, and approximately 2,355 acres of Farmland of Statewide Importance for a total of approximately 14,816 acres within the Planning Area. Based on existing farmland data received from the Fresno County Assessor's Office Land Use Codes that was provided by City staff, there is a total of approximately 11,714 acres that have agricultural operations (City of Fresno 2014a, 5.2-11). With the implementation of the General Plan and Development Code Update, the approximately 15,903 acres of FMMP-designated farmland and approximately 11,714 acres of existing farmland are anticipated to be converted to uses other than agriculture. This conversion is a significant impact on agricultural resources, and was already considered in the General Plan MEIR and overridden with findings of overriding consideration.

a. Less than Significant. The subject property is designated approximately one half "Prime Farmland," defined as land that has the soil quality, growing season, and moisture supply needed to produce sustained high yields, and one half "Farmland of Local Importance," which refers to all farmable lands within Fresno County that does not meet the definitions of Prime, Statewide, or Unique farmland.

The Fresno General Plan MEIR analyzed "project specific" impacts associated with future development within the Planning Area (Sphere of Influence) as well as the cumulative impacts factored from future development in areas outside of the Planning Area. The MEIR identifies locations within the Planning Area that have been designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance through the FMMP. The analysis of impacts contained within the MEIR acknowledges that Fresno General Plan implementation anticipates all of the FMMP-designated farmland within the Planning Area being converted to uses other than agriculture. Furthermore, the MEIR acknowledges that the anticipated conversion is a significant impact on agricultural resources. The loss of approximately 50 acres of prime farmland that would occur as a result of the proposed project was already covered in the General Plan MEIR, which was adopted with findings of overriding consideration for the loss of approximately 9,550 acres of prime farmland. Furthermore, viability of farming on the subject site is greatly impacted by the fact that the property is surrounded on 3 sides by urbanized uses: housing to the west, churches and a school to the north, and a school

and residential uses to the east. Therefore, the impact of the project is less than significant.

b – e. No Impact. The subject sites are not under a Williamson Act contract. Therefore, the proposed project on the subject site will not affect existing agriculturally zoned or Williamson Act contract parcels. The proposed project will not conflict with any forest land or timberland production or result in any loss of forest land. Nor will it involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY - 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 (*e.g.*, by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

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

Background

Ambient air quality has basically remained unchanged since approval of the MEIR. The proposed project is located within the San Joaquin Valley Air Basin (SJVAB), managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD). Both the State of California and the federal government have established health-based Ambient Air Quality Standards (AAQS) for six criteria air pollutants: carbon monoxide (CO), ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), and suspended particulate matter ($PM_{2.5}$ and PM_{10}). The SJVAB is designated as non-attainment for O_3 and $PM_{2.5}$ for federal standards and non-attainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards.

The SJVAB is comprised of approximately 25,000 square miles and covers all of seven counties including Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus and Tulare, and the western portion of an eighth, Kern. The SJVAB is defined by the Sierra Nevada mountains in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi mountains in the south (6,000 to 8,000 feet in elevation). The valley is topographically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straits where the San Joaquin-Sacramento Delta empties into San Francisco Bay. An aerial view of the SJVAB would simulate a “bowl” opening only to the north. These topographic features restrict air movement through and out of the basin.

Air quality monitoring stations are located throughout the nation and maintained by the local air districts and state air quality regulating agencies. Data collected at permanent monitoring stations are used by the EPA to identify regions as “attainment” or “nonattainment” depending on whether the regions meet the requirements stated in the applicable National Air Quality Standards (NAAQS). Nonattainment areas are imposed with additional restrictions as required by the EPA. In addition, different classifications of

attainment, such as marginal, moderate, serious, severe, and extreme, are used to classify each air basin in the state on a pollutant-by-pollutant basis. The classifications are used as a foundation to create air quality management strategies to improve air quality and comply with the NAAQS. The SJVAB's attainment status for each of the criteria pollutants for Fresno County is listed in Table 1**.**

SJVAB Air Quality Attainment Status for Fresno County

Pollutant	State	Federal
Ozone (1-hour)	Severe/Nonattainment	Standard Revoked
Ozone (8-hour)	Nonattainment	Extreme Nonattainment
PM_{10}	Nonattainment	Attainment (Maintenance)
$PM_{2.5}$	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment (Maintenance)
Nitrogen Dioxide	Attainment	Unclassified/Attainment
Lead	Attainment	Unclassified/Attainment
Sulfur Dioxide	Attainment	Unclassified
Sulfates	Attainment	No Federal Regulation
Hydrogen Sulfide	Unclassified	No Federal Regulation

Source: California Air Resources Board and USEPA, 2016.

Impacts and Mitigation Measures

The proposed project would affect air quality both during construction and operation. Operational impacts would be indirect would include emissions from to vehicle trips generated by future residents and other users of the project site.

This section identifies the air quality impacts associated with implementation of the proposed project. Mitigation measures are recommended, as appropriate, for significant impacts to eliminate or reduce impacts to a less-than-significant level. This section also identifies impacts that are considered to be less-than-significant.

a. No Impact.

The MEIR identified two tests to determine if the project conflicts or obstructs the applicable air quality plans. First, if development proposed by the General Plan exceeds the growth projections used in the applicable attainment plan, it would produce a potentially significant impact. Second, if the project includes goals, policies, and development standards that are in conflict with the development related control

measures in the attainment plans, the project would be potentially significant. Under these tests, it was determined that implementation of the General Plan would be consistent with applicable Air Quality Plans.

The proposed project would provide the plan amendment, prezoning amendment, parcel map and the annexation needed to develop an educational facility, a park, a residential neighborhood, and commercial uses. The total number of residential units under the proposed project would be reduced with project implementation as would trip generation rate for the site. Additionally, any future development implemented as part of the proposed project would be subject to the General Plan goals and policies that would reduce air impacts. Therefore, the proposed project would not result in new or more significant population growth impacts than were analyzed and described in the MEIR.

In addition, as discussed in the MEIR, the SJVAPCD has adopted rules and regulations specifically designed to reduce the impacts of growth as it applies to consistency with the applicable air quality plans. Rule 9510-Indirect Source Review was adopted to provide emission reductions needed by the SJVAPCD to demonstrate attainment of the federal PM10 standard and contributed reductions that assist in attaining federal ozone standards. Rule 9510 also contributes toward attainment of state standards for these pollutants. The SJVAPCD's Regulation VIII – Fugitive PM10 Prohibitions requires controls for sources of particulate matter necessary for attaining the federal PM10 standards and achieving progress toward attaining the state PM10 standards. Rule 2201 – New and Modified Stationary Source Review requires new and modified stationary/industrial sources provide emission controls and offsets that ensure that stationary sources decline over time and do not impact the applicable air quality plans. The proposed project would be required to comply with these rules and regulations. Therefore, as with the General Plan MEIR, the proposed project would not interfere or obstruct with the application of the attainment plans.

b. Less than Significant with Mitigation Incorporated

Short-Term Construction Emissions.

As identified in the MEIR for the General Plan, construction activities associated with the proposed project would cause temporary adverse effects on local air quality. Construction activities such as earthmoving, construction vehicle traffic and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that affect local and regional air quality. Construction activities are also a source of organic gas emissions. Solvents in adhesives, non-water-based paints, thinners, some insulating materials, and caulking materials would evaporate into the atmosphere and would participate in the photochemical reaction that creates urban ozone. Asphalt used in paving is also a source of organic gases immediately after its

application. Construction dust could affect local air quality at various times during construction of the project. The dry, windy climate of the area during the summer months creates a high potential for dust generation when, and if, underlying materials are exposed to the atmosphere. The effects of construction activities would be increased dustfall and locally elevated levels of particulate matter downwind of construction activity.

The proposed project would allow for a plan amendment, a prezoning amendment, a parcel map and annexation of the site to occur, and no specific development projects are proposed at this time. Any future development associated with the proposed project site would result in similar construction-related, short-term air quality impacts as those impacts identified in the General Plan the MEIR. The MEIR states that future individual projects that exceed project level significance thresholds after accounting for Rule 9510 reductions would be required to implement additional mitigation measures to reduce significant emissions. As identified in the MEIR for the General Plan, compliance with Rule 9510 would contribute to a reduction of construction related emissions to reduce emissions to a less than significant level. Project specific mitigation measures have been implemented to mitigate construction-related air quality impacts. With implementation of project specific mitigations, the proposed project would not result in any new or more significant construction-related air quality impacts than were described in the MEIR and this impact would be less-than-significant.

Long-Term Operational Emissions

The proposed project would allow for a plan amendment, prezone, a parcel map, and annexation to the City of Fresno. The proposed project would allow for future development of the property with an educational facility, a park, a residential neighborhood, and commercial uses.

The new land uses would result in mobile air quality emissions from vehicle trips to the project site and area source emissions such as those generated from the use of landscaping equipment and water heating. Future development associated with the proposed project would contribute to the significant regional and local air quality impacts identified in the General Plan MEIR, including the long-term project-related emissions associated with the ozone precursor reactive organic gases (ROG) and particulate matter. However, the proposed project land use and zoning designations are less intense than those currently represented on the General Plan land use map (and analyzed in the MEIR).

The MEIR identified comprehensive policies, ordinances, and regulations that would mitigate project impacts that would reduce criteria pollutant emissions, however,

implementation of the General Plan would exceed the SJVAPCD project level thresholds of significance for ROG, NOx, PM10 and PM2.5.

As shown in Table 2 of the Traffic Impact Analysis (see Exhibit E) for the proposed project, the mix of land uses proposed by the project would result in a reduction of average daily trip generation of 5,020 when compared to the land uses proposed in the General Plan MEIR due to the less intense use of the project site. To determine the change in emissions associated with the proposed project, an analysis using the California Emissions Estimator Model (CalEEMod) was performed. Emissions for the site identified in the General Plan MEIR and emissions associated with the proposed project are shown in Table 2. Model output sheets are included in Exhibit E.

Proposed Project Operation Emissions (Tons per Year)

Category	ROG	NO_x	CO	SO_2	PM_{10}	$PM_{2.5}$
General Plan (MEIR) Land Use Designations						
Area	11.0	0.1	8.4	0.0	0.0	0.0
Energy	0.2	2.2	1.4	0.0	0.2	0.2
Mobile	11.2	115.4	101.9	0.4	23.9	6.8
Total	**22.4**	**117.6**	**111.7**	**0.4**	**24.1**	**7.0**
Proposed Project Land Use Designations						
Area	8.1	0.1	4.9	0.0	0.0	0.0
Energy	0.2	1.5	0.8	0.0	0.1	0.1
Mobile	9.7	100.1	90.4	0.4	21.8	6.1
Total	**18.0**	**101.6**	**96.2**	**0.4**	**21.9**	**6.3**
Change in Emissions Associated with the Proposed Project	**-4.4**	**-16.0**	**-15.5**	**0.0**	**-2.2**	**-0.7**

Source: LSA, July 2017.

As shown in Table 2 above, emissions associated with the proposed project would be substantially reduced over those identified for the site in the General Plan MEIR. Transportation emissions are the primary source of emissions associated with the land use development projects, and as shown in Table 1, emissions associated with the proposed project would be reduced over those estimated for the General Plan MEIR. Area source emissions from landscaping and consumer products would be similar to those emissions identified in for the General Plan in the MEIR. Therefore, as shown in Table 2, the proposed project would not result in any new or more significant regional or

local air quality impacts than described in the MEIR. Future development projects associated with the project would also be subject to the existing policies, ordinances, and regulations identified in the General Plan MEIR. Therefore, the proposed project's regional air quality impacts would be less than the impact identified in the MEIR and would not result in any new or worsening air quality impacts.

c. Less than Significant

CEQA defines a cumulative impact as two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts. The air quality attainment plans describe and evaluate the future projected emissions sources in the Basin and set forth a strategy to meet both state and federal Clean Air Act planning requirements and federal ambient air quality standards. Therefore, the attainment plans are relevant plans for a CEQA cumulative impacts analysis. The MEIR concluded that implementation of the General Plan Update would be consistent with air quality attainment plans, but would exceed SJVAPCD air emissions thresholds resulting in a potentially significant impact. As identified above, the proposed project would be consistent with applicable air quality attainment plans and would contribute to the significant regional and local air quality impacts identified in the MEIR. However, as shown in Table 2, the proposed project would result in fewer emissions than those identified in the MEIR, and therefore the project would not result in any new or more significant cumulative air quality impacts than were described in the General Plan MEIR. This impact would be less than significant.

d and e. No Impact.

Sensitive receptors are facilities that house or attract children, the elderly, and people with illnesses or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors.

The MEIR identified a variety of pollutant or toxic air emissions, such as diesel exhaust and stationary source TAC emissions. However, the determination of localized pollutant concentrations requires project specific information that was not available at the General Plan level and is not available at the zoning level for the proposed project. Therefore, the determination of impacts associated with the General Plan and the proposed project would be based on implementation of mitigation measures to ensure that future development projects would not expose sensitive receptors to substantial pollutant concentrations. Any future development proposal for the proposed project site with the potential to expose sensitive receptors (including residential areas) or the general public to substantial levels of toxic air contaminants would be deemed to have a significant impact. This would apply to locating sensitive receptors near existing sources

of toxic air contaminants, as well as locating sources of toxic air contaminants near existing sensitive receptors. With implementation of these Mitigation Measures as identified in the MEIR, the proposed project would not result in any new or more significant health risk impacts than were described in the General Plan MEIR and this impact would be less than significant.

During construction, the various diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and are not likely to be noticeable for extended periods of time beyond the project site. The potential for diesel odor impacts is, therefore, considered less than significant. No sources of objectionable odors have been identified in the project vicinity. As with all projects within the City, proposals of a new odor source would require an applicant to demonstrate that the proposed facility includes odor controls within its design and through implementation of odor management practices to reduce odors to a less than significant level. The General Plan MEIR identified Mitigation Measure MM AQ-5 to reduce this impact. When the measure is implemented by the proposed project, the project would not result in odor impacts that are greater than those identified in the MEIR and this impact would be less-than-significant.

Mitigation Measures

1. The proposed project shall implement and incorporate the air quality resources-related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No.2012111015 Fresno General Plan Mitigation Monitoring Checklist dated August 2, 2017.

2. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated August 2, 2017.

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 CA Dept. of Fish and Game or US 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 CA Dept. of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

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

Background

Central California is a unique biological enclave with a rich diversity of flora and fauna. This region's climate, soils, hydrology and geographic isolation fostered resident species found nowhere else on earth. Through agricultural, rural residential and urban development, these species and their habitats are being diminished and marginalized.

Approximately 63 percent of the City of Fresno's 106,027-acre Planning Area consists of previous disturbed urban/developed areas containing industrial, commercial, and residential development and associated roads and infrastructure. About 32 percent of the Planning Area contains previous disturbed agricultural lands, orchards, pasture, and row and field crops located predominately along the outer boundaries of the Planning Area. Undeveloped and undisturbed areas with native vegetation occur within the remaining 5 percent of the Planning Area (City of Fresno 2014a, 5.4-3). The San Joaquin River corridor along the northern border of the Planning Area provides a

concentrated riparian plant and animal sanctuary. The area is a sensitive environment hosting a diversity of wildlife, fish, and plan species and contains the last remnants of a true riparian environment (City of Fresno 2011, 32). The San Joaquin River corridor is the only wildlife movement corridor in Fresno; open space and recreational use areas lack the substantive linkages necessary to be considered part of a wildlife movement corridor (City of Fresno 2014a, 5.4-40). In addition to the San Joaquin River there are several canals that traverse the SOI that provide opportunities for both vegetation and wildlife, however such opportunities are limited (City of Fresno 2011, 32).

a – f. No Impact. The subject site currently contains land that has been farmed in orchards and row crops and four rural residences, with the majority of the site being vacant. The project is on the edge of an urbanized area, with residential, park and school land to the north and east. Along the south side of the property there is some rural residential development and some agricultural development and along the west a housing subdivision and an open field. There are no native plants, riparian vegetation, significant wildlife populations or wetlands known to exist on the project site. There are a few trees, hedges and other vegetation surrounding the existing residences that will be removed for future development; however the landscaping does not appear to be native vegetation. Future development will comply with Chapter 13, Article 3 of the City's Development code which provides for replacement of trees when they are required to be removed for development. Because these trees are potentially suitable environments for several special-status species (including the swainson hawk and the western mastiff batt) that have been identified within five miles of the project area, the project will be subject to MEIR biological resources mitigation measures that address construction within a potentially suitable habitat.

There are no Habitat Conservation Plans (HCPs), Natural Community Conservation Plans (NCCPs) or other adopted local, regional or state HCP involving the subject area. Therefore, development will not result in any impacts to an adopted HCP or NCCP.

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

Mitigation Measures

1. The proposed project shall implement and incorporate the biological resources-related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No.2012111015 Fresno General Plan Mitigation Monitoring Checklist dated August 2, 2017.

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 Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 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
e) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or,				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC section 5024.1. In applying the criteria set forth in subdivision (c) of PRC section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Background

Cultural resources include prehistoric-era archaeological sites, historic-era archaeological sites, traditional cultural properties, sites of religious and cultural significance, and historical buildings, structures, objects, and sites. The importance or significance of a cultural resource is in part described by the context in which it originated or developed. National Park Service Bulletin 16a describes a historic context as “information about historic trends and properties grouped by an important theme in prehistory or history of a community, state, or the nation during a particular period of time” (NPS 1997). A context links an existing property to important historic trends and this allows a framework for determining the significance of a property.

In California, historians have divided the past into broad categories based on climate models, archaeological dating and written histories. Paleontologists divide time into much larger segments, with defined and named periods of time shortening in timespan as the modern era is reached.

Current geological maps indicate that the Planning Area consists of Quaternary alluvium with two primary surficial deposits: 1) Pleistocene non-marine (Riverbank Formation) and 2) Quaternary non-marine fan deposits, both of which have high potential sensitivity (City of Fresno 2014a, 5.5-14). Farming activities and previous structural development have disturbed the soils through much of the Planning Area; however future development that requires excavation or construction in previously undisturbed soils could impact paleontological resources.

a – d. No Impact. The project site does not contain any resources that are currently listed in the National State or Local Register of Historic Places, and the subject site is not within a designated historic district. The site does include four extant rural residential sites that are all over 50 years of age. The City of Fresno Historic Preservation Program Manager reviewed the site and has determined that the extant properties are not eligible for the National, State, or Local Register of Historic Places. There are no known archaeological or paleontological resources that exist within the project area. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. It is not expected that the proposed project may impact cultural resources. It should be noted however, that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources. Furthermore, previously unknown paleontological resources or undiscovered human remains could be disturbed during project construction.

Therefore, due to the ground disturbing activities that will occur as a result of the project, the measures within MEIR SCH No. 2012111015 for the Fresno General Plan, Mitigation Measure Monitoring Checklist to address archaeological resources, paleontological resources, and human remains will be employed to guarantee that should archaeological and/or animal fossil material be encountered during project excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to ensure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

Using a list provided by the Native American Heritage Commission, notification letters were sent informing tribes of the project pursuant to A.B. 52, on June 30, 2017. No traditional cultural resources were identified through the A.B. 52 process. One tribe, Table Mountain Rancheria responded on July 18, 2017 and declined further participation at this time, but requested notification in the unlikely event that cultural resources were identified. MEIR mitigation measures would apply to address this request.

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

Mitigation Measures

1. The proposed project shall implement and incorporate the cultural resources-related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No.2012111015 Fresno General Plan Mitigation Monitoring Checklist dated August 2, 2017.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				x

Background

Fresno has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zones (California Geologic Survey 2007). The immediate Fresno area has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenters lie to the east, west, and south. Known major faults are over 50 miles distant and include the San Andreas Fault, Coalinga area blind thrust fault(s), and the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Fresno from a major earthquake in the Eastern Sierra would be flooding that could be caused by damage to dams on the upper reaches of the San Joaquin River.

Fresno is classified by the State as being in a moderate seismic risk zone, Category “C” or “D,” depending on the soils underlying the specific location being categorized and that location’s proximity to the nearest known fault lines (California Geologic Survey

2003). All new structures are required to conform to current seismic protection standards in the California Building Code.

a – e. No Impact. No adverse environmental effects related to topography, soils or geology are expected as a result of the proposed project. The project must comply with all applicable building and development codes. State and local regulations require preparation of a site specific soils study by a qualified, licensed engineering professional. Said soils study must be approved by the City Engineer and others to assure compliance with mandatory soils, geologic and related grading requirements. The City of Fresno mandatory requirements and related ministerial permits have proven to be effective in addressing potential impacts to geology and soils. The property is not on a known earthquake fault, it will not result in substantial erosion, it is not located on unstable or expansive soil, and will not use septic tanks. Therefore request will have a less than significant impact on geology and soils.

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

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

Background

Greenhouse gases are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO2);
- Methane (CH4);
- Nitrous oxide (N2O);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs); and
- Sulfur Hexafluoride (SF6).

Over the last 200 years, humans have caused substantial quantities of greenhouse gases to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, which is believed to be causing global warming. While manmade GHGs include naturally-

occurring GHGs such as CO2, CH4, and N2O, some gases, like HFCs, PFCs, and SF6 are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO2, the most abundant greenhouse gas; the definition of GWP for a particular greenhouse gas is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO2 over a specified time period. Greenhouse gas emissions are typically measured in terms of pounds or tons of "CO2 equivalents" (CO2e).

City of Fresno General Plan and Development Code Update

The City's General Plan Update includes guiding and implementing policies that would reduce greenhouse gas emissions associated with development in the City. The policies relate to design and development principals, support for alternate modes of transportation, transportation improvements, habitat conservation, and water conservation (City of Fresno 2014a, 5.7-26 to 5.7-41). The measures are detailed on pages 5.7-23 through 5.7-41 of the MEIR.

City of Fresno Greenhouse Gas Reduction Plan

The City's Greenhouse Gas Reduction Plan was created as part of the General Plan and includes strategies to reduce per capita greenhouse gas emissions to 1990 levels by 2020 The following policies from the Greenhouse Gas Reduction Plan would be applicable to the proposed project.

New Discretionary Development Approval Process to Determine Consistency with Greenhouse Gas Reduction Plan

1. Review General Plan Policies listed in the GHG Plan to determine applicability to the project.

2. Incorporate design features or mitigation measures into the project as needed to demonstrate consistency.

    a. Street and pedestrian design complies with complete streets concepts.

    b. Review project against Development Code for mandatory design features required for the project.

    c. Consider alternative energy generation (solar) if appropriate for the project and site. (The State is working towards zero net energy development that will require increasing efficiency and self generation over time).

    d. Review water conservation building and landscape design features for compliance with City water conservation standards.

3. Implement project design features suitable for the development type and location.

    a. Projects within core/center areas and BRT corridors should meet minimum density and design requirements to ensure pedestrian and transit orientation is met.

    b. Maintain and enhance connections to regional bikeways and trail system.

4. Complete the latest version of the Fresno Green Residential or Non-Residential Checklist

    a. Meet the Fresno Green checklist point requirements.

    b. Alternatively, meet the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Programs, or qualify for Build It Green's GreenPoint rating system for residential building.

New Discretionary Development requiring a General Plan Amendment

1. Comply with all of the measures listed above for ministerial and discretionary projects.

2. Ensure that change in land use designation would not result in a significant increase in GHG emissions compared to the existing designation (would require a GHG technical study to quantify GHG emissions and benefits of project design features).

3. Projects currently designated for residential or commercial development that increase development densities and intensities and comply with all other relevant General Plan policies and City design standards are considered to have less than significant GHG impacts.

4. Emissions from stationary sources for new industrial projects are not considered in the significance determination; however, emissions from motor vehicles trips generated by the project and energy efficiency of the building are considered.

5. Projects that propose decreases in development densities or intensities requiring a General Plan will require analysis to determine the impacts on the General Plan land use strategy and must identify mitigation measures to reduce greenhouse gas emissions beyond those required by regulation if needed.

a and b. Less than Significant.

Individual projects incrementally contribute toward the potential for global climate change on a cumulative basis in concert with all other past, present, and probable future projects. While individual projects are unlikely to measurably affect global climate change, each of these projects incrementally contributes toward the potential for global climate change on a cumulative basis, in concert with all other past, present, and probable future projects.

Greenhouse gas emissions associated with the project would occur over the short term from construction activities associated with future development that would occur under the zone change. Construction emissions would consist primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with the project through vehicle trips, energy consumption, and water consumption.

The MEIR analyzed the potential greenhouse gas emissions that would result from buildout of the General Plan, including construction emissions. In addition, a Greenhouse Gas Reduction Plan was created as part of the General Plan, which includes strategies to reduce per capita greenhouse gas emissions to 1990 levels by 2020. The plan demonstrates that even though the City would have increased growth, the per capita emission rates would be reduced through 2020. The General Plan policies would continue to provide greenhouse gas reductions beyond 2020 since they would apply to all development that would occur, however, the amount of local reductions needed beyond 2020 is uncertain pending adoption of state targets for future years. As such, the MEIR concluded that cumulative greenhouse gas impacts related to growth under the General Plan would be significant and unavoidable.

The proposed project would allow for the future development of an educational facility, a park, a residential neighborhood, and commercial uses on the proposed project site.

Similar to the analysis conducted for the site in the MEIR, the proposed land uses would result in mobile GHG emissions from increased vehicle trips to the project site and area source GHG impacts such as emissions generated from the use of landscaping equipment and water heating. However, as shown in trip generation analysis for the proposed project, the proposed land use and zoning designations are less intense than those evaluated in the General Plan MEIR and would generate substantially fewer vehicle trips

Based on the CalEEMod analysis prepared for the proposed project, the previous land use designations as evaluated in the MEIR would result in 49,465.7 metric tons CO2e per year, while the proposed project would result in emissions of 42,121.6 metric tons CO2e per year. This represents a reduction of 7,344 metric tons CO2e per year over emissions identified in the MEIR for the proposed project site Therefore, the proposed project's greenhouse gas emissions would be less than the impacts identified in the General Plan MEIR. The proposed project would not result in any new or substantially greater greenhouse gas impacts; therefore, this impact would be less-than significant.

The MEIR included an evaluation of the General Plan Update and greenhouse gas Reduction Plan's compliance with AB 32 and the Scoping Plan. It was determined that the General Plan Update includes numerous policies that support state efforts to reduce greenhouse gases as detailed in the Scoping Plan. No General Plan policies were identified that conflict with or obstruct Scoping Plan strategies. The Scoping Plan future year inventories include growth projected for development throughout the State, including Fresno. The MEIR considered this impact less than significant. The proposed project would be required to be consistent with the policies listed in the General Plan and Greenhouse Gas Reduction Plan. All proposed projects are required to demonstrate consistency with the City of Fresno's Greenhouse Gas Reduction Plan. The proposed project would not conflict with the State goal of reducing greenhouse gas emissions and would not conflict with the AB 32 Scoping Plan. The proposed project would be subject to all applicable permit and planning requirements in place or adopted by the City of Fresno. Therefore, the proposed project would be consistent with the plans and policies adopted for the purpose of reducing greenhouse gas emissions. The proposed project would not result in new or more severe significant impacts related to greenhouse gas emission nor conflict with plans adopted for the purpose of reducing greenhouse gas emissions.

In conclusion, the project will not result in any greenhouse gas impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

Background

Under the California Code of Regulations, hazardous materials are defined as substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed,

or otherwise managed. Hazardous materials have one or more of the following properties:

Toxicity - causes human health effects

Ignitability - has the ability to burn

Corrosivity - causes burns or damages/degrades materials

Reactivity - causes explosions or generates toxic gases

A hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. The criteria that define a material as hazardous also define a waste as hazardous. If improperly handled, hazardous materials and hazardous waste can result in public health hazards through being released into the soil or groundwater or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer. The California Code of Regulations, Title 22, Sections 66261.20-24 contains technical descriptions of toxic characteristics that could cause soil or groundwater to be classified as hazardous waste. The contaminated areas in Fresno are largely associated with leaking underground storage tanks and are predominately clustered south of Downtown, near the Fresno Yosemite International Airport and Palm Bluffs Corporate Center, and along the Union Pacific Railroad Tracks (City of Fresno 2014b: 9-32).

a – c. Less than Significant Impact. The proposed project plan includes future development of the property with an educational facility, a park, a residential neighborhood, and commercial uses. The proposed project does not include land uses that are focused on the use or production of hazardous materials. Some commercial uses may include the use of hazardous materials. As part of the entitlement process, future uses will be reviewed by the Fresno County Department of Public Health, and be required to submit Hazardous Materials Business Plans, The potential impacts are therefore less than significant.

The proposed project is across the street from Rutherford B. Gaston Middle School. There are no hazardous materials related to the proposed project. However, vehicle emissions from construction activities and daily trips from residential uses could impact the school. A Traffic Impact Study (TIS), dated July 19, 2017 was completed by the Department of Public Works, Traffic and Engineering Division for this project. The TIS analysis compared current General Plan land use designations to proposed land use designations (see Transportation and Traffic Impacts below). The study found that the proposed project would result in fewer trips than anticipated by the current General Plan uses, therefore the impact on the school is less than significant.

d. Less than Significant with Mitigation Incorporated. The project is not on a hazardous material site (DTSC 2017). However, as a precautionary measure, project specific mitigation measures require that a Phase 1 Environmental Site Assessment (ESA) be conducted prior to grading along with a Phase II or remediation if required by the Phase 1 ESA.

The Fresno County Department of Public Health conditions of approval for the project include measures to protect ground water prior to the destruction of any agricultural wells and septic tanks. Should underground storage tanks be discovered during the project, the conditions of approval require the applicant to secure an underground storage tank removal permit from the county (see Exhibit F).

e – f. No Impact. The project is not located within an Airport Land Use Plan (ALUC 2000), nor is it in the vicinity of a private airstrip. The project will not impair the implementation or physically interfere with an adopted emergency response plan or evacuation plan. The project is surrounded by urban uses and therefore not adjacent to wildlands and will not expose people or structures to significant risk of loss, injury or death involving wildland fires (City of Fresno 2011).

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

Mitigation Measures

1. The proposed project shall implement and incorporate the hazards and hazardous material related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated August 2, 2017.

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

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

Background

Fresno is one of the largest cities in the United States still relying 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.

The adverse groundwater conditions of limited supply and compromised quality have been well-documented by planning, environmental impact report and technical studies over the past 20 years including the Master Environmental Impact Report (MEIR) No. SCH No. 2012111015 for the General Plan, the MEIR 10130 for the Fresno General Plan, Final EIR No.10100, Final EIR No.10117, and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan), et al. These conditions include water quality degradation due to DBCP, arsenic, iron, and manganese concentrations; low water well yields; limited aquifer storage capacity and recharge capacity; and, intensive urban or semi-urban development occurring upgradient from the Fresno Metropolitan Area.

In response to the need for a comprehensive long-range water supply and distribution strategy, the General Plan recognizes the Kings Basin's Integrated Regional Water Management Plan, Fresno-Area Regional Groundwater Management Plan, and City of

Fresno Metropolitan Water Resource Management Plan and cites the findings of the City of Fresno 2010 Urban Water Management Plan. The purpose of these management plans is to provide safe, adequate, and dependable water supplies to meet the future needs of the Kings Basin regions and the Fresno-Clovis metropolitan area in an economical manner; protect groundwater quality from further degradation and overdraft; and, provide a plan of reasonably implementable measures and facilities.

The 2016 Urban Water Management Plan illustrates the City of Fresno's goals to achieve a 'water balance' between supply and demand while decreasing reliance upon and use of groundwater. To achieve these goals the City is implementing a host of strategies, including:

> Intentional groundwater recharge through reclamation at the City's groundwater recharge facility at Leaky Acres (located northwest of Fresno-Yosemite international Airport), refurbish existing streams and canals to increase percolation, and recharge at Fresno Municipal Flood Control District's (FMFCD) storm water basins;
>
> Increase use of existing surface water entitlements from the Kings River, United States Bureau of Reclamation and Fresno Irrigation District for treatment at the Northeast Storm Water Treatment Facility (NESWTF) and construct a new Southeast Storm Water Treatment Facility (SESWTF); and
>
> Recycle wastewater at the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) for treatment and re-use for irrigation, and to percolation ponds for groundwater recharge. Further actions include the General Plan, Policy RC-6-d to prepare, adopt and implement a City of Fresno Recycled Water Master Plan.

The City of Fresno has adopted a key objective of balancing its groundwater operations by 2025. Groundwater is replenished mainly by natural recharge and subsurface flows; however the major component of this objective is the use of treated surface water from existing entitlements. The City is entitled to 60,000 acre feet from the Bureau of Reclamation and 85,000 acre feet from the Kings River annually. Use of treated surface water from the NESWTF has increased from 100 percent dependence on groundwater in 2004 to 28,347 acre feet per year (af/yr) in 2015. Increases in surface water use effectively reduced groundwater use from 156,487 af/yr in 2000 to 83,360 af/yr in 2015 (City of Fresno 2016, 4-2). By 2025, with the addition of recycled water from the RWRF, groundwater use will drop to 53,500 af/yr, with 25,000 af/yr from recycled water and 123,000 af/yr from treated surface water.

In addition, the General Plan policies require the City to maintain a comprehensive conservation program to help reduce per capita water usage, and includes conservation

programs such as landscaping standards for drought tolerance, irrigation control devices, leak detection and retrofits, water audits, public education and implementing US Bureau of Reclamation Best Management Practices for water conservation to maintain surface water entitlements.

Implementation of the Fresno General Plan policies, the Kings Basin Integrated Regional Water Management Plan, City of Fresno Urban Water Management Plan, Fresno-Area Regional Groundwater Management Plan, and City of Fresno Metropolitan Water Resource Management Plan and the applicable mitigation measures of approved environmental review documents will address the issues of providing an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

a – b, f. Less than Significant. The project area is located within the Development Area 1-South. In accordance with the provisions of the Fresno General Plan and MEIR mitigation measures, project specific water supply and distribution requirements must assure than an adequate source of water is available to serve the project. There currently is a water connection fee program to support the development of water supply, treatment, conveyance and recharge facilities. In accordance with the provisions of the Fresno General Plan and the MEIR mitigation measures, project specific water supply and distribution requirements must assure than an adequate source of water is available to serve the project. The City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water service will be available for the proposed project subject to water mains being extended within the proposed development. The City of Fresno Department of Public Utilities, Water Division has conducted a water supply assessment for the project, dated July 26, 2017 which concludes that there is adequate supply to serve the project under the proposed land use configuration (see Exhibit D for Water Supply Assessment).

As a condition of approval, any pre-existing on-site domestic or agricultural water wells as well as any septic systems that may be on site shall be properly destroyed in accordance with all applicable State and County Health standards and regulations. Occupancy of the site will generate wastewater containing human waste, which is required to be conveyed and treated by the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. There will not be any onsite wastewater treatment system. The project will be required to install sewer mains and branches and to pay connection and sewer facility fees to provide for reimbursement of preceding investments in sewer trunks to connect this site to a publicly owned treatment works.

Implementation of the Fresno General Plan policies, the Kings Basin Integrated Regional Water Management Plan, City of Fresno UWMP, Fresno-Area Regional Groundwater Management Plan, City of Fresno Metropolitan Water Resource

Management Plan and the applicable MEIR mitigation measures will address the issues of providing an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

c – e. Less than Significant with Mitigation Incorporated. The project proposes amending the General Plan to change the land use designations on the site which could impact drainage and runoff. The Fresno Metropolitan Flood Control District (FMFCD) reviewed the project and, in a letter dated July 19, 2017, found that the existing storm drainage facilities on part of the parcel lack the capacity to accommodate the expected increased runoff generated by the proposed commercial land uses. To mitigate the impact on runoff and drainage, FMFCD conditions of approval on the project require the developer to make improvements to the existing or proposed pipeline system to increase the capacity, or use a permanent peak reducing facility to eliminate adverse impacts on the existing system (see Exhibit F). With these project-specific mitigation measures incorporated this impact is less than significant.

g – j. No Impact The project area is within Flood Zone X, an area determined to be outside the .2% annual chance (also known as the 500-year) floodplain (FEMA 2009). No part of the project is within a 100-year floodplain and therefore this project will have no impact on housing or other structures in 100-year floodplains. There are no sources of flooding due to dams or levees near the project area (City of Fresno 2011).

Official Statewide Tsunami Inundation Maps, coordinated by California Office of Emergency Services (Cal OES), are developed for all populated areas at risk to tsunamis in California. According to Cal OES' MY HAZARD website and Official Statewide Tsunami Inundation Maps, the Planning Area is located outside a tsunami hazard zone (OES 2017).

A seiche is a "standing" wave oscillating in a body of water. This phenomenon occurs in large bodies of water such as bays and lakes. A seiche may occur in any semi- or fully-enclosed body of water. They can be caused by strong winds and earthquakes. There are no bodies of water capable of producing a seiche in the project area. The project area is not susceptible to soil erosion. No impacts related to inundation by seiche, tsunami, or mudflow are expected to occur at the project site.

In conclusion, with the project specific mitigation measures related to hydrology/utilities and service systems incorporated, the project will not result in any hydrology or water quality impacts beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures:

1. The proposed project shall implement and incorporate the hydrology/utilities and services systems related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated August 2, 2017.

2. The proposed project shall implement and incorporate the hydrology/utilities and services systems related mitigation measures as identified in the attached MEIR Mitigation Monitoring Checklist dated August 2, 2017.

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

a and c. No Impact. The proposed project is just outside of Fresno City limits and on the edge of an urbanized area and will not physically divide an established community. There are no Habitat Conservation Plans (HCPs), Natural Community Conservation Plans (NCCPs) or other adopted local, regional or state HCP involving the subject area. Therefore, development will not result in any impacts to an adopted HCP or NCCP.

b. Less than Significant. The project includes a proposed amendment to the Fresno General Plan Land Use Map to change the land use designation on the subject site for the purposes of facilitating future development. The project proposes to amend the Fresno General Plan from the following land use designations: Medium Density Residential (19.25 acres), Urban Neighborhood (29.44 acres), Community Commercial (10.11 acres), Office (37.69 acres) and Community Park (19.09 acres), to Medium Density Residential (54.48 acres), Community Commercial (2.4 acres), Regional

Commercial (22.52 acres), Park (9.63 acres) and the Public Facility – College designation (26.55 acres). Although this amendment represents a change to the General Plan Land Use Map, it is in keeping with the following land use policies and goals of the General Plan:

Fresno General Plan Goal 7. Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.

Fresno General Plan Goal 8. Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

These goals are supported by General Plan policies, including:

UF-1-e Unique Neighborhoods. Promote and protect unique neighborhoods and mixed use areas throughout Fresno that respect and support various ethnic, cultural and historic enclaves; provide a range of housing options, including furthering affordable housing opportunities; and convey a unique character and lifestyle attractive to Fresnans. Support unique areas through more specific planning processes that directly engage community members in creative and innovative design efforts.

UF-1-f Complete Neighborhoods, Densities, and Development Standards. Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan.

The proposed project includes land designated for park, community college, commercial and residential uses, and therefore supports the development of complete neighborhoods. Furthermore, the proposed project does not propose a change which will result in the loss of planned land uses essential to serve the public or planned urban form, and will therefore not conflict with any applicable land use plan, policy or regulation of the City of Fresno. Therefore the project's impact is less than significant.

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

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

Background

The California Geological Survey conducted a study of the Fresno Production-Consumption Region in 1999 to analyze the mineral resources in the area. According to that study, the principal area for mineral resources is located in and immediately adjacent to the Planning Area along the San Joaquin River Corridor (California Geologic Survey 1999). These materials are removed via surface mining operations. These areas have been and are designated as Open Space, and the activities continue to require conditional use permits. The City anticipates that these uses will continue until the resources are substantially removed, and it is no longer economically feasible to mine the areas.

a and b. No Impact. There are no known mineral resources of significant value within the project area (California Geologic Survey 1999). The proposed project will not result in the loss of availability of either known mineral source that would be valuable to the region or state, nor would it result in the loss of availability of a locally-important mineral resource recovery site. In conclusion, the proposed project would not result in any mineral resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Background

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 people 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.

Generally the three sources of substantial noise that affect the City of Fresno and its residents are transportation-related and consist of major streets and regional highways; airport operations at the Fresno Yosemite International, Fresno-Chandler Executive, and the Sierra Sky Park Airports; and railroad operations along the BNSF Railway and the Union Pacific Railroad lines. The General Plan Noise Element establishes 65 dBA Community Noise Equivalent Level (CNEL) as the standard for desirable maximum average exterior noise levels.

a – d. Less than Significant.

Short Term Noise Impacts

The construction of a project involves short-term, construction-related noise as well as groundborne vibration. Pursuant to the Fresno General Plan MEIR, as set forth by Chapter 10, Article 1, Section 10-109- Exemptions, the provisions of Article 1- Noise Regulations of the FMC shall not apply to:

> Construction, repair or remodeling work accomplished pursuant to a building, electrical, plumbing, mechanical, or other construction permit issued by the City or other governmental agency, or to site preparation and grading, provided such

work takes place between the hours of 7:00 a.m. and 10:00 p.m. on any day except Sunday.

Thus, although development activities associated with building-out of the of the Planning Area could potentially result in temporary or periodic increase in ambient noise levels in the project vicinity (City of Fresno 2014a), construction activity would be exempt from the City of Fresno's noise regulation, as long as such activity is conducted with an appropriate construction permit and during the hours of 7:00 a.m. and 10:00 p.m., excluding Sunday. Therefore, short-term construction impacts associated with the exposure of person to or the generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies would be less than significant.

Long Term Impacts

The project site will be exposed to increased vehicular traffic noise due to increased traffic volumes on Martin Luther King Jr. Blvd, Church Avenue and Jensen Avenue. The General Plan Noise and Safety Figure NS-3 (Future Noise Contours-Vehicle), shows the 60 to 65 dB noise contour extending 440 feet north from the Jensen Avenue centerline and a 65 to 70 dB noise contour extending 147 feet north from the Jensen Avenue centerline. A Traffic Impact Study, dated July 19, 2017 was completed by the Department of Public Works, Traffic and Engineering Division for this project, comparing current General Plan land use designations to proposed land use designations. The study found that the proposed project would result in fewer trips than anticipated by the current General Plan land uses. The General Plan sets a maximum average outdoor standard of 65 dBA for sensitive uses. The proposed use along Jensen is regional commercial, which is not a sensitive use. It is expected with landscaping and building setbacks and the use of sound absorbent materials, the projected on-site noise levels should fall within the City's Noise and Safety Element standards. Therefore, long term impacts associated with the exposure of person to or the generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies would be less than significant.

e and f. No Impact. This project is not located within an airport land use plan, or within two miles of a public airport or a private airstrip. Therefore this project will not result in any impacts related to airport uses.

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

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

Background

The Fresno General Plan projects a population 780,600 by the year 2035. The General Plan is anticipated to accommodate up to approximately 425,000 additional persons for a total of 970,000 persons within the Planning Area by the buildout year of 2056. In addition, the General Plan area is projected to accommodate approximately 145,000 additional housing units for a total of approximately 332,000 units by the buildout year of 2056.

a. Less than Significant Impact. The project parcels currently have four residences, of which one is occupied. The proposed amendment to the General Plan and prezone would prezone the parcels from Limited Agriculture (Fresno County AL-20 zoning) to Residential Single Family (Fresno City RS-5) for 54.48 acres, Community Commercial (CC) for 2.4 acres, Commercial-Regional (CR) for 22.52 acres, Parks and Recreation (PR) for 9.63 acres and Public and Institutional (PI) for 26.52 acres. This proposed

rezoning would be for the purposes of facilitating annexation to the City of Fresno and future development of the property with an educational facility, a park, a residential neighborhood, and commercial uses. The proposed project will increase the number of residential units on the parcels compared to the existing. This mitigated negative declaration prepared for the proposed project is tiered from the General Plain MEIR which contains measures to mitigate projects population impacts. Therefore the purpose of this initial study is to evaluated potential project-related impacts which not evaluated fully within the scope of the MEIR.

Although the project is currently outside of Fresno city limits, as part of the Sphere of Influence it was included in the General Plan Land Use Map and analyzed as a part of the MEIR. The proposed project will amend the residential land uses from 19.25 acres of Medium Density Single-Family Residential (with the potential for 96 - 231 dwelling units) and 29.44 acres of Urban Neighborhood (with the potential for 471 - 883 units) with 54.48 acres of Medium Density Single-Family Residential (with the potential for 272 – 653 units). The proposed project represents between 295 and 461 units fewer units being developed than considered in the General Plan. Therefore the proposed project will have a less than significant impact on population growth in the area.

b and c. Less than Significant Impact. The proposed project will displace four existing residential structures, only one of which is currently occupied. No sites identified in the General Plan Housing Element will be affected by this project. Therefore the proposed project does not have the potential to displace substantial numbers of existing housing or persons as a result of development.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
i) Fire protection?			X	
ii) Police protection?			X	
iii) Drainage and flood control?		X		
iv) Parks?			X	
v) Schools?			X	
vi) Other public services?			X	

i – ii and iv – vi. Less than Significant. The site is approximately 1 mile from the nearest fire station. This distance is approved for single family residences and commercial projects. The Fire Department has submitted conditions that will be required as conditions of approval for the proposed project (see Exhibit F). The City of Fresno Police Department will serve the project and the project will pay any required impact fees at the time of building permits. The demand for schools generated by the project is within the planned projections of the Washington Unified school district, and the applicant will pay impact fees at the time of building permits. The project would not

increase the use of existing neighborhood and regional parks or other recreational facilities. The project would introduce new park land into the neighborhood. See Recreation below for further discussion of the park-related impacts associated with this project. This project will have a less than significant impact on fire, police, schools and park facilities.

Less than Significant Impact with Mitigation Measures Incorporated. Please see Hydrology and Water Quality above for a discussion of the projects impacts on drainage and flood control.

In conclusion, with the project specific mitigation measures related to hydrology/utilities and service systems incorporated, the project will not result in any public service impacts beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures

1. The proposed project shall implement and incorporate the hydrology/utilities and services systems related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated August 2, 2017.

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	

a. Less than Significant Impact. The project would not increase the use of existing neighborhood and regional parks or other recreational facilities. The project would introduce new park land into the neighborhood. The proposed project will also include up to 653 housing units. As of the 2010 decennial census, the average household size in Fresno city is 3.09 persons per household (City of Fresno 2017, 2-7). Using that number, the project would increase the population by approximately 2,018 people. The General Plan parks goal is 3 acres per 1,000 people, meaning the new population would need just over 6 acres of new parkland to meet the General Plan goal. The proposed park acreage, 9.63 acres, is more than adequate to serve the expected project population. This project will have a less than significant impact on existing neighborhood and regional parks.

b. Less Than Significant Impact. The project area consists of vacant land and four rural residences. This project consists of a plan amendment, prezone and annexation proposal for future development of the property, include 9.63 acres for park space. This project does not include or require the construction of recreational facilities that may have an adverse effect on the environment, therefore the proposed project's

recreational facilities will have a less than significant impact on the environment in the area.

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

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

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

a – b. Less than Significant with Mitigation Incorporated. The subject site is comprised of approximately 115.95 acres of property bounded by E Church Avenue on the north, S Martin Luther King Jr Boulevard on the east, E Jensen Avenue on the south and Knight Avenue on the west. The site is adjacent to low-density residential and open space, and across the street from Rutherford B Gaston Elementary school.

The Public Works Department, Traffic and Engineering Division conducted a Traffic Impact Study (TIS), dated July 19, 2017, for the project. That Traffic Impact Study, "Plan Amendment and Prezone for the Property Located on the Northwest Corner of Jensen Avenue and Martin Luther King Jr. Boulevard- Traffic Impact Study" together with the findings and mitigation measures of those documents are incorporated herein by reference. The analysis found that the project is expected to generate 26,279 average daily trips (ADT) including 1,554 morning peak hour trips and 2,503 evening peak hour trips. These numbers were compared to the trip generations projected by the land use designations in the General Plan and found that this project would result in 5,020 fewer ADT, with 1,198 fewer morning peak hour trips and 829 fewer evening peak hour trips.

Per the Fresno General Plan, the City is divided into four traffic impact zones (TIZ), representing an acceptable level of service (LOS) for each zone. Analysis results were

evaluated against the corresponding TIZ LOS. For intersections bounded by two or more TIZ, the more conservative TIZ standard was considered for impacts and mitigation measures. The TIS analysis indicates that the expected proposed project will impact several intersections, bringing their LOS to below standards. A summary of the project specific mitigation measures recommended by the Traffic Impact Study is listed below:

Location	**Improvements/Mitigation Measures**
California Ave at Walnut Ave	• Install a traffic signal with left-turn phasing • Restripe/widen the northbound and southbound approaches from a shared left-through-right lane to one left-turn lane and a shared through-right lane
Church Ave at Walnut Ave	• Install a traffic signal with left-turn phasing • Restripe/widen the northbound, southbound, westbound and eastbound approaches from a shared left-through-right lane to one left-turn lane and a shared through-right lane
Church Ave at MLK Blvd	• Restripe/widen the southbound, westbound and eastbound approaches from one left-turn lane and a shared through right lane to one left-turn lane, one through lane and one right- turn lane
Jensen Ave at Walnut Ave	• Install a traffic signal with left-turn phasing • Restripe/widen the northbound and southbound approaches from a shared left-through-right lane to one left-turn lane and a shared through-right lane • Restripe/widen the eastbound and westbound approaches from a shared left-through-right lane to one left-turn lane, one through lane and a shared through-right lane
Jensen Ave at Elm Ave	• Restripe/widen the southbound, westbound and eastbound approaches from one left-turn lane, one through lane and a shared through-right to one left-turn lane, two through lanes and one right-turn lane

The developer of the project will be required to pay the Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permits. The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out in the General Plan circulation element and are included in the Nexus Study for the TSMI fee. With the project specific mitigation measures incorporated, the impact of the proposed project on city traffic standards is less than significant.

b – f. No Impact. The passage of A.B. 2419 in 1996 allowed counties to opt out of the California Congestion Management Program. In 1997, the Fresno COG Policy Board rescinded the Fresno County Congestion Management Program. Therefore this project will not impact a county congestion management program. This project is not within an airport land use plan and will have no impact on air traffic patterns. This project is currently at the conceptual stage, future entitlements with detailed site plans will be required prior to the issuance of building permits, these plans will be reviewed by Traffic Engineering, and the Fire Department. The project is in keeping with the City of Fresno's Active Transportation Plan; it includes the development of a Class I trail along the south side of Church and a Class I trail along the north side of Jensen Avenue, both of which are called for in the Active Transportation Plan.

In conclusion, the proposed project, with project specific mitigation measures incorporated, would not result in any transportation/traffic environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures:

1. The proposed project shall implement the Transportation and Traffic related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated August 2, 2017.

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

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

a – b, d – g. Less than Significant. The Department of Public Utilities completed a water supply assessment (WSA), dated August 2, 2017 pursuant to Water Code Section 10910 and is attached and incorporated by reference to this initial study. The WSA concludes that there is adequate supply to serve the project under the proposed land use configuration (see Exhibit D for Water Supply Assessment).

The Department of Public Utilities has also determined that adequate sanitary sewer will be available to serve the proposed project subject to the payment of any applicable connection charges and/or fees; compliance with the Department of Public Utilities standards, specifications, and policies; the rules and regulations of the California Public Utilities Commission and California Health Services; and, implementation of the City-wide program for the completion of incremental expansions to facilities for planned water supply, treatment, and storage. The project site will be serviced by solid waste division and will have water and sewer facilities available subject to the conditions of approval stipulated for the proposed project (see Exhibit F). Therefore the impact of this project on water supply, treatment and storage, as well as landfill facilities will be less than significant.

c. Less than Significant with Mitigation Incorporated. The project proposes amending the General Plan to change the land use designations on the site, which could impact drainage and runoff. The Fresno Metropolitan Flood Control District (FMFCD) reviewed the project and in a letter dated July 19, 2017, found that the existing storm drainage facilities on part of the parcel lack the capacity to accommodate the expected increased runoff generated by the proposed commercial land uses. To mitigate the impact on runoff and drainage, FMFCD conditions of approval on the project require the developer to make improvements to the existing or proposed pipeline system to increase the capacity, or use a permanent peak reducing facility to eliminate adverse impacts on the existing system (see Exhibit F).

In conclusion, with the project specific mitigation measures related to hydrology/utilities and service systems incorporated, the project will not result in any utility and service system impacts beyond those analyzed in MEIR SCH No. 2012111015.

Mitigation Measures:

1. The proposed project shall implement and incorporate the hydrology/utilities and services systems related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated August 2, 2017.

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
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

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

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

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

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

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

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

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EXHIBIT B

City of Fresno General Plan and Development Code Update Mitigation and Monitoring Reporting Program (MMRP) for Environmental Assessment No. A-17-007/ R-17-010/ TPM-17-06/ANX-17-005

Conducted for Application No(s). A-17-007/ R-17-010/ TPM-17-06/ANX-17-005, August 2, 2017

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

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

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

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

The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for 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
Section 5.1 - Aesthetics:								
MM AES-1. Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences. **Verification comments:**	Prior to issuance of building permits	Public Works Department (PW) and Development & Resource Management Dept. (DARM)	**X**					

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Aesthetics *(continued)*:								
MM AES-5: Materials used on building facades shall be non-reflective. **Verification comments:**	Prior to development project approval	DARM	X					
Section 5.3 - Air Quality:								
MM AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO2 and PM2.5. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to: • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less. **Verification comments:**	Analysis to be completed prior to-development project approval; posting of signs to be completed prior to use of truck unloading/ loading areas	DARM	X					

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Air Quality *(continued)*:								
MM AIR-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. *(continued on next page)*	Control measures to be incorporated into project design 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
Air Quality *(continued)***:**								
MM 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]*						
MM AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook or newer regulatory criteria that may be adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD).. **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
Air Quality *(continued)***:**								
MM AIR-4: Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer regulatory criteria that may be adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD). **Verification comments:**	Prior to development project approval	DARM	**X**					
MM AIR-5: Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant. **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:								
MM BIO-1: Construction of a proposed project should avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports any special-status species. If a special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible. **Verification comments:**	Prior to development project approval and during the construction phase of the project	DARM	**X**					
MM BIO-2: Direct or incidental take of any state or federally listed species should be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the California Department of Fish and Wildlife (CDFW) 2081 and U.S. Fish and Wildlife Service (USFWS) Section 7 or Section 10 permitting processes must take place prior to any action that *(continued on next page)*	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)*:								
MM BIO-2 *(continued from previous page)* may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to a listed species will be determined on a case-by-case basis through agency consultation. **Verification comments:**	*[see previous page]*	*[see previous page]*						
MM BIO-3: Development within the Planning Area should avoid, where possible, special-status natural communities and vegetation communities that provide suitable habitat for special-status species. If a proposed project will result in the loss of a special-status natural community or suitable habitat for special-status species, compensatory habitat-based mitigation is required under CEQA and the California Endangered Species Act (CESA). Mitigation will consist of preserving on-site habitat, restoring similar habitat or purchasing off-site credits from an approved mitigation bank. Compensatory mitigation will be determined through consultation with the City and/or resource agencies. An appropriate mitigation strategy and ratio will be agreed upon by the developer and lead agency to reduce project impacts to special-status natural communities to a less than significant *(continued on next page)*	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)***:**								
MM BIO-3 *(continued from previous page)***:** level. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. The specific mitigation for project level impacts will be determined on a case-by-case basis. **Verification comments:**	*[see previous page]*	*[see previous page]*						
MM BIO-4: Proposed projects within the Planning Area should avoid, if possible, construction within the general nesting season of February through August for avian species protected under Fish and Game Code 3500 and the Migratory Bird Treaty Act (MBTA), if it is determined that suitable nesting habitat occurs on a project site. If construction cannot avoid the nesting season, a pre-construction clearance survey must be conducted to determine if any nesting birds or nesting activity is observed on or within 500-feet of a project site. If an active nest is observed during the survey, a biological monitor must be on site to ensure that no proposed project activities would impact the active nest. A suitable buffer will be established around the active nest until the nestlings have fledged and the nest is no longer active. Project activities *(continued on next page)*	Prior to development project approval and during construction activities	DARM	**X**					

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

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources *(continued)*:								
MM BIO-6: Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or consultation with the U.S. Army Corps of Engineers (USACE) and the Regional Water Quality Control Board (RWQCB), determination of mitigation strategy, and regulatory permitting to reduce impacts, shall be implemented as required for projects that remove riparian habitat and/or alter a streambed or waterway. **Verification comments:**	Prior to development project approval	DARM						X
MM BIO-7: Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS. **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)*:								
MM BIO-8: If a proposed project will result in the significant alteration or fill of a federally protected wetland, a formal wetland delineation conducted according to U.S. Army Corps of Engineers (USACE) accepted methodology is required for each project to determine the extent of wetlands on a project site. The delineation shall be used to determine if federal permitting and mitigation strategy are required to reduce project impacts. Acquisition of permits from USACE for the fill of wetlands and USACE approval of a wetland mitigation plan would ensure a "no net loss" of wetland habitat within the Planning Area. Appropriate wetland mitigation/creation shall be implemented in a ratio according to the size of the impacted wetland. . **Verification comments:**	Prior to development project approval	DARM						**X**
MM BIO-9: In addition to regulatory agency permitting, Best Management Practices (BMPs) identified from a list provided by the USACE shall be incorporated into the design and construction phase of the project to ensure that no pollutants or siltation drain into a federally protected wetland. Project design features such as fencing, appropriate drainage and *(continued on next page)*	Prior to development project approval; but for long-term operational BMPs, prior to issuance of occupancy	DARM	**X**					

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources *(continued)*:								
MM BIO-9 *(continued from previous page)*: incorporating detention basins shall assist in ensuring project-related impacts to wetland habitat are minimized to the greatest extent feasible. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Section 5.5 - Cultural Resources:								
MM CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and *(continued on next page)*	Prior to commencement of, and during, construction activities	DARM	**X**					

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

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

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

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

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F - Not Applicable

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

Cultural Resources *(continued)*:

MM CUL-2 *(further continued from previous two pages)* 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 excavation and/or construction activities, the procedure *(continued on next page)*	*[see Page 14]*	*[see Page 14]*	

Cultural Resources *(continued)*:

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

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

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F - Not Applicable

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

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F - Not Applicable

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

A - Incorporated into Project
B - Mitigated
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D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources *(continued)*:								
MM CUL-4 *(continued from previous page)* 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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F - Not Applicable

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

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B - Mitigated
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hazards and Hazardous Materials *(continued)*:								
MM HAZ-4: Re-designate the current vacant lots located at the northeast corner of Kearney Boulevard and South Thorne Avenue to Public Facilities-Airport or Open Space. **Verification comments:**	Prior to development approvals	DARM						**X**
MM HAZ-5: Prohibit residential uses within Safety Zone 1 northwest of the Hawes Avenue and South Thorne Avenue intersection. **Verification comments:**	Prior to development approvals	DARM						**X**
MM HAZ-6: Establish an alternative Emergency Operations Center in the event the current Emergency Operations Center is under redevelopment or blocked. **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
Section 5.9 - Hydrology and Water Quality:								
MM HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day. **Verification comments:**	Prior to water demand exceeding water supply	Department of Public Utilities (DPU)					**X**	
MM HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP. **Verification comments:**	Ongoing	DPU					**X**	
MM HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant. • 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. *(continued on next page)*	Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW	**X**				**X**	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
HYD-5.1 *(continued from previous page)* • 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~~ation of~~ 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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B - Mitigated
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

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

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B - Mitigated
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)***:**								
MM HYD-5.3: 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 exceedancesof capacity of existing urban detention basin (stormwater quality) facilities	FMFCD, DARM, and PW	**X**				**X**	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
MM HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant. • 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 ~~update~~. **Verification comments:**	Prior to exceedance of capacity of existing pump disposal systems	FMFCD, DARM, and PW					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
MM HYD-5.5: The City shall work with FMFCD to develop and adopt an update to the SDMP for the Southeast Development Area that ~~is~~ 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	
Section 5.13 - Public Services:								
MM PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes: • *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	

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B - Mitigated
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services *(continued)*:								
MM PS-2: As future police facilities are planned, the Police Department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes: • *Noise:* Barriers and setbacks on the police department sites. • *Traffic:* Traffic devices for circulation. • *Lighting:* Provision of hoods and deflectors on lighting fixtures on the Police Department sites. **Verification comments:**	During the planning process for future Police Department facilities	DARM					**X**	
MM PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes: *(continued on next page)*	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
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services *(continued)*:								
MM PS-3 *(continued from previous page)* • *Noise*: Barriers and setbacks placed on school sites. • *Traffic*: Traffic devices for circulation. • *Lighting*: Provision of hoods and deflectors on lighting fixtures for stadium lights. **Verification comments:**	*[see previous page]*	*[see previous page]*						
MM PS-4: As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from parks and recreational facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from these facilities includes: • *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**	

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B - Mitigated
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services *(continued)*:								
MM PS-5: As future court, library, detention, and hospital facilities are planned, the appropriate agencies and DARM, when the City has jurisdiction, shall evaluate if specific environmental effects would occur. Typical impacts from court, library, detention, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce these potential impacts includes: • *Noise:* Barriers and setbacks placed on school sites. • *Traffic:* Traffic devices for circulation. • *Lighting:* 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 approving/ constructing these facilities are subject to City of Fresno regulation					**X**	
Section 5.15 - Utilities and Service Systems								
MM 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
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
MM USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements: • 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	
MM USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. *(continued on next page)*	Prior to exceeding existing wastewater treatment capacity	DPU					X	

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D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
MM USS-3 *(continued from previous page)*: After approximately the year 2025, the City shall construct the following improvements: • 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]*						
MM USS-4: Prior to construction, a Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify hours of construction and for deliveries, haul routes, access and parking restrictions, pavement markings and signage; and it shall include the *(continued on next page)*	Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works when unincorporated area roadways are involved					X	

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
MM USS-4 *(continued from previous page)*: notification plan, and coordination with emergency service providers and schools. **Verification comments:**	*[see previous page]*	*[see previous page]*						
MM USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. • 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. *(continued on next page)*	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
MM USS-5 *(continued from previous page)* • Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. • North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. • Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches *(continued on next page)*	*[see previous page]*	*[see previous page]*						

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F - Not Applicable

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

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-7 *(continued from previous page)* • Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. • Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. **Verification comments:**	*[see previous page]*	*[see previous page]*						

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
MM USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025. • Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. *(continued on next page)*	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
MM USS-8 *(continued from previous page)* • Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. **Verification comments:**	*[see previous page]*	*[see previous page]*						

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
MM USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. • 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:**	Prior to exceeding capacity within the existing water conveyance facilities	DPU					**X**	

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Hydrology and Water Quality*								
USS-10: In order to maintain Fresno Irrigation District canal operability, FMFCD shall maintain operational intermittent flows during the dry season, within defined channel capacity and downstream capture capabilities, for recharge. **Verification comments:**	During the dry season	Fresno Irrigation District (FID)					X	
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. *(continued on next page)*	Prior to development approvals outside of highly urbanized areas	California Regional Water Quality Control Board (RWQCB), and USACE						X

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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - ***Biological Resources*** *(continued)**:***								
MM USS-11 *(continued from previous page)***:** (b) Where proposed activities could have an impact on areas verified by the USACE as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters. (As part of FMFCD's Memorandum of Understanding, with CDFW, Section 404 and 401 permits would be obtained from the USACE and RWQCB for any activity involving filling of jurisdictional waters.) At a minimum, to meet "no net loss policy," the permits shall require replacement of wetland habitat at a 1**:**1 ratio. (c) Where proposed activities could have an impact on areas verified by the USACE as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the USACE. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements: *(continued on next page)*	*[see previous page]*	*[see previous page]*						

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources* *(continued)**:***								
MM USS-11 *(further continued from previous two pages)* i. Specific location, size, and existing hydrology and soils within the wetland creation area. ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan. iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation. *(continued on next page)*	*[see Page 41]*	*[see Page 41]*						

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F - Not Applicable

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

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources* *(continued)***:**								
MM USS-12: 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 action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFW/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable. (b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFW and/or implement a Section 7 consultation with USFWS, shall *(continued on next page)*	During FMFCD facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	California Department of Fish & Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS)						X

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B - Mitigated
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D - Responsible Agency Contacted
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F - Not Applicable

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

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

MM USS-12 *(continued from previous page)* 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. • The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. (c) Prior to design approval, and in consultation with the CDFW and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. **Verification comments:**	*[see previous page]*	*[see previous page]*	

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources* *(continued)***:**								
MM USS-12 *(further 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 CDFW and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. **Verification comments:**	*[see Page 45]*	*[see Page 45]*						
MM 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**

A - Incorporated into Project
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources* *(continued)*:								
MM USS-13 *(continued from previous page)* (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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F - Not Applicable

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

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B - Mitigated
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

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

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D - Responsible Agency Contacted
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F - Not Applicable

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

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

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

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F - Not Applicable

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

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D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems / *Biological Resources* *(continued)***:**								
MM USS-17 *(continued from previous page)* FMFCD berms, detention ponds or river channels shall be approved by FMFCD and the Central Valley Flood Protection Board. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Recreation / Trails*:								
MM USS-18: When FMFCD updates its District Service Plan: Prior to final design approval of all elements of the District Services Plan, FMFCD shall consult with Fresno County, City of Fresno, and City of Clovis to determine if any element would temporarily disrupt or permanently displace adopted 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: *(continued on next page)*	Prior to final design approval of all elements of the FMFCD District Service Plan	DARM, PW, City of Clovis, and County of Fresno					**X**	

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B - Mitigated
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D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems – *Recreation / Trails* *(continued)***:**								
MM USS-18 *(continued from previous page)* (a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities. (b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Air Quality*:								
MM USS-19: When District drainage facilities are constructed, FMFCD shall: (a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use. *(continued on next page)*	During storm water drainage facility construction activities	Fresno Metropolitan Flood Control District and SJVAPCD					**X**	

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems – *Air Quality* *(continued)*:								
MM USS-19 *(continued from previous page)* (b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site. (c) Off-road trucks should be equipped with on-road engines if possible. (d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by the California Air Resources Board), or be re-powered with an engine that meets this standard. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Adequacy of Storm Water Drainage Facilities*:								
MM USS-20: Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with FMFCD to evaluate the storm water drainage system and shall not approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the necessary additional capacity is provided. **Verification comments:**	Prior to exceeding capacity within the existing storm water drainage facilities	FMFCD, PW, and DARM	**X**				**X**	

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems – *Adequacy of Water Supply Capacity*:								
USS-21: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demands additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an 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	
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	

A - Incorporated into Project
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E - Part of City-Wide Program
F - Not Applicable

EXHIBIT C

PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST
For Environmental Assessment Application No. A-17-007/ R-17-010/ TPM-17-06/ANX-17-005
August 2, 2017

This monitoring checklist for the above noted environmental assessment is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), as required under Assembly Bill 3180, and is intended to establish a project-specific reporting/monitoring program for Environmental Assessment No. A-17-007/ R-17-010/ TPM-17-06/ANX-17-005. Verification of implementation of these mitigation measures, in addition to the applicable measures specified for this project per the Mitigation Monitoring Checklist prepared for this project pursuant to Master Environmental Impact Report No. SCH No. 2012111015 Fresno General Plan, will be required upon the application for subdivision of the project site, special permits, or grading on the project site. The captions below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

MITIGATION MEASURES FOR ENVIRONMENTAL ASSESSMENT NO. A-17-007/ R-17-010/ TPM-17-06/ANX-17-005

MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	VERIFIED BY
Project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated August 19, 2011.	Applicant	Processing and review of project proposal prior to approval of special permit.	City of Fresno Development & Resource Management Department; City of Fresno, Departments of Public Works and Utilities, San Joaquin Valley Air Pollution Control District.
III. Air Quality-1. The project applicant for any future development projects seeking discretionary approval from the City shall submit an Indirect Source Review Application to the SJVAPCD in compliance with Rule 9510. The rule requires NOx reductions of 20 percent and PM_{10} reductions of 45 percent compared to the statewide average by using clean construction equipment at the project site	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department; San Joaquin Valley Air Pollution Control District

or paying mitigation fees through the SJVAPCD to obtain off-site reductions.			
VII. Hazards and Hazardous Materials-1a. Prior to the issuance of a grading permit, the applicant shall ensure that a Phase I ESA shall be conducted for each individual property to ascertain the presence or absence of Recognized Environmental Conditions, Historical Recognized Environmental Conditions, and Potential Environmental Concerns. The findings and conclusions of the Phase I ESA shall become the basis for potential recommendations for follow-up investigation, if found to be warranted. If recommended, a Phase II ESA and/or remediation shall be completed if required.	Applicant	Prior to issuance of grading permits or construction	City of Fresno Development & Resource Management Department.
IX, XIV and XVII Hydrology and Water Quality/ Public Services/ Utility Systems 1- Comply with the conditions of letter dated July 19, 2017 from the Fresno Metropolitan Flood Control District as follows: • Payment of flood control fees. • Drainage Zone SS: the developer may either make improvements to existing or proposed pipeline system to provide additional capacity OR may use a permanent peak reducing facility	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department; Fresno Metropolitan Flood Control District

Drainage Zone TT: the developer may either make improvements to existing or proposed pipeline system to provide additional capacity OR may use a permanent peak reducing facility			
XVI Transportation/Traffic 1. The developer must comply with the requirements of the Traffic Impact Study, from the Department of Public Utilities, Traffic and Engineering division, dated July 19, 2017, and make the improvements as follows: California Ave at Walnut Ave: • Install a traffic signal with left-turn phasing • Restripe/widen the northbound and southbound approaches from a shared left-through-right lane to one left-turn lane and a shared through-right lane Church Ave at Walnut Ave: • Install a traffic signal with left-turn phasing • Restripe/widen the northbound, southbound, westbound and eastbound approaches from a shared left-through-right lane to one left-turn lane and a shared through-right lane	Applicant	Prior to issuance of building permits for residential units	City of Fresno Development & Resource Management Department; City of Fresno Department of Public Utilities, Traffic and Engineering

Church Ave at MLK Blvd: • Restripe/widen the southbound, westbound and eastbound approaches from one left-turn lane and a shared through right lane to one left-turn lane, one through lane and one right- turn lane Jensen Ave at Walnut Ave: • Install a traffic signal with left-turn phasing; • Restripe/widen the northbound and southbound approaches from a shared left-through-right lane to one left-turn lane and a shared through-right lane • Restripe/widen the eastbound and westbound approaches from a shared left-through-right lane to one left-turn lane, one through lane and a shared through-right lane Jensen Ave at Elm Ave: • Restripe/widen the southbound, westbound and eastbound approaches from one left-turn lane, one through lane and a shared through-right to one left-turn lane, two through lanes and			

one right-turn lane.			

EXHIBIT D

WATER SUPPLY ASSESSMENT
for
Martin Luther King Junior Activity Center
Proposed Project

1.0 PURPOSE

The purpose of this Water Supply Assessment (WSA) for the Martin Luther King Junior (MLK) Activity Center (Project) is to comply with the provisions of Senate Bill 610 (SB 610), which requires lead agencies to show that there is sufficient water available to supply the proposed project, along with the existing and other planned development, for a period of 20 years. If it cannot be shown that a sufficient supply exists, it is required to present documentation that the lead agency has plans in place to adequately increase that supply.

The City of Fresno's (City) general plan (Fresno General Plan) was adopted on December 18, 2014. As the proposed Project would amend the existing General Plan, and as it also exceeds 500 proposed dwelling units, the need for this WSA is triggered.

SB 610 requires documentation of adequate water supply for a 20-year period beyond the date of the assessment, and requires information to be presented in five-year increments. For purposes of this WSA, the projections extend until 2040.

2.0 EXISTING CITY WATER SYSTEM: DEMANDS AND SUPPLIES

The Project site is located within the Fresno General Plan, Growth Area 1, within the City's Sphere of Influence (SOI), with the existing land use types and acreages different than those proposed as part of the Project (see below). The public water system planned to serve this area is the City's.

The Project site was included in the water demand projections prepared for the **City of Fresno, 2015 Urban Water Management Plan (2015 UWMP**), adopted by the City Council in June 2016. Much of the information required by SB 610 can be obtained from the 2015 UWMP. The 2015 UWMP is the most up-to-date and accurate source of information regarding projected water demands, supplies, reliability, and contingency planning for the City. This document is the primary source of information for this WSA.

The City maintains a water supply contract with the U.S. Bureau of Reclamation (USBR) for Class 1 surface water allocations from Millerton Lake. The City's USBR contract provides access to 60,000 acre-feet per year (afy) of surface water from Millerton Lake for municipal and industrial purposes and groundwater recharge, plus access to additional water supply resources above 60,000 afy, including Unreleased Restoration Flows, Recirculated Water, Recovered Water, and Section 215 Water (non-storable flood release water). In addition, the City maintains a water supply and conveyance agreement with the Fresno Irrigation District (FID) that currently allocates 25.64 percent of FID's total Kings River entitlements to the City, with the potential to increase the City's allocation to 29 percent. In a normal year for precipitation and snowpack, FID's entitlements from the Kings River range from 400,000 to 500,000 afy. At 25.64 percent and 29.00 percent, the City's surface water entitlements from the Kings River total 128,200 afy and 145,000 afy, respectively, at 500,000 afy for FID. During this current above-normal water year (2016-2017), the City's Millerton Lake allocation will be 60,000 acre-feet (af) and Kings River entitlement will be 140,068 af. During the most recent severe drought, the City received a zero-percent allocation from Millerton Lake and 45,582 af from Kings River. The City owns, operates, and maintains a groundwater well field that consists of approximately 260 groundwater extraction wells. All of the wells have been permitted by the State Water Resources Control Board (SWRCB). The City's existing well field has a capacity of 165,000 afy, and that is the source of water the City will rely on during the next severe drought. During calendar year 2016, the City's total water demands for the public water system total 112,398 af, which represents approximately 62.4 percent of the City's current surface water entitlements (112,398/180,000).

Reference is made to the 2015 UWMP Chapter 4 (System Water Use) and Chapter Six (System Supplies) for further details regarding City's water demands and supplies.

The 2015 UWMP addressed additional amendments of the Urban Water Management Planning Act, as well as the Water Conservation Act of 2009, known as SBX7-7. SBX7-7 requires the state, and its municipal water purveyors, to have water use targets established for years 2015 and 2020, and to achieve a 20 percent reduction in urban per capita water usage by the year 2020. Per the 2015 UWMP Chapter Five (SBX7-7 Baselines and Targets), the City's 10-year Baseline Period water use is 309 gallon-per-capita-per-day (gpcd); the year 2015 water use Interim Target was 278 gpcd, and the year 2020 Final Target is 247 gpcd. The year 2015 actual consumption was 190 gpcd (not a typical year due to the severe drought and implemented conservation measures), while the year 2016 actual consumption was approximately 224 gpcd, both meeting and exceeding the 2015 Interim Target and the 2020 Final Target.

Extracted from the 2015 UWMP are the following projected water demand and supply quantities for the City:

	Water Demand:	Water Supply:
Year 2020:	214,500 af	308,700 af
Year 2040:	262,500 af	366,200 af

The 2015 UWMP Chapter 7 (Water Supply Reliability Assessment), and specifically Tables 7-1 through 7-9, provide a detailed information on the City's water supply (from all sources) and the projected water demand in an Average Year, Single-Dry Year, and Multiple-Dry Years. The analysis, information, and data presented in Chapter 7 of the 2015 UWMP show sufficient water supplies to meet City's projected demands through year 2040.

3.0 PROJECT DESCRIPTION

The proposed MLK Activity Center project is an approximately 116-acre mixed-use development, including a new community college campus, along with residential, park, and commercial developments. It has approximate boundaries of Church Avenue on the north, Martin Luther King Junior Boulevard on the east, Jensen Avenue on the south, and Knight Avenue on the west. Figure I-1 is a map showing the general Project location and the proposed Project site plan.

4.0 PROPOSED PROJECT LAND USE

The approximately 116-acre Project is located outside the existing City limits, but within the Fresno General Plan, Growth Area 1, and within the SOI. The Fresno General Plan designates the land use as Medium Density Residential (19.67 acres), Urban Neighborhood (29.86 acres), Community Commercial (9.88 acres), Office (37.53 acres), and Community Park (18.64 acres). Figure I-2 shows the existing land use (per Fresno General Plan).

The proposed Project would consist of Medium Density Residential (54.48 acres), Public Facility – College (26.55 acres), Park and Recreation (9.63 acres), Community Commercial (2.40 acres), and Regional Commercial (22.52 acres). The site was previously used for agricultural purposes, which ceased operation several years ago. The proposed Project would involve removal of the existing four (4) single-family dwellings, of which three (3) are vacant, and the construction of a residential development consisting of 5 to 12 dwelling units per acre on approximately 51.65 acres of the Project site. Figure I-3 shows the proposed land use (based on the proposed Project Site Plan amendment to the general plan).

The 2015 UWMP documented the ultimate land use and acreages of the site as consistent with the Fresno General Plan. The land use and acreages for the Project site vary between the Fresno General Plan and the proposed Project as described above and summarized in Table 1 below.

Table 1: Existing and Proposed Land Use

Land Use	Existing (ac)	Proposed (ac)
Medium Density Residential	19.67	54.48
Urban Neighborhood Residential	29.86	-
Community Commercial	9.88	2.40
Regional Commercial	-	22.52
Office	37.53	-
Community Park	18.64	-
Park and Recreation	-	9.63
Community College	-	26.55
Total	115.58	115.58

5.0 PROPOSED PROJECT WATER DEMANDS

The projected water demands in the 2015 UWMP were estimated using Base Daily Per Capita Water Use and the City's projected future service area population. As stated above, the Project site is located within the Fresno General Plan, Growth Area 1, with the existing land use types and acreages different than those proposed as part of the Project. Table 2, presented below, shows projected water demands for the Project site based on the existing land use (per Fresno General Plan and as shown in Table 1 above). Table 3, presented below, shows projected water demands for the Project site based on the proposed Project land uses (and as shown in Table 1 above).

Table 2: Projected Water Demand - Existing Land Use

Land Use	Existing (ac)	Residential Density (unit/ac)	Unit Factor[1]	Annual Demand (afy)
Medium Density Residential	19.67	12	500 gpd/unit	132.18
Urban Neighborhood Residential	29.86	21	280 gpd/unit	196.65
Community Commercial	9.88		1,100 gpd/ac	12.17
Office	37.53		1,500 gpd/ac	63.05
Community Park	18.64		2,600 gpd/ac	54.28
Total	115.58			458.33

[1] Water use factor sources:

a. Educational: per City of Fresno water billing records (range: 1,100-2,000 gpd/ac)
b. Residential: per City of Fresno 2017 approved criteria
c. Park/Irrigation: per City of Fresno 2011 Metro Plan
d. Commercial: per City of Fresno WWMP factors and accounting for a 95% return to sewer ratio (range: 850-1,200 gpd/ac)

Table 3: Projected Water Demand - Proposed Land Use

Land Use	Proposed (ac)	Residential Density (unit/ac)	Unit Factor[1]	Annual Demand (afy)
Medium Density Residential	54.48	12	500 gpd/unit	366.11
Community Commercial	2.40		1,100 gpd/ac	2.96
Regional Commercial	22.52		1,100 gpd/ac	27.74
Park and Recreation	9.63		2,600 gpd/ac	28.04
Community College	26.55		1,500 gpd/ac	44.60
Total	115.58			469.45

[1] Water use factor sources:

a. Educational: per City of Fresno water billing records (range: 1,100-2,000 gpd/ac)
b. Residential: per City of Fresno 2017 approved criteria
c. Park/Irrigation: per City of Fresno 2011 Metro Plan
d. Commercial: per City of Fresno WWMP factors and accounting for a 95% return to sewer ratio (range: 850-1,200 gpd/ac)

Table 4: Comparison of Projected Water Demands for Existing and Proposed Land Use

	Existing Land Use (from Table 2)	Proposed Land Use (from Table 3)	Difference
Projected Water Demand (afy)	458.33	469.45	11.12

6.0 SUMMARY

The difference in projected water demands between the existing and the proposed land uses for the Project (11.12 afy, shown in Table 4 above) represents an increase of approximately 0.005% for the year 2020 projected water demand of 214,500 af and an increase of approximately 0.004% for the year 2040 projected water demand of 262,500 af (per the 2015 UWMP and as shown above in Item 2.0). The projected increased water demand of approximately 11.12 afy is well below the projected water supply for both the year 2020 and the year 2040 (308,700 af and 366,200 af, respectively, per the 2015 UWMP and as shown above in Item 2.0).

The discussion and analysis presented in this WSA show that the City's projected supplies for the years 2020 and 2040 per the referenced 2015 UWMP are sufficient to cover a relatively small increase (0.004% to 0.005%) in the proposed Project water demands (based on the existing and proposed land use designations).

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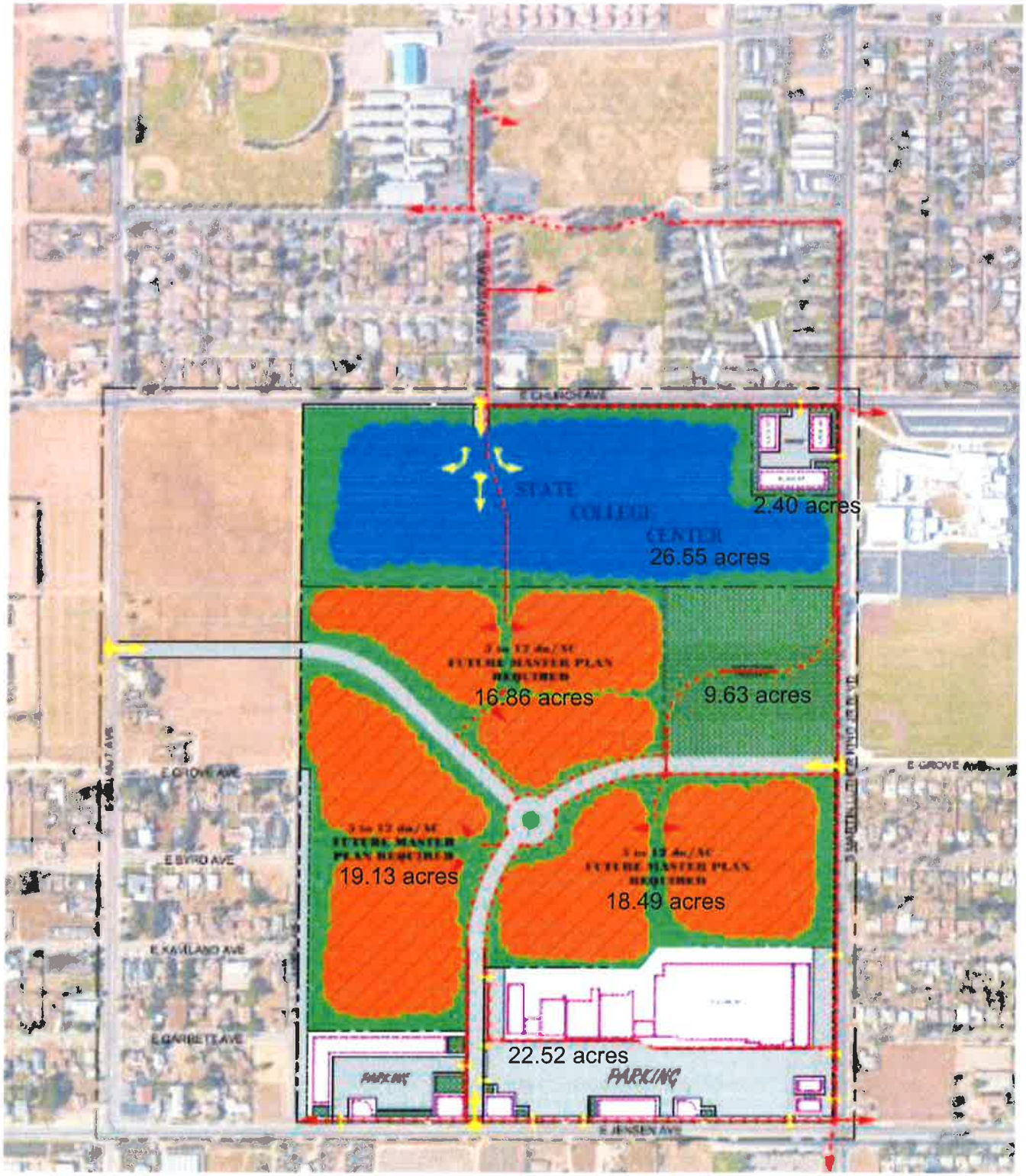

Figure I-1
Site Plan

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Existing General Plan Land Use Map

LEGEND

RESIDENTIAL
- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL
- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

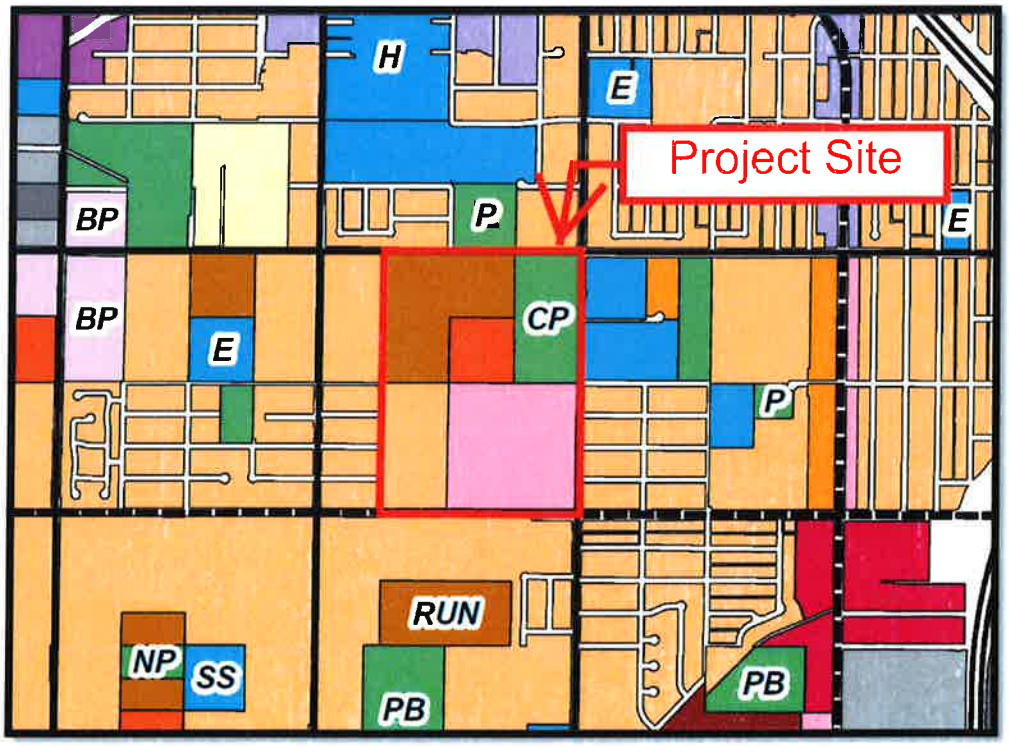
EMPLOYMENT
- Office
- BP Business Park
- RBP Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE
- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

DOWNTOWN
- Downtown Core
- Downtown General
- Downtown Neighborhood

OPEN SPACE
- Clear Zone
- Commercial-Recreational
- CP Community Park
- Flood Control Project
- GC Golf Course
- Lake, Pond
- Multi-Use
- NP Neighborhood Park
- OEA Outdoor Environmental Education Area
- Open Space
- P Park
- PB Ponding Basin
- PBUP Ponding Basin (Park use)
- RP Regional Park

PUBLIC FACILITIES
- Public/Quasi-public Facility
- SS Special School
- E Elementary School
- E/M Elementary & Middle School
- E/M/H Elementary, Middle & High School
- M Middle School
- H High School
- C College
- S/P School with Park
- A Airport
- CEM Cemetery
- CH Church
- CAC Community Activity Center
- CHOSP Convalescent Hospital
- FG Fairgrounds
- FS Fire Station
- G Government Offices
- HOSP Hospital
- MC Medical Center
- NC Neighborhood Center
- PG&E PG & E Substation
- PDS Police Dressing Station
- WR Water Recharge Basin
- WWTF Waste Water Treatment Facility



Existing Land Uses on project site:

- CP **Community Park (18.64 acres)**
- **Office (37.53 acres)**
- **Medium Density Residential (19.67 acres)**
- **Urban Neighborhood (29.86 acres)**
- **Community Commercial (9.88 acres)**

Figure I-2
Existing General Plan Map

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Proposed General Plan Land Use Map

LEGEND

RESIDENTIAL
- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL
- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

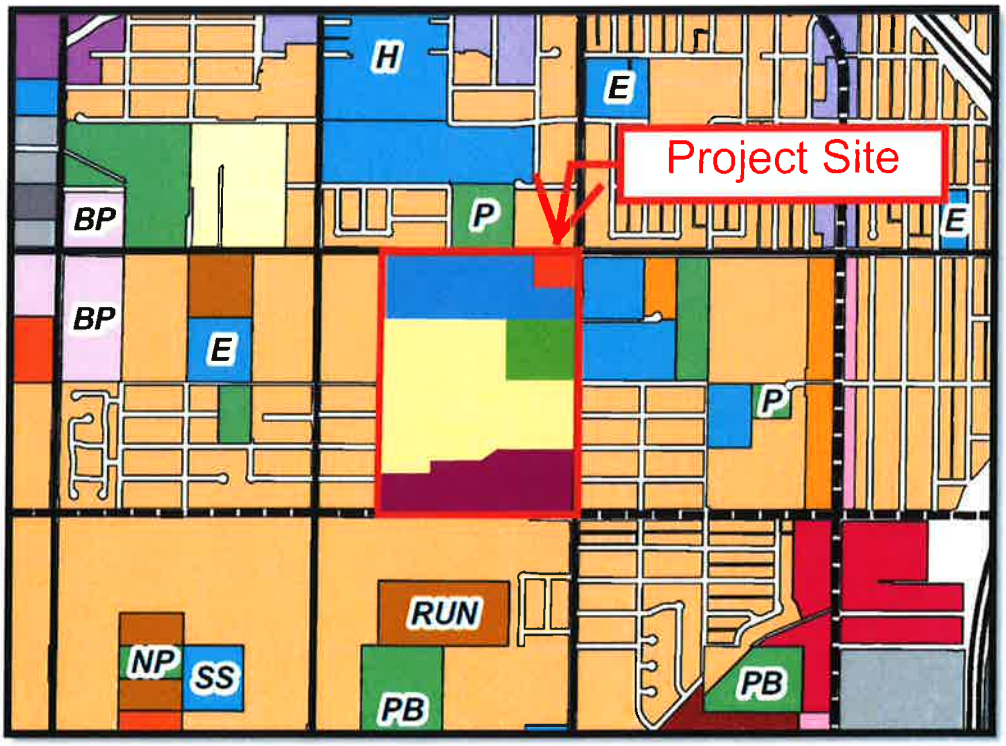
EMPLOYMENT
- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE
- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

DOWNTOWN
- Downtown Core
- Downtown General
- Downtown Neighborhood

OPEN SPACE
- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental Education Area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

PUBLIC FACILITIES
- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- Middle School
- High School
- College
- School with Park
- Airport
- Cemetery
- Church
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Water Recharge Basin
- Waste Water Treatment Facility



Proposed Land Uses on project site:

- **Community Park (9.63 acres)**
- **C – College (26.55)**
- **Medium Density Residential (54.48 acres)**
- **Regional Commercial (22.52 acres)**
- **Community Commercial (2.40 acres)**

Figure I-3
Proposed General Plan Map

EXHIBIT E

City of FRESNO

PUBLIC WORKS DEPARTMENT

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Scott L. Mozier, P.E.
Public Works Director

July 19, 2017

Sophia Pagoulatos, Planning Manager
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SUBJECT: PLAN AMENDMENT AND REZONE FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF JENSEN AVENUE AND MARTIN LUTHER KING BOULEVARD - TRAFFIC IMPACT STUDY
TIS 17-101, A-17-007, R-17-010, TMP 2017-06, ANX-17-005

PROJECT OVERVIEW

Traffic Engineering staff prepared a Traffic Impact Study (TIS) to assess the traffic impacts due to the proposed plan amendment and rezone "project" for the property located on the northwest corner of Jensen Avenue and Martin Luther King Boulevard. The project site is bounded by Church Avenue to the north, Jensen Avenue to the south, Knight Avenue to the west and Martin Luther King (MLK) Boulevard to the east. The plan amendment proposes to amend the Fresno General Plan and Edison Community Plan from the current land use designations to the proposed uses for the 115.95 acre site as shown in Table 1.

Table 1 – Land Use Designations

Current Land Use Designations	Proposed Land Use Designations
Medium Density Residential – 19.25 acres	Medium Density Residential – 54.48
Urban Neighborhood – 29.44 acres	Community Commercial – 2.4 acres
Community Commercial – 10.11 acres	Regional Commercial – 22.52 acres
Office – 37.69 acres	Community Park – 9.63 acres
Community Park – 19.09 acres	Public Facility – College – 26.55 acres

The rezone application proposes to amend the Official Zone Map from the Fresno County AL-20 (Limited Agriculture) to the following City of Fresno zone districts: 54.48 acres of RS-5 (Residential Single-Family); 2.4 acres of CC (Community Commercial); 22.52 acres of CR (Commercial-Regional); 9.63 acres of PR (Parks and Recreation); and 26.55 acres of PI (Public Institution.

METHODOLOGY

The above land use designations were used to develop the trip generation for both the current and proposed land use designations. Using approved methods, the acreage for a use was converted to either square footage using a floor area ratio (FAR) or the number of dwelling units in order to calculate the number of projected vehicle trips associated with each land use

designation. Trip generation was developed using the *ITE Trip Generation Manual, 9th Edition.* Table 2 lists the corresponding land use codes, sizes and daily (ADT), AM and PM peak hour trips projected to be generated by the current and proposed land use designations. The trip generation for the Community Commercial use was calculated using three (3) of the more intensive uses allowed under this zoning type and should be considered worst-case.

Table 2 -Trip Generation Comparison								
Current Land Use Designations								
Uses	Size	ADT	AM	PM	Total	AM	PM	Total
Single Family Homes (ITE Code 210)	236 DU	2,247	44	133	177	149	87	236
Apartments (ITE Code 220)	896 DU	5,958	91	366	457	361	194	555
Supermarket (ITE Code 850)	43,038 SF	4,400	91	55	146	208	200	408
Pharmacy w/Drive Thru (ITE Code 881)	43,038 SF	4,171	77	71	148	213	213	426
High Turnover – Sit Down Restaurant (ITE Code 932)	43,038 SF	5,472	256	209	465	254	170	424
General Office (ITE Code 710)	814,403 SF	9,016	1,122	153	1,275	207	1,011	1,218
City Park (ITE Code 411)	18 64 acres	35	47	34	84	37	28	65
Total		31,299	1,728	1,024	2,752	1,429	1,903	3,332
Proposed Land Use Designations								
Junior College (ITE Code 540)	5,000 students	6,150	504	96	660	378	222	600
City Park (ITE Code 411)	9.63 acres	18	24	19	43	19	14	33
Single Family Homes (ITE Code 210)	654 DU	6,226	123	368	491	412	242	654
Shopping Center (ITE Code 820)	245,243 SF	10,472	146	89	235	437	473	910
Supermarket (ITE Code 850)	10,455 SF	1,071	22	14	36	50	49	99
Pharmacy w/Drive Thru (ITE Code 881)	10,455 SF	1,013	19	17	36	52	52	104
High Turnover – Sit Down Restaurant (ITE Code 932)	10,455 SF	1,329	62	51	113	62	41	103
Total		26,279	900	654	1,554	1,410	1,093	2,503
Difference (Current vs. Proposed)		-5,020	-828	-370	-1,198	-19	-810	-829

As shown in Table 2, the proposed project is projected to generate 5,020 average daily trips, 1,198 AM peak hour trips and 829 PM peak hour trips less than the current land uses.

To analyze the traffic impacts resulting from build-out of the proposed project, the operations of nine (9) intersections were analyzed during the AM and PM peak hours using *Synchro 9* software, which incorporates the *2010 Highway Capacity Manual* methodologies.

Intersection turning movements were collected at the study intersections during the AM and PM peak hours on Thursday, June 29, 2017. Counts were adjusted using the Fresno Council of Governments (COG) Traffic Model and ITE Trip Generation to reflect school conditions. Trip distributions and future traffic volume forecasts were developed using COG Traffic Models. Future roadway configurations and traffic signal improvements were developed based on the General Plan and City of Fresno Traffic Signal Mitigation Impact (TSMI) fee program. Traffic signal timing inputs were based on existing signal timings and methodologies included in the *California Manual on Uniform Traffic Control Devices, 2014*.

Per the City of Fresno General Plan, the City is divided into four (4) traffic impact zones (TIZ) representing an acceptable level of service (LOS) for each zone. All four (4) TIZ are represented in the southwest area of Fresno and the nine (9) study intersections. Analysis results were evaluated against the corresponding TIZ LOS. For intersections bounded by two (2) or more TIZ, the more conservative TIZ standard was considered for impacts and mitigation recommendations.

RESULTS

The results of the operational analysis are shown in Table 3. Intersections that are currently operating or are projected to operate below the appropriate TIZ LOS standard are shown in bold in Table 3. As shown in Table 3, the following locations, by scenario, are projected to operate below the appropriate TIZ LOS standard:

Existing Conditions
- Jensen Avenue at Walnut Avenue
  - Northbound Approach – AM/PM peak hours
  - Southbound Approach – AM/PM peak hours
- Jensen Avenue at Elm Avenue – AM peak hour

Existing Plus Project
- Church Avenue at Walnut Avenue – AM/PM peak hours
- Church Avenue at MLK Blvd. – AM/PM peak hours
- Jensen Avenue at Walnut Avenue
  - Northbound Approach – AM/PM peak hours
  - Southbound Approach – AM/PM peak hours
- Jensen Avenue at Elm Avenue – AM peak hour

2035 No Project
- Church Avenue at Walnut Avenue – AM/PM peak hours
- Church Avenue at MLK Blvd. – AM/PM peak hours
- Church Avenue at Elm Avenue – PM peak hour
- Jensen Avenue at Walnut Avenue - AM/PM peak hours
- Jensen Avenue at MLK Blvd. – AM/PM peak hours
- Jensen Avenue at Elm – AM/PM peak hours

Table 3 – Level of Service Summary																
Intersections	Existing				Existing Plus Project				2035 No Project				2035 Project			
	AM		PM		AM		PM		AM		PM		AM		PM	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
California Avenue at Walnut Avenue	F	167.8	C	23.4	F	248.4	**F**	**80.1**	E	79.5	F	214.1	F	132.4	F	174.6
Mitigated					*D*	*54.0*	*D*	*43.3*								
California Avenue at MLK Blvd.	F	88.7	B	15.8	F	101.2	D	50.4	F	86.3	E	76.8	F	80.5	E	74.6
Mitigated					*F*	*130.2*	*E*	*60.4*								
Ventura Avenue at B Street	B	16.4	C	23.6	B	16.2	C	21.8	C	23.5	D	45.7	C	23.5	D	46.5
Church Avenue at Walnut Avenue	B	11.6	A	9.7	**F**	**82.7**	**F**	**90.3**	**F**	**198.1**	**F**	**251.3**	**F**	**250.5**	**F**	**206.8**
Mitigated					*D*	*45.9*	***E***	***62.3***					*D*	*54.5*	*D*	*43.7*
Church Avenue at MLK Blvd.	D	42.6	D	39.6	**E**	**61.9**	**E**	**79.2**	**F**	**81.9**	**E**	**76.0**	**E**	**55.6**	**E**	**57.7**
Mitigated					*D*	*54.4*	*D*	*48.7*					*D*	*49.2*	*D*	*52.0*
Church Avenue at Elm Avenue	C	24.9	B	18.7	C	33.4	C	23.5	C	33.6	**F**	**159.7**	**E**	**78.4**	**F**	**140.7**
Jensen Avenue at Walnut Avenue									**F**	**143.4**	**F**	**111.1**	**F**	**137.4**	**F**	**101.5**
• NB Approach	**F**	**263.9**	**F**	**241.1**	**F**	**471.1**	**F**	**1162.5**								
• SB Approach	**F**	**236.9**	**F**	**313**	**F**	**1723.4**	**F**	**1923.2**								
• EB Left	A	8.6	A	9.9	A	8.8	B	10.3								
• WB Left	A	9.2	A	8.6	A	9.5	A	9.2								
Mitigated					*D*	*40.6*	*D*	*50.0*								
Jensen Avenue at MLK Blvd	C	23.2	C	24.5	C	23.3	C	23.5	**F**	**81.6**	**E**	**76.3**	**E**	**73.3**	**E**	**62.9**
Mitigated													*E*	*56.9*	*D*	*54.9*
Jensen Avenues at Elm Avenue	**F**	**216.2**	**E**	**75.0**	**F**	**195.6**	**E**	**73.8**	**F**	**87.5**	**F**	**160.7**	**F**	**89.2**	**F**	**157.0**
Mitigated					*E*	*60.2*	*E*	*56.0*					*E*	*77.6*	*E*	*69.7*

NB = northbound SB = southbound EB = eastbound WB = westbound

2035 Project

- Church Avenue at Walnut Avenue – AM/PM peak hours
- Church Avenue at MLK Blvd. – AM/PM peak hours
- Church Avenue at Elm Avenue – PM peak hour
- Jensen Avenue at Walnut Avenue - AM/PM peak hours
- Jensen Avenue at MLK Blvd. – AM/PM peak hours
- Jensen Avenue at Elm – AM/PM peak hours

To mitigate the intersections that are projected to operate below the adopted TIZ LOS standard, the following improvements are recommended. Levels of service using these recommendations are shown in italics in Table 3.

Existing Plus Project

- California Avenue at Walnut Avenue
  - Install a traffic signal with left-turn phasing
  - Restripe/widen the northbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
  - Restripe/widen the southbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
- Church Avenue at Walnut Avenue
  - Install a traffic signal with left-turn phasing
  - Restripe/widen the northbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
  - Restripe/widen the southbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
  - Restripe/widen the westbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
  - Restripe/widen the eastbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
- Church Avenue at MLK Blvd.
  - Restripe/widen the southbound approach from one (1) left-turn lane and a shared through right lane to one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
  - Restripe/widen the westbound approach from one (1) left-turn lane and a shared through right lane to one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
  - Restripe/widen the eastbound approach from one (1) left-turn lane and a shared through right lane to one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
- Jensen Avenue at Walnut Avenue
  - Install a traffic signal with left-turn phasing
  - Restripe/widen the northbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
  - Restripe/widen the southbound approach from a shared left-through-right lane to one (1) left-turn lane and a shared through-right lane
  - Restripe/widen the westbound approach from a shared left-through-right lane to one (1) left-turn lane, one (1) through lane and a shared through-right lane

    - Restripe/widen the eastbound approach from a shared left-through-right lane to one (1) left-turn lane, one (1) through lane and a shared through-right lane
- Jensen Avenue at Elm Avenue
    - Restripe/widen the southbound approach from one (1) left-turn lane, one (1) through lane and a shared through-right to one (1) to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
    - Restripe/widen the westbound approach from one (1) left-turn lane, one (1) through lane and a shared through-right to one (1) to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
    - Restripe/widen the eastbound approach from one (1) left-turn lane, one (1) through lane and a shared through-right to one (1) to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane

2035 Project

- Church Avenue at Walnut Avenue
    - Restripe/widen the northbound approach from one (1) left-turn lane and a shared through-right lane to one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
    - Restripe/widen the southbound approach from one (1) left-turn lane and a shared through-right lane to one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
    - Restripe/widen the westbound approach from one (1) left-turn lane and a shared through-right lane to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
    - Restripe/widen the eastbound approach from one (1) left-turn lane and a shared through-right lane to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
- Church Avenue at MLK Blvd.
    - Restripe/widen the southbound approach from one (1) left-turn lane and a shared through-right lane to one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
    - Restripe/widen the westbound approach from one (1) left-turn lane and a shared through-right lane to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
    - Restripe/widen the eastbound approach from one (1) left-turn lane and a shared through-right lane to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
- Church Avenue at Elm Avenue
    - Upgrade the traffic signal to include protected left-turn phasing
- Jensen Avenue at Walnut Avenue
    - Restripe/widen the northbound approach from one (1) left-turn lane and a shared through right to one (1) left-turn lane, one (1) through lane and one(1) right-turn lane
    - Restripe/widen the southbound approach from one (1) left-turn lane and a shared through right to one (1) left-turn lane, one (1) through lane and one(1) right-turn lane

    - Restripe/widen the westbound approach from one (1) left-turn lane, one (1) through lane and a shared through-right lane to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
    - Restripe/widen the eastbound approach from one (1) left-turn lane, one (1) through lane and a shared through-right lane to one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
- Jensen Avenue at MLK Blvd.
    - Restripe/widen the westbound approach from one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane to one (1) left-turn lane, three (3) through lanes and one (1) right-turn lane
    - Restripe/widen the eastbound approach from one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane to one (1) left-turn lane, three (3) through lanes and one (1) right-turn lane
- Jensen Avenue at Elm Avenue
    - Upgrade the traffic signal to include a northbound right-turn

CONDITIONS

The proposed project will be conditioned with the following:

1. Implementation of the Existing Plus Project mitigation/improvements as described above.

2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit(s).

   The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

   For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

3. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.

4. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee 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, based on vesting rights, prior to issuance of building permits.

5. The project shall construct a Class I Trail along the south side of Church Avenue from Walnut Avenue to the project's western boundary and install a High-Intensity Activated crosswalk beacon (HAWK) at the intersection of Church and Fairview Avenues.

6. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

7. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov .

Sincerely,

Jill Gormley, TE
City Traffic Engineer / Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor

Further technical data from the Traffic Impact Study is available upon request

EXHIBIT F

City of FRESNO

DATE: **July 13, 2017**

TO: Sophia Pagoulatos
Development Department

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

SUBJECT: **Tentative Parcel Map 2017-06,** Public Works Conditions of Approval
Location: Jensen, Martin Luther King Jr., Church
Owner / Engineer: Blue Ocean Development America, LLC

Prior to resubmittal, change the parcel designation **from**: 1,2,3 and 4 **to:** A, B, C and D.

PUBLIC IMPROVEMENT REQUIREMENTS

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

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 tentative map. 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.

Construct or install the required improvements, or contact Public Works to enter into a bonded secured agreement for these improvements. This must be executed **prior** to perfection of this parcel map. Contact Jon Bartel **at (559) 621-8684.**

General Conditions

- Submit the following plans, as applicable, in a single package, to the Public Works Department, Traffic and Engineering Services Division for review and approval, prior to the final map: Street and Trail construction; Signing and Striping; Traffic Signal and Streetlight. All required signing and striping shall be installed and paid for by the developer / owner. The signing and striping plans shall comply with the current Caltrans standards and be submitted as a part of the street improvement plans.
- **Additional offsite improvements will be required at the time of future site plan review**. See attachment "A".
- Curb ramps with "Detectable Warning Devices" are required at all corners within the limits of this parcel map.
- Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
- Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.

- Street widening and transitions shall also include utility relocations and necessary dedications.

Street Dedications and / or Vacations

Identify pedestrian paths of travel along public sidewalks: Provide a minimum of 4' clear to accommodate access along the entire street frontage of this map. Identify all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, news stands, trash receptacles, tree wells, etc. within the public right of way or public easements.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division. Contact Jason Camit at (559) 621-8681. Encroachment agreements must be approved **prior** to final map.

Frontage Improvement Requirements

All improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department. Street construction plans are required and shall be approved by the City Engineer. The performance of any work within the public street rights-of-way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. Contact the City of Fresno Public Works Department, Traffic and Engineering Services Division at **(559) 621-8670** for detailed information.

Public Streets:

Jensen Avenue: 4-lane Arterial w/ Class I Trail

1. Dedication Requirements: (Parcel D)
   - **a.** Dedicate **50'-57'** of property, from center line, for public street purposes, within the limits of this subdivision, per Public Works Standard **P-52 and P-69**. Center line shall be established per ***Official Plan Line No. 28 and County Precise Plan No. 51*****.**
   - b. Dedicate a **26'** (minimum) easement for Landscape, Bike and Pedestrian purposes **only**. (Additional right of way may be required for grading and drainage purposes.) Above ground utilities are not allowed within this easement.

Martin Luther King Jr. Boulevard: 3-Lane Collector

1. Dedication Requirements: (Parcel A, C, D and remainder)
   a. Dedicate **36'- 44'** of property, from section line, for public street purposes, within the limits of this subdivision, per Public Works Standard **P-54** and **P-69**.
   b. Dedicate corner cuts for public street purposes at the intersection of **MLK/ Church** and **MLK /Jensen,** based on a **30' radius.**
2. Construction Requirements: (Parcel A)
   a. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
   b. Construct concrete curb and gutter and to Public Works Standard **P-5**. The curb shall be constructed to a **12'** pattern.
   c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8.**
   d. Construct a depressed curb per Public Works Standard **P-28** and **P-32**.
   e. Construct an **80'** bus bay curb and gutter at the southwest corner of Martin Luther King Jr. and Church to Public Works Standard **P-73**, complete with a **12'** monolithic sidewalk.

Church Avenue: 3-lane Collector w/ Trail

1. Dedication Requirements: (Parcel A and B)
   a. Dedicate 54' of property, from section / **42'-44'** from center line, for public street purposes, within the limits of this subdivision, per Public Works Standard **P-54 and P-69**. Center line shall be established per ***Official Plan Line No. 6*** and ***County Precise Plan No. 42***.
   b. Dedicate a **26'** (minimum) easement for Landscape, Bike and Pedestrian purposes **only**. (Additional right of way may be required for grading and drainage purposes.) Above ground utilities are not allowed within this easement.

2. Construction Requirements: (Parcel A)
   a. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
   b. Construct concrete curb and gutter and to Public Works Standard **P-5**. The curb shall be constructed to a **12'** pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
   c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8.**
   d. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the ***2035 Fresno General Plan***, ***Public Works Standards P-58, P-59, P-60, P-61*** and the ***Caltrans Highway Design Manual***. Identify route on the map, complete with a cross section**7 days prior** to the planning commission hearing. Where the trail is constructed within **5'** of the curb, construct a fence per Public Works Standards **P-74** and **P-75**.

Knight and Grove Avenues: Local

1. Dedication Requirements: (Parcel C and D)
   a. Dedicate a total of **60'** of property, (**30'** from center line), for public street purposes, within the limits of this subdivision, per Public Works Standard **P-56**. On the west side of Knight and on the south side of Grove there are an Outlots "A" and "B". 1' strip offered for future street. Provide evidence that these have been dedicated to the City of Fresno or provide the dedication to complete the street right of way. The 1' dedications are outside of the map boundary.
   b. Dedicate a corner cut for public street purposes at the intersection of Knight and Jensen based on a **25'** radius.

Specific Mitigation Requirements: Comply with the mitigation measure requirements of the Traffic Engineering Manager for the Traffic Impact Study.

Traffic Signal Mitigation Impact (TSMI) Fee: Contact the Public Works Department, Frank Saburit at **(559)621-8797.**

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are; constructed at ultimate locations, contained within the build out of the 2025 General Plan circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *2025 General Plan*, *Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable unless the City

Engineer and City Traffic Engineer include the new traffic signal and/or ITS improvements in the next update; upon the inclusion of the added infrastructure, the applicant shall agree to pay the newly calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

1. The signal at the intersection of Church Avenue and Martin Luther King Jr. Boulevard shall be **modified** to the City of Fresno Standards, complete with left turn phasing, actuation and signal pre-emption. This work is eligible for reimbursement and/or credit against Traffic Signal Mitigation Impact Fees. The applicant shall design the traffic signal and obtain City approval of the plans **prior** to occupancy of the first dwelling unit. If the intersection meets signal warrants at the time of occupancy of the first unit, then the full traffic signal shall be installed. If the intersection does not meet warrants, then the traffic signal installation shall be limited to the following equipment: poles, safety lights, oversize street name sign, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet and all pull boxes, with the following equipment to be delivered to the City of Fresno's Traffic Signal shop for future installation when warrants are met: 2070L controller, mast arms, heads, Opticom discriminator and receivers.

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

FMSI Requirements: (Adjacent to Parcel A)

Martin Luther King Jr. Boulevard: 3-Lane Collector

1. If not existing, dedicate and construct **(1)** north **and** southbound **12'** center section travel lane, (1) north **and** southbound 5' shoulder and a 2-way left turn lane within the limits of **Parcel A.** Stripe **200'** left turn pockets at all major intersections. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.

Church Avenue: 3-Lane Collector w/ Class I Trail

1. If not existing, dedicate and construct **(1)** east **and** westbound **12'** center section travel lane**, (1)** east **and** westbound **5'** shoulder and a 2-way left turn lane within the limits of **Parcel A.** Stripe **200'** left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.

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

Exhibit "A"

Full off-site improvements are required for <u>all parcels</u> upon future development.

- Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.

<u>Jensen Avenue: 4-lane Arterial w/ Class I Trail</u>

1. Construction Requirements:
   a. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
   b. Construct driveway approaches to Public Works Standards.
   c. Construct concrete curb and gutter and to Public Works Standard **P-5**. The curb shall be constructed to a **10'** pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
   d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7**.
   e. Construct standard curb ramps per Public Works Standard **P-28** at all intersections.
   f. Construct an **80'** bus bay curb and gutter at the northwest corner of Jensen and Martin Luther King to Public Works Standard **P-73**, complete with a **10'** monolithic sidewalk.
   g. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the ***2035 Fresno General Plan***, ***Public Works Standards P-58, P-59, P-60, P-61*** and the ***Caltrans Highway Design Manual***. Identify route on the map, complete with a cross section**7 days <u>prior</u>** to the planning commission hearing. Where the trail is constructed within **5'** of the curb, construct a fence per Public Works Standards **P-74** and **P-75**.

<u>Martin Luther King Jr. Boulevard: 3-lane Collector</u>

1. Construction Requirements:
   a. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
   b. Construct driveway approaches to Public Works Standards.
   c. Construct concrete sidewalk, curb and gutter and to Public Works Standard **P-5**. The curb shall be constructed to a **12'** pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
   d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8.**
   e. Construct standard curb ramps per Public Works Standard **P-28** at all intersections**.**

<u>Church Avenue: 3-Lane Collector w/ Class I Trail</u>

1. Construction Requirements:

a. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
b. Construct driveway approaches to Public Works Standards.
c. Construct concrete curb and gutter and to Public Works Standard **P-5**. The curb shall be constructed to a **12'** pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8.**
e. Construct standard curb ramps per Public Works Standard **P-28** at all intersections.
f. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the ***2035 Fresno General Plan***, ***Public Works Standards P-58, P-59, P-60, P-61*** and the ***Caltrans Highway Design Manual***. Identify route on the map, complete with a cross section**7 days <u>prior</u>** to the planning commission hearing. Where the trail is constructed within **5'** of the curb, construct a fence per Public Works Standards **P-74** and **P-75**.

<u>Knight and Grove Avenues: Local</u>

1. Construction Requirements:
   a. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision. Provide missing pavement, as required with the street plan.
   b. Construct driveway approaches to Public Works Standards.
   c. Construct concrete sidewalk, curb and gutter and to Public Works Standard **P-5**. The curb shall be constructed to a 10 or **12'** residential pattern. Match existing. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
   d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-9**. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Public Works Standards.
   e. Construct a standard curb ramp per Public Works Standard **P-28**.

<u>Traffic Signal Mitigation Impact (TSMI) Fee:</u> This project shall pay all applicable TSMI Fees, **at the time of Building Permits** based on the trip generation rates as set forth in the latest edition of the ITE Generation Manual. Contact the Public Works Department, Frank Saburit at **(559)621-8797.**

1. Jensen Avenue: Arterial: Modify the existing signal pole with a 150-watt safety light and an oversize street sign to current Public Works Standards at the northwest corner of Jensen Avenue and Martin Luther King Rr. Boulevard. Replace the high pressure sodium light fixture with a 150-watt equivalent LED safety light.

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

<u>FMSI Requirements:</u>

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

FMSI Requirements:

Jensen Avenue: 4-lane Arterial w/ Class I Trail

1. Where not existing, dedicate and construct (**2**) westbound **12'** travel lanes, **(2)** eastbound **12'** travel lanes, **(1)** eastbound **5'** shoulder, (**1**) westbound **12'** travel lane, **(1)** westbound **5'** shoulder and a ***16' / 26'** raised concrete median island **within the limits of Parcel D.** Construct a raised concrete median with **250'** left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55** MPH design speed. *To be determined by the Traffic Impact Study.

Martin Luther King Jr. Boulevard: 3-Lane Collector

1. Where not existing, dedicate and construct **(1)** north **and** southbound **12'** center section travel lane, (1) north **and** southbound 5' shoulder and a 2-way left turn lane within the limits of **B, C, D and the Remainder.** Stripe **200'** left turn pockets at all major intersections. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.

Church Avenue: Collector

1. Where not existing, dedicate and construct **(1)** east **and** westbound **12'** center section travel lane**, (1)** east **and** westbound **5'** shoulder and a 2-way left turn lane within the limits of **Parcel B.** Stripe **200'** left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES
UTILITIES PLANNING & ENGINEERING

MEMORANDUM

DATE: July 12, 2017

TO: SOPHIA PAGOULATOS, Long Range/Planning
Department of Development and Resource Management

THROUGH: THOMAS C. ESQUEDA, Director
Department of Public Utilities

FROM: ROBERT A. DIAZ, Senior Engineering Technician
KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: **Water and Sewer Requirements**
Plan Amendment Application No. A-17-007
Rezone Application No. R-17-010
Tentative Parcel Map Application No. TMP-2017-06
Annexation Application No. ANX-17-005

The purpose of this memorandum is to describe the conditions of approval required for the project associated with the subject applications.

General

The subject applications were filed by Scott Mommar, on behalf of Sylvesta Hall of Blue Ocean Development America, LLC, and pertain to 115.95 acres of property located on northwest corner of East Jensen and South Martin Luther King Jr. Blvd. The applications propose to amend the Fresno General Plan to create four parcels to accommodate the following land uses on the 115.95 acres: Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and the Public Facility – College designation for 26.55 acres.

These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO).

Water Requirements

The nearest water mains to provide service to the proposed project are a 12-inch water main located in East Church Avenue and a 12-inch water main located in East Jensen Avenue. Water facilities will be available to provide water service to the site subject to the following requirements:

1. The proposed project is located within City Growth Area 1.

2. Replace the 10-inch water main in South Martin Luther King Jr. Boulevard, between East Jensen Avenue and East Church Avenue with a 12-inch water main (including fire hydrants).

3. Existing water services from the 10-inch water main shall be transferred to the proposed 12-inch water main.

4. Install an 8-inch water main (including City fire hydrants) in East Grove Avenue between South Walnut Avenue and South Martin Luther King Jr. Boulevard.

5. Install an 8-inch water main (including City fire hydrants) in South Fairview Avenue between South Jensen Avenue and East Grove Avenue.

6. Installation of water service(s) & meter box(es) shall be required.

7. On-site water facilities shall be private.

8. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

The water supply requirements for this project are as follows:

1. The existing property is currently served with a 1-inch and 1.5-inch water meters.

2. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the uses on the project.

3. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the project.

4. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.

5. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

6. The applicant shall be issued a Water Capacity Fee credit for the existing 1-inch and 1.5 inch meters that are currently located at the project site. The Water Capacity Fee

credit will be based the meter size as published in the City's Master Fee Schedule.

7. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Sewer Requirements

The nearest sanitary sewer facilities available to serve the proposed project are two (2) 30-inch sewer trunks located in East Church Avenue, a 48-inch sewer trunk located in East Jensen Avenue, an 8-inch sewer main in Martin Luther King Boulevard north of East Grove Avenue, and a 10-inch sewer main in Martin Luther King Boulevard south of East Grove Avenue. As currently master planned for sewer services:

1. All sewer connections located north of Grove Avenue shall be directed to one of the 30-inch trunk lines in Church Avenue.

2. All sewer connections located south of Grove Avenue shall be directed to the Jensen Avenue trunk line.

Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Abandon 14-inch fiberglass reinforce concrete non-active sewer pipe. Due to the shallowness of the main, the pipe will have to be removed. The existing main shall be capped at the intersection of Grove Avenue and Knight Avenue on the west end, and Grove Avenue and Martin Luther King Jr. Boulevard on the east end.

2. Vacate the 20-foot utility easement at the Grove Avenue alignment between Knight Avenue and Martin Luther King Jr. Boulevard. Prior to vacating the easement, applicant shall contact the Fresno Metropolitan Flood Control District regarding the 48-inch concrete storm drain co-located in the easement with the 14-inch fiberglass reinforced concreted pipe.

3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.

4. All underground utilities shall be installed prior to permanent street paving.

5. A cross access agreement is required for sewer service(s) crossing parcel boundaries.

6. A preliminary sewer design layout shall be prepared by the applicant's engineer, and submitted to the Department of Public Utilities for review and conceptual-level approvals prior to submittal or acceptance of the applicant's final map and engineered

plan & profile improvement drawing for City review.

7. Engineered improvement plans prepared by a registered professional civil engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City public sewer system.

8. All public sanitary sewer facilities shall be constructed in accordance with City standards, specifications, and policies.

9. Sanitary sewer connection to the existing Rehabbed 48-inch sewer trunk located in East Jensen Avenue shall be required to be constructed by machine coring and epoxy coating the area of the 48-inch sewer trunk.

10. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.

2. Sewer Oversize Service Area: # 30

3. Sewer Facility Charge (Non-Residential)

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 170.251
170.44
210.411 "2017-006"
210.414
400.21
410.202

July 19, 2017

Ms. Sophia Pagoulatos
City of Fresno, Development Services/Planning
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Pagoulatos,

Rezone Application No. R-17-010
Annexation Application No. ANX-17-005
Plan Amendment Application No. A-17-007
Drainage Areas "SS" and "TT"

Drainage Area "SS"
The District has reviewed the land use changes proposed through the subject rezone. The District's existing Master Plan drainage system in Drainage Area "SS" within APN 479-060-09 is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have the capacity to accommodate the increased runoff generated by proposed commercial land use. In addition, the existing Master Plan system cannot accommodate any area of the park that is to include parking.

The District requests that as a condition of the rezone, the developer be required to mitigate the impacts of the increased runoff from the proposed commercial land use to a rate that would be expected if developed to a medium density residential land use. The developer may either make improvements to the existing or proposed pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development.

5469 E. OLIVE • FRESNO, CA 93727 • (559) 456-3292 • FAX (559) 456-3194

Should the developer choose to construct a permanent peak reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the proposed commercial land use, to a two-year discharge, which would be produced by the property if developed at a medium density residential land use. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

Drainage Area "TT"

The District has reviewed the land use changes proposed through the subject rezone. The District's existing Master Plan drainage system in Drainage Area "TT" is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have the capacity to accommodate the increased runoff generated by the proposed commercial land use.

The District requests that as a condition of the rezone, the developer be required to mitigate the impacts of the increased runoff from the proposed commercial land use to a rate that would be expected if developed to a medium density residential land use. The developer may either make improvements to the existing or proposed pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development.

Should the developer choose to construct a permanent peak reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a commercial density development, to a two-year discharge, which would be produced by the property if developed at a medium density residential land use. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

Should you have any questions concerning this matter, please feel free to contact the District.

Very truly yours,

Sarai Yanovsky

Sarai Yanovsky
Engineer

SY/lrl

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City of
FRESNO

FIRE DEPARTMENT

DATE: June 30, 2017

TO: SOPHIA PAGOULATOS, Long Range/Planning
Development and Resource Management Department

FROM: LESLIE FORSHEY, Senior Fire Prevention Inspector
Fire Department, Community Risk Reduction Unit

SUBJECT: Northwest corner of East Jensen and South Martin Luther King Jr. Blvd
A-17-007/R-17-010/TMP-201-06/ANX-17-005

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

The installation of public street hydrants is required. Coordinate locations of hydrants with Public Works Department. Public hydrants in commercial areas are spaced a maximum of 450 feet apart.

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 ½ inch outlet shall face the access lane.

This site is approximately 1 mile from the nearest fire station.

Site access and hydrants will be addressed upon site plan review.

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

County of Fresno

DEPARTMENT OF PUBLIC HEALTH
David Pomaville, Director
Dr. Ken Bird, Health Officer

June 27, 2017

LU0019034
2602

Sophia Pagoulatos
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Pagulatos:

PROJECT NUMBER: A-17-007, R-17-010, TPM 2017-06, ANX-17-005

Plan Amendment Application No. A-17-007, Rezone Application No. R-17-010, Tentative Parcel Map Application No. TMP-2017-06 and Annexation Application No. ANX-17-005 were filed by Scott Mommar, on behalf of Sylvesta Hall of Blue Ocean Development America, LLC, and pertain to 115.95 acres of property located on northwest corner of East Jensen and South Martin Luther King Jr. Blvd. **Plan Amendment Application No. A-17-007** requests to amendment the Fresno General Plan and Edison Community Plan from the following land use designations: Medium Density Residential for 19.25 acres, Urban Neighborhood for 29.44 acres, Community Commercial for 10.11 acres, Office for 37.69 acres and Community Park for 19.09 acres to Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and the Public Facility – College designation for 26.55 acres. **Rezone Application No. R-17-010** proposes to amend the Official Zone Map from the Fresno County AL-20 (*Limited Agricultural*) to the City of Fresno zone districts to be designated as follows: RS-5 (*Residential Single-Family*) for 54.48 acres, CC (*Community Commercial*) for 2.4 acres, CR (*Commercial-Regional*) for 22.52 acres, PR (Parks and Recreation) for 9.63 acres and PI (*Public and Institutional*) for 26.55 acres. **Tentative Parcel Map Application No. TPM-2017-06** proposes the creation of four parcels on 115.949 acres. The prezone of the property is for purposes of facilitating annexation pursuant to **Annexation Application No. ANX-17-005**, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO).

APN: 479-050-02, -03 & 479-060-02, -03, -08, -09, -10, -11 ZONING: From AL-20 to RS-5/CC/CR/PR/PI
ADDRESS: Northwest corner of East Jensen and South Martin Luther King Jr. Blvd.

Recommended Conditions of Approval:

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

  Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to

placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

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

The following comments pertain to the demolition of existing structures:

- Any demolition at the project site has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

- 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, R.E.H.S.
Environmental Health Specialist II (559) 600-3271

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kt

cc: Glenn Allen- Environmental Health Division (CT. 09.01)
Scott Mommer- Applicant (smommer@larsanderson.com)
Sylvesta Hall- Developer (qbbigback@aol.com)

City of FRESNO

DATE: July 17, 2017

TO: Will Tackett, Supervising Planner/Current Planning
Development and Resource Management Department

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

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE PARCEL MAP NO. 2017-06 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: Jensen, Martin Luther King Jr., Church
Owner / Engineer: Blue Ocean Development America, LLC

***NOTE – The understanding is that there are no off-site public improvements required with this parcel map. However, the landowner/developer shall be responsible to provide funding for the maintenance services of all required public improvements by a method approved by the Public Works Department at such time that development occurs with each subdivided parcel of Vesting Tentative Parcel Map No. 2017-06.**

1. MAINTENANCE REQUIREMENTS

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family, Commercial, Industrial and Multi-family developments are the ultimate responsibility of the **landowner/developer**. The **landowner/developer** shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District.

The following public improvements (Existing and Proposed) are eligible for Services by CFD:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without limitation, the median island **(1/2, if fronting only one side of median),** parkways, buffers, street entry medians and sides **(10' minimum landscaped areas allowed**). **(Major Streets and Local Streets)**

- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots, open spaces and trails.

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap **(1/2, if fronting only one side of median)**, and street lights in **all Major Streets.**

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, and street entry and interior median island curbing and hardscape, street paving, street name signage and street lights in **all Local Streets**.

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