CITY OF FRESNO MITIGATED NEGATIVE DECLARATION		Notice of Intent was filed with: FRESNO COUNTY CLERK 2220 Tulare Street, First Floor, Fresno, CA 93721 on **November 13, 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: **EA No. A-16-017/R-16-018/C-17-059**	
PROJECT SPONSOR: Giorgio Russo Ginder Development 759 West Alluvial Avenue, #102 Fresno, CA, 93711	**PROJECT LOCATION:** 7035 North Blythe Avenue, Fresno, California 93722, in the City and County of Fresno, California (±7.1 acres) 36.837541 Latitude, -119.871553 Longitude Assessor's Parcel Number(s): 501-043-06 Mount Diablo Base & Meridian, Township 12S, Range 19E , Section 35	

PROJECT DESCRIPTION:

Environmental Assessment No. A-16-017/R-16-018/C-17-059 was filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues.

The project proposes a plan amendment to redesignate ±7.1 acres from Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres of General Commercial; a rezone to redesignate ±7.1 acres from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General); and develop a gated multi-unit residential complex with 80 residential units, a community building, and associated outdoor recreation facilities on the 4.66 acre portion of the subject property and 3 detached commercial pads (one of which includes a drive-through) on the 2.59 acre portion of the subject property. The project is proposed at an overall density of 15 dwelling units per acre.

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 (MEIR) SCH No. 2012111015 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 MEIR SCH No. 2012111015 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 CEQA.

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

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

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

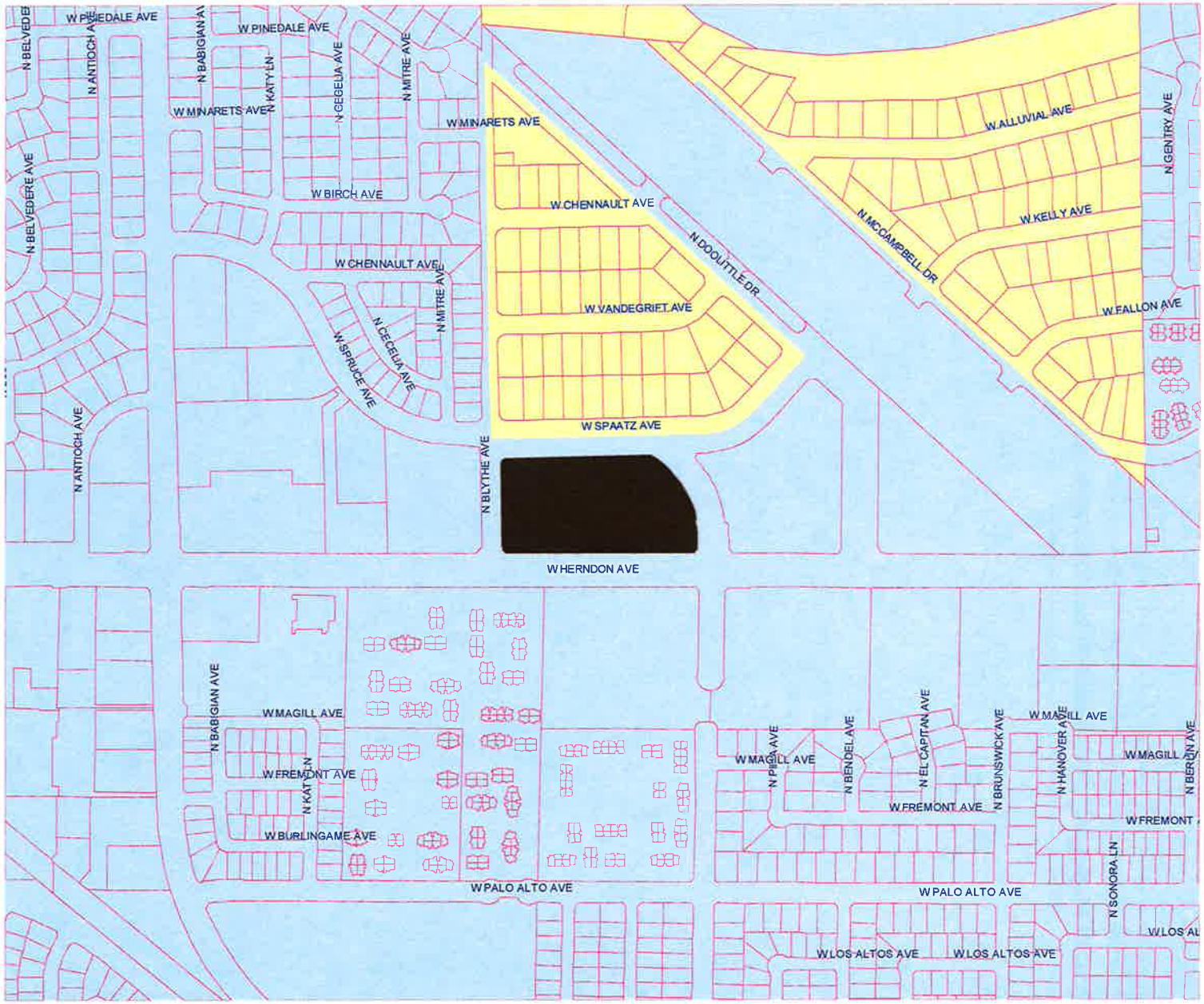
For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics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

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

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

PREPARED BY: Margo Lerwill, Planner	SUBMITTED BY:
DATE: November 13, 2017	Bonique Emerson, Planning Manager DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT
Attachments:	Exhibit A: Vicinity Map Exhibit B: Notice of Intent Exhibit C: Initial Study Impact Checklist and Initial Study (Appendix G) Exhibit D: MEIR No. SCH No. 2012111015 General Plan Mitigation Measure Monitoring Checklist Exhibit E: Project Specific Mitigation Measure Monitoring Checklist dated November 13, 2017 Exhibit F: Agency Comments

Vicinity Map



LEGEND

Subject Property

VICINITY MAP – Plan Amendment Application A-16-017, Rezone Application R-16-018, Conditional Use Permit Application C-17-059

Notice of Intent

CITY OF FRESNO NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION	Filed with:
EA No. A-16-017/R-16-018/C-17-059 for Plan Amendment Application No. A-16-017 Rezone Application No. R-16-018 Conditional Use Permit Application No. C-17-059	
PROJECT SPONSOR: Giorgio Russo Ginder Development 759 West Alluvial Avenue, #102 Fresno, CA, 93711	FRESNO COUNTY CLERK 2221 Kern Street, Fresno, CA 93721
PROJECT LOCATION: 7035 North Blythe Avenue, Fresno, California 93722, in the City and County of Fresno, California (±7.1 acres) 36.837541 Latitude, -119.871553 Longitude Assessor's Parcel Number(s): 501-043-06 Mount Diablo Base & Meridian, Township 12S, Range 19E , Section 35	

PROJECT DESCRIPTION:

Environmental Assessment No. A-16-017/R-16-018/C-17-059 was filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues.

The project proposes a plan amendment to redesignate ±7.1 acres from Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres of General Commercial; a rezone to redesignate ±7.1 acres from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General); and develop a gated multi-unit residential complex with 80 residential units, a community building, and associated outdoor recreation facilities on the 4.66 acre portion of the subject property and 3 detached commercial pads (one of which includes a drive-through) on the 2.59 acre portion of the subject property. The project is proposed at an overall density of 15 dwelling units per acre.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report SCH No. 2012111015 (MEIR) prepared for the Fresno General Plan. Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.

With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of

the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, Room 3043, California 93721-3604. Please contact Margo Lerwill at (559) 621-8153 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on December 4, 2017. Please direct comments to Margo Lerwill, Planner, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Margo.Lerwill@fresno.gov ; or comments can be sent by facsimile to (559) 498-1026.

INITIAL STUDY PREPARED BY: Margo Lerwill, Planner	SUBMITTED BY:
DATE: November 13, 2017	Bonique Emerson, Planning Manager CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CAO033010

Appendix G

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

Environmental Checklist Form
For EA No. A-16-017/R-16-018/C-17-059

1. **Project title:**
   Plan Amendment Application A-16-017-HE, Rezone Application No. R-16-018, Conditional Use Permit Application No. C-17-059

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:**
   Margo Lerwill, Planner III
   City of Fresno
   Development & Resource Management Department
   (559) 621-8153

4. **Project location:**
   Street Address; Located 7035 North Blythe Avenue; Located on the northwest corner of North Blythe and West Herndon Avenues in the City of Fresno, California

   Site Latitude: 36°83'75.41" N
   Site Longitude: 119°87'15.53" W

   Mount Diablo Base & Meridian, Township 12S, Range 19E
   Sections 35

   Assessor's Parcel Number: 501-043-06

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

   Giorgio Russo
   Ginder Development
   759 West Alluvial Avenue, #102
   Fresno, CA, 93711

6. **General plan designation:**
   Existing: Community – Commercial
   Proposed: Residential Multi-Family Medium High Density and General Commercial.

7. **Zoning:**
Existing: CC (*Community - Commercial*)
Proposed: RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General)

8. **Description of project:**

Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres of General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General). Conditional Use Permit Application No. C-17-059 proposes a gated multi-unit residential complex with 80 residential units, a community building, and associated outdoor recreation facilities on the 4.66 acre portion of the subject property and 3 detached commercial pads (one of which includes a drive-through) on the 2.59 acre portion of the subject property.

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	Employment - Office	County of Fresno R1A (Single Family Residential)	Vacant Parcel, Office Commercial
East	Commercial – Community	CC/EA/UGM (Commercial – Community/Expressway Area Overlay/Urban Growth Management)	Vacant Parcel
South	Employment - Light Industrial, Residential Medium High Density	IL/EA/UGM/cz (Light Industrial/Expressway Area Overlay/Urban Growth Management/conditions of zoning), RM-1/EA/UGM/cz (Residential Multi-Family Medium High Density/Expressway Area Overlay/Urban Growth Management/conditions of zoning)	Storage Facility, Medium High Density Residential
West	Employment - Office	O/EA/UGM/cz (Office/Expressway Area Overlay/Urban Growth Management/conditions of zoning)	Office Commercial

10. **Other public agencies whose approval is required:**

City of Fresno (COF) Development and Resource Management Department, COF Department of Public Works; COF Department of Public Utilities; County of Fresno Department of Public Health; Fresno Irrigation District; Fresno Metropolitan Flood Control District, San Joaquin Valley Air Pollution Control

District.

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.

The Development and Resource Management Department has not received any requests in writing from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project to be formally notified of proposed projects in the geographic area that it may be traditionally and culturally affiliated with, pursuant to PRC Section 21080.3.1(b).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to PRC 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) State Clearing House (SCH) No. 2012111015 as prepared and adopted for the Fresno General Plan and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in MEIR SCH No. 2012111015.

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
	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.

_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 Public Resources Code Section 21157.1(d) and CEQA Guidelines 15178(a).

Margo Lerwill, Planner III — Date 11/9/17

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 outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

The site is located within an area planned for and predominantly built out with urban uses.

Properties located to the north of the subject property are located within the Sierra Sky Park subdivision. These properties are either devoted to airport/airstrip functions, have been developed with single family residences and/or associated aviation related buildings or with small commercial office uses, or are vacant properties planned for office uses. The nearest residences north of the proposed project are approximately 300 feet away. Properties across the West Herndon Avenue expressway have been developed with a personal mini storage facility and with multi-family housing, with the nearest residential building south of the location being approximately 220 feet away. Due to the relatively flat topography of the subject and adjacent properties as well as the existing built environment and the poor air quality that reduce existing views within the project area as a whole, a less than significant impact will result to views of highly valued features such as the Sierra Nevada foothills from future development on and in the vicinity of the subject property. No identified or designated public or scenic vistas will be obstructed by the proposed project and no scenic resources will be damaged or removed.

The project will not damage nor will it degrade the visual character or quality of the

subject site and its surroundings, given that the project site is in an area planned and approved for residential development to the north, east, south and west of the subject property. Future development of the site will create a new source of substantial light or glare within the area. However, given that the project site is already surrounded substantially by existing development including residential, commercial and public facilities as well as an airstrip and an expressway, which already affect day and night time views in the project area, no significant impact will occur. Furthermore, through the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties in accordance with project specific mitigation measures of the MEIR. As a result, the project will have no impact on aesthetics.

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Based upon the upon the 2014 Rural Mapping Edition: Fresno County Important Farmland Map of the California Department of Conservation, the subject property is designated as "Urban and Built-Up Land"; defined as all lands within Fresno County that are occupied by structures with a building density of at least one unit to one and one-half acres, or approximately six structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

The parcels surrounding the site to the north, south, east, and west are also designated as "Urban and Built-Up Land" by the above mentioned map. Neither subject site nor the properties adjacent to the subject site are under a Williamson Act contract. Therefore, the proposed project on the subject site will have no impact on Williamson Act contract parcels.

The proposed project does not conflict with any forest land or Timberland Production or result in any loss of forest land. The proposed project does not include any changes which will affect the existing environment.

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 AND GLOBAL CLIMATE CHANGE - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan (*e.g.*, by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

<u>Setting</u>

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

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

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

During the summer, wind speed and direction data indicate that summer wind usually originates at the north end of the Valley and flows in a south-southeasterly direction through the Valley, through Tehachapi pass, into the Southeast Desert Air Basin. In addition, the Altamont Pass also serves as a funnel for pollutant transport from the San Francisco Bay Area Air Basin into the region.

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

days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

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

Regulations

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

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

CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operations (including vehicle and off-road equipment use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. Further, the model identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The GHG mitigation measures were developed and adopted by the California Air Pollution Control Officers Association (CAPCOA).

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

The analysis was conducted using the CalEEMod Model, Version 2013.2.2. The project is proposing to construct 94,800 square feet of multi-family housing; 21,726 square feet of associated garage space; a 3,028 square foot clubhouse building; a 2,866 square

foot drive-through restaurant, and 18,575 square feet of retail space.

Construction Emissions – Short Term

It was assumed that the project would be constructed in one phase, over a period of one year. Construction equipment estimates were based on CalEEMod default assumptions.

Project Construction Emissions

[all data given in tons/year]	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
2018 Construction	0.3366	2.4553	1.8347	0.0029	0.1694	0.1513	250.403
2019 Construction	0.7041	0.0218	0.0211	0.0000	0.0014	0.0013	2.8758
Project Total	0.7041	2.4553	1.8558	0.0029	0.1708	0.1526	253.279
District Thresholds	**10**	**10**	**N/A**	**N/A**	**15**	**15**	**N/A**

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

Operational Emissions – Long Term

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

Project Annual Operational Emissions

[all data given in tons/year]	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Area	0.5426	0.00	0.00060	0.00	0.00	0.00	0.9944
Mobile	0.5070	5.243	4.6888	0.0198	1.116	0.3152	1843.45
Project Totals	1.0496	5.243	4.6894	0.0198	1.116	0.3152	1844.44
District Thresholds	**10**	**10**	**N/A**	**N/A**	**15**	**15**	**N/A**

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

The SJVAPCD has developed the San Joaquin Valley 1991 California Clean Air Act Air Quality Attainment Plan (AQAP), which continues to project nonattainment for the above-noted pollutants in the future. This project will be subject to applicable SJVAPCD rules, regulations, and strategies. In addition, the project will be subject to the

SJVAPCD Regulation VIII, Fugitive Dust Rules, related to the control of dust and fine particulate matter. This rule mandates the implementation of dust control measures to reduce the potential for dust to the lowest possible level. The plan includes a number of strategies to improve air quality including a transportation control strategy and a vehicle inspection program.

The proposed project is subject to District Rule 9510 (Indirect Source Review). District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.

The proposed project would result in additional vehicle trips, specifically trips during the A.M. and P.M. Peak Hour, but not enough to trigger a Traffic Impact Study. Furthermore, the project's emissions as a percentage of the area source, energy use, and vehicle emissions within Fresno County are very small. The project's overall contribution to the overall emissions is negligible. Therefore, there is no air quality or global climate change impacts perceived to occur as a result of the proposed project. Both short and long term impacts associated with construction and operation are below the District's significance thresholds.

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

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

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

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

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

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

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

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

The Sierra Sky Park complex comprises approximately 130 acres located on the north side of West Herndon Avenue between North Blythe and North Brawley Avenues and was designed by William Smilie and Walter Wagner as the first airport-centered residential community in the United States (and perhaps the world according to findings documented by the California Aeronautics Commission). The original concept was to create a place for private plane owners to keep their planes at their homes with easy access to a runway.

The airport "community" contains a mixture of uses and facilities which include; the privately owned public use (civilian) airport occupying approximately 33 acres; approximately 90 residential lots on either side of the airfield, of a size adequate to accommodate a residence and covered aircraft parking; associated and ancillary aviation related properties, which once included an administrative facility at the southerly end of the airstrip that was removed in 1992; and, a proposed commercial area, which includes the subject property but has never been implemented. The complex was designed and developed as an integrated whole with the airport, the siting of residential properties, the potential for a commercial component and the street plans (designed with broad roadways allowing for planes to taxi up to the private homes) as one design concept.

Street names adjacent to the subject property (Spaatz Ave. and Doolittle Drive) as well as the opposite side of the airstrip (McCampbell Drive) are named after famous persons

in aviation history (i.e., Carl "Tooey" Spaatz, James H. Doolittle, and David McCampbell).

The airport is capable of accommodating small general aviation aircraft of less than 12,500 pounds (FAA Classification: Basic Utility Stage I). Its original airport permit was issued by the California Department of Transportation, Division of Aeronautics, in 1949. The airport received a special use permit from the County of Fresno in 1960. In 1979, the airport was annexed to the City of Fresno as part of Annexation No. 879. The City granted a subsequent conditional use permit for airport modifications in 1980.

The subject property (Lot 109) and adjacent commercially zoned parcels (Lots 107 & 108) were originally intended to provide for airport related commercial uses in conjunction with Sierra Sky Park. When originally contemplated and subdivided, the entire Sierra Sky Park site was several miles from the incorporated area of the City and was surrounded by fig orchards and fields of cotton and alfalfa.

Given its rural isolation, the original concept of Sierra Sky Park was therefore very similar to modern planning paradigms prescribed by the City of Fresno such as the idea of "complete neighborhoods" found in the Urban Form element of the Fresno General Plan; and, far ahead of its time. The complete neighborhoods concept enables citizens to live in communities with convenient services, employment, and recreation within walking distance and employs the use of activity centers with mixed-uses and neighborhoods in growth areas. This is the very concept employed with the creation of the Sierra Sky Park; add an airstrip rather than more contemporary and conventional forms of alternative transportation.

Therefore, in addition to serving an aviation-related commercial function, facilities to be developed on the subject site were expected to provide neighborhood commercial goods and services to the large planned residential area between Sierra Sky Park and the Santa Fe tracks. Although the northerly expansion of the metropolitan area has brought with it additional neighborhoods, as well as the expansion of additional commercial, service and employment uses including retail, office, and lodging within the vicinity, the proposed project is consistent with the original intent for development on the subject property given that it will afford commercial goods and a multi-family housing option within walking distance of the Sierra Sky Park residential neighborhood.

Pursuant to Section 15064.5 of the California Environmental Quality Act, a resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public Agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

On January 26, 2010, the County of Fresno Board of Supervisors approved designation and placement of the Sierra Sky Park Residential Airpark as a Historic District on the

County's List of Historic Places. This designation included the entirety of the original Sierra Sky Park Subdivision.

Furthermore, a Historic Evaluation and Determination of Significance was prepared by Thomas E. Nave for the Sierra Sky Park in 2010 for purposes of a project proposed upon the lot immediately east of the subject property. While it is not presumed that the survey included within this evaluation meets the criteria within Section 5024.1(g) of the Public Resources Code, it was prepared by person who meets the Professional Qualification Standards of the Secretary of Interior Standards for archaeology and historic preservation.

Reviews of the records of the Fresno County Recorder's Office and the Fresno City Planning Department were conducted to obtain information on permitted structures located on the property. Information was also obtained from the Fresno County Library's California History and Genealogy Room. A survey of the project area was also conducted. The structures and improvements were recorded on California Department of Recreation forms (DPR 523).

The study also identified an Area of Potential Effect (APE), which is defined as including Lots 107-109 of the Sierra Sky Park Subdivision, which are currently vacant.

In accordance with the provisions of CEQA, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources including the following: (A) Is associated with events that have made a significant contribution to the broad patterns of history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or, (D) Has yielded, or may be likely to yield, information important in prehistory or history. National and local criteria for significance and eligibility mirror these California criteria as well.

The project Historic Evaluation and Determination of Significance made the following findings based upon the application of these criteria:

Criterion A:

The Sierra Sky Park Subdivision, including the airport, was established in 1946. It was the first of its kind established in California as well as the United States. The creation of the Sierra Sky Park inspired the establishment of over 600 similar developments across the United States by 2008. The heart of the Sierra Sky Park Subdivision is its airport. It was designed specifically for use by private aircraft. The popularity of private ownership of small aircraft for commuter transportation as well as leisure travel was in its preliminary stage of development between 1946 and 1966. The establishment of the Sierra Sky Park provided a blueprint for all other residential airpark subdivisions to follow. These residential subdivisions are unique in their design that incorporates an airport intended to let airplane owners land their aircraft and taxi them directly to their

homes utilizing the same roads that owners and visitors to the subdivision drive in their automobiles. Without their airport they would just be typical residential subdivisions. The use of airplanes and automobiles on public roads led to changes, in 1963, in the California Motor Vehicle Code to permit such joint usage. This change was also the first of its kind in the United States. The annexation of the airport portion of the subdivision by the City of Fresno in 1979 also led to the adoption of a new ordinance regulation the joint use of automobiles and aircraft in a residential subdivision. This is the only subdivision in the City of Fresno to have such a specific ordinance. These unique firsts represent significant contributions to the broad patterns of the history of the Unites States, California, and the City of Fresno. Therefore the Sierra Sky Park is considered to be eligible for inclusion on the National Register of Historic Places, as well as the state and local registers of historic resources under Criterion A.

Criterion B:

William (Bill) Smilie was born in Texas in 1912 and at the age of twelve moved to San Diego, California, where his interests in airplanes began. In 1937 Smilie earned his pilot's license and by 1943, after earning a commercial instructor's rating from Hancock College of Aeronautics became a flight instructor at Hancock Field near Santa Maria, California. Hancock Field was used by the U.S. Army Air Force as a training field from 1939 until 1944. Following World War II, Bill Smilie entered into a career in real estate. In 1945 he purchased 130 acres in Fresno County and began planning his own residential airpark. Prior to the development of the Sierra Sky Park there is nothing in his personal life or career that qualifies Bill Smilie as a person important to National, State or local history under Criterion C. Bill Smilie can be considered a historically significant person because he created the Sierra Sky Park but that importance is not retroactively applicable to the eligibility of the Sierra Sky Park Airport under Criterion C. Therefore the Sierra Sky Park Airport is not eligible for the National Register of Historic Places, or the state and local registers of historic resources under Criterion B.

Criterion C:

The Sierra Sky Park Subdivision, with the incorporated airport, was designed in 1946 with the purpose to integrate private plane ownership with a residential community. The heart of the subdivision was the Sierra Sky Park Airport with its 400 foot wide, 3200 foot long runway. The runway was connected to the surrounding residential community by 150 foot wide streets that allowed the planes to taxi to the home of their owners. The design of the airport is the first of its kind in the United States and is virtually intact from the day it was recorded with Fresno County in 1946. Its design is an outstanding example of its class that inspired others across the rest of the United States, from California to Florida, to design similar communities. The Sierra Sky Park Airport and its surrounding residential subdivision represent the original stage of physical development for aviation-based residential communities in the U.S. since the mid-1940s. Therefore, the Sierra Sky Park Airport is considered to be eligible for the National Register of Historic Places as well as the state and local registers of historic resources under Criterion C.

Criterion D:

The design of the Sierra Sky Park Airport and surrounding subdivision is well documented. The materials and technology used to build the airport facilities are also well documented. Therefore, potential for any new or significant information being found in further study of this development does not exist. Therefore, the Sierra Sky Park is not eligible for the National Register of Historic Places or the State and local register of historic resources under Criterion D.

Based upon the evidence and findings of the Nave study as well as the designation of the Sierra Sky Park as a Historic District on the County's List of Historic Places, the City of Fresno, as lead agency, determines that the Sierra Sky Park shall be treated as a presumptive and discretionary resource for purposes of CEQA due to its perceived eligibility under Criterion A for its influence on the history of residential subdivision development in the United States, its first-of-a-kind amendment to the Motor Vehicle Code; and, under Criterion C for its innovative design that incorporated an airport within a residential subdivision.

In accordance with Section 15064.5 of the CEQA Guidelines, a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

The significance of an historical resource is materially impaired when a project: (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resource; or, (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or, (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The proposed commercial development of the subject property conforms to the original use intended in the 1946 design, and the proposed multi-family housing conforms to the design's "complete neighborhoods" concept.

The subject property remains vacant, and there are no structures which exist within the project area that are individually listed in the National or Local Register of Historic Places.

Therefore, given that the Sierra Sky Park is considered significant due to its contributions to the broad patterns of history and due to its design being an outstanding example of its class representing the original stage of physical development for aviation-based residential communities in the U.S. since the mid-1940s; and, given that the proposed project conforms to the original use intended and does not affect the intended operation of adjacent streets in a manner which would constitute a significant loss of historic integrity, it may be determined that the proposed project will not materially impair those physical characteristics of Sierra Sky Park that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resource. Additionally, the proposed project will not result in a substantial adverse change in the significance of Sierra Sky Park.

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

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

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

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

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

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

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

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

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

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

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

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

GHG emissions and global climate change represent cumulative impacts. GHG emissions cumulatively contribute to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature; instead, the combination of GHG emissions from past, present, and future projects have contributed and will contribute to global climate change and its associated environmental impacts.

Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of GHG emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human activities appears to be closely associated with global warming.

State law defines GHGs to include the following: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride (SF6) [Health and Safety Code, section 38505(g)]. The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide.

CEQA requires public agencies to identify the potentially significant effects on the environment of projects they intend to carry out or approve, and to mitigate significant effects whenever it is feasible to do so.

The proposed project will not occur at a scale or scope with potential to contribute

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

In conclusion, the proposed project will not result in any greenhouse gas emission 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
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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
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

There are no known existing hazardous material conditions on the property and the property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project itself will not generate or use hazardous materials in a manner outside health department requirements, is not near any wild land fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans.

No pesticides or hazardous materials are known to exist on the site and the proposed project will have no environmental impacts related to potential hazards or hazardous materials as identified above.

The subject property was created as Lot 109 of the Sierra Sky Park Subdivision plan, which was approved by Fresno County and recorded in 1946 for purposes of creating a residential subdivision centered on a civilian airfield with broad roadways allowing for planes to taxi up to the private homes. Additional lots (including the subject property) were set aside for commercial development as well as for the airport. The Sierra Sky Park subdivision was permanently zoned for aviation use by Fresno County in 1961. However, the California Motor Vehicle Code did not allow airplanes and automobiles to share the same roads. In 1963, the California Motor Vehicle code was amended to allow this dual use. California Senate Bill No. 204, which was passed in 1963 allowing the joint use of public roads by automobiles and aircraft, was the first of its kind in the United States. The Fresno County Board of Supervisors passed a subsequent Resolution Establishing Rules and Regulations for the Combined Use of Vehicles and Aircraft at the Sierra Sky Park Subdivision in 1963. Finally, the City of Fresno added an ordinance to its municipal code regulating the combined use of automobiles and aircraft on public roadways in the Sierra Sky Park Subdivision at the time of its annexation in 1979 (Ordinance No. 79-166). These rules and regulations are now found codified in Chapter 14, Article 19 (Use of Aircraft on Streets) of the Fresno Municipal Code.

The Sierra Sky Park Airport environs are governed by the City of Fresno Sierra Sky Park Land Use Policy Plan. This land use policy plan intends to safeguard the general welfare of its inhabitants within the vicinity of this airport and to ensure the continued operation of the airport for the planning future of Sierra Sky Park. Specifically, the plan seeks to protect the public from the adverse effects of aircraft noise, to ensure the people and facilities are not located in areas incompatible with airport operations, and to ensure that no structures or activities adversely affect navigable airspace. The implementation of this policy plan will limit urban encroachment on Sierra Sky Park and allow for its continued operation. This plan addresses those areas and issues which are affected by, or affect, aircraft operations and the use of Sierra Sky Park. Threats to the continuation of flight operations, or to the property, health and welfare of persons on the ground shall be considered legitimate interests of this plan. The policy plan sets for the criteria, including land use compatibility with the airport's noise, airspace protection, safety, and general nuisance impacts, which the City of Fresno uses in evaluating development proposals in the vicinity of Sierra Sky Park Airport.

Pursuant to the Sierra Sky Park Land Use Policy Plan Map, the project site is located within the Primary Review Area and the Horizontal Surface, but is located outside of the identified Runway and Clear Zones as well as the Inner and Outer Approach Zones. Given that the project site is located outside of the runway, clear and approach zones, neither the proposed project nor uses thereon are subject to the airport/land use acceptability and safety compatibility criteria contained in Table II of the Sierra Sky Park Plan.

The subject property is located entirely outside all three airport/aircraft noise exposure contours (i.e. 60-65, 65-70 & 70-75 CNEL) identified within the Sierra Sky Park Land Use Policy Plan. Potential environmental impacts related to the consideration of "Noise" are evaluated and discussed in specific detail in Section XII – Noise of this initial study herein below.

On June 5, 2017, the Airport Land Use Commission reviewed the proposed project and determined it was compatible with the Sierra Sky Park Land Use Policy Plan.

Although the planned commercial use of the subject property and the residential use included in the "complete neighborhoods" concept in proximity to the airport, as well as the existing rights for combined use of public streets by both automobiles and aircraft, have been previously contemplated and effectively enacted by resolution or ordinance for more than 50 years, the simultaneous use of streets by automobiles and aircraft in a contemporary environment warrants additional consideration with respect to the issue of safety.

Intensification of the subject property and the introduction of new residential and commercial development which will ultimately generate vehicle trips and/or pedestrian traffic at levels to which the area has not previously been exposed has the propensity to situate members of the public in circumstances wherein proximity to aircraft operations may become a hazard. Although operators of aircraft are trained and certified with respect to aircraft characteristics, protocol and safety; and, while residents within the community are likely familiar with the rights of aircraft on the adjacent streets and are accustomed with safe operation of automobiles within proximity to the airport, members of the general public are not.

The proposed project does not propose the removal of aircraft rights from public streets. Furthermore, the City of Fresno does not support removal of aircraft rights from nearby public streets at this time. Due to the lack of development which has occurred along the respective adjacent public street frontages, the design of appropriate street cross-sections and improvements to accommodate the intensity of the planned adjacent land uses while simultaneously retaining rights for use by aircraft have not been contemplated. Properties located on the north side of West Spaatz Avenue are located within the County of Fresno and are planned and zoned for Office use. These properties are afforded rights for aircraft parking, in addition to rights to taxi aircraft to and from the private properties and the airstrip, which must be maintained. Therefore, future public improvements within the adjacent West Spaatz Avenue rights-of-way must be designed to accommodate use by both automobiles and aircraft. The proposed project will provide vehicle access from North Blythe Avenue, which runs parallel to and immediately south of West Spaatz Avenue, which will mitigate potential hazards resulting from the intensification of uses and future development in the area.

The project is not located near any wildland fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans.

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

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

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

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

This mitigated negative declaration prepared for the proposed project is tiered from Master Environmental Impact Report SCH No. 2012111015) prepared for the Fresno

General Plan (collectively, the "MEIR"), which contains measures to mitigate projects' individual and cumulative impacts to groundwater resources and to reverse the groundwater basin's overdraft conditions.

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

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

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

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

•Intentional groundwater recharge through reclamation at the City's groundwater recharge facility at Leaky Acres (located northwest of Fresno-Yosemite international Airport), refurbish existing streams and canals to increase percolation, and recharge at Fresno Metropolitan Flood Control District's (FMFCD) storm water basins;

•Increase use of existing surface water entitlements from the Kings River, United States Bureau of Reclamation and Fresno Irrigation District for treatment at the Northeast Storm Water Treatment Facility (NESWTF) and construct a new Southeast Storm Water Treatment Facility (SESWTF); and

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

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

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

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

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

recharge the aquifer by approximately 15,000 acre-feet per year because the safe yield is approximately 1000,000 acre-feet per year. In order to meet this projection, the City is planning to rely on expanding their delivery and treatment of surface water supplies and groundwater recharge activities.

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

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

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

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

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

The City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water service will be available. The nearest water mains to serve the proposed project are an 8-inch water main in North Blythe Avenue and a 14-inch main in North Blythe Alignment along the westerly boundary of the proposed project.

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a flood prone or hazard area and the existing drainage system was

designed with capacity to serve the proposed project. The developer will be required to provide improvements which will convey surface drainage to Master Plan inlets and which will provide a path for major storm conveyance.

The subject site is located within the District's Drainage Area "EK." Runoff from the system will ultimately drain to the San Joaquin River. Drainage runoff from commercial and industrial land uses directly to the river is prohibited by City of Fresno and Fresno Metropolitan Flood Control District Policy. Therefore, on-site mitigation of the runoff quality prior to discharge to the public drainage system is mandatory. The developer of the proposed project will be responsible for implementation as well as cost and maintenance of on-site mitigation features which will assure compliance with the Local, State, and EPA standards and regulations throughout the life of the project.

The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

The specific plan and detail of the proposed mitigation features shall be required to be approved by the FMFCD prior to issuance of permits for any phased of development on the subject property in accordance with FMFCD policies and the project specific mitigation identified herein.

When development permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance.

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

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

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

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

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

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

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

The project will not substantially alter existing drainage patterns of the site or area or substantially increase the rate or amount of runoff in a manner which would result in flooding, exceed planned storm water drainage systems, or provide substantial sources of polluted runoff. The site is not located within a flood prone or hazard area. The subject property is proposed to be developed at intensity and scale permitted by the planned land use and zoning designation for the site. Thus, the proposed development project will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted planned land use designation; resulting in additional impacts on water supply from increased demand.

Based upon implementation of the project specific mitigation identified, there are no aspects of this project that will result in impacts to water supply or quality beyond those analyzed in the Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the hydrology and water quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated November 13, 2017.

2. The proposed project shall implement and incorporate the hydrology and water quality related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated November 13, 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

The proposed project includes the construction of a gated multi-unit residential complex with 80 residential units, a community building, and associated outdoor recreation facilities on the 4.66 acre portion of the subject property and 3 detached commercial pads (one of which includes a drive-through) on the 2.59 acre portion of the subject property. Street improvements, including sidewalk, pedestrian trail, and bus stop improvements, have been included in the Conditions of Approval for the proposed project. However, the streets adjacent to the project, North Blythe Avenue and West Herndon Avenue, are existing roadways. The proposed project would not interfere with or change the existing street plan nor impede the passage of persons and vehicles. Therefore, the project would have no impact related to physically dividing an established community.

Land use plans and policies are those which directly address land use issues and/or contain targets or standards which must be met in order to preserve or improve characteristics of the city's physical environment. The subject property is currently zoned CC (Commercial - Community) and is planned for Community Commercial uses by the Bullard Community Plan and the Fresno General Plan. As the subject property is planned Community Commercial and zoned CC, with prohibits multi-family housing, a Plan Amendment and Rezone is required and identified as Mitigation Measure M-LU-2-B.

Fresno General Plan Goals, Objectives and Policies

Based upon compliance with the goals, objectives and policies referenced herein below, the proposed project may be determined to be consistent with the Fresno General Plan goals and objectives related to residential and commercial land use and the urban form:

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

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

Supporting Policies LU-1-a and LU-2-a of the Fresno General Plan promote development of vacant, underdeveloped, and re-developable land within the within the Existing City Limits as of December 31, 2012 where urban services are available.

Objective LU-6 of the Fresno General Plan promotes the retention and enhancement of existing commercial areas to strengthen Fresno's economic base and development of new office, retail, and lodging use districts on sites which will serve neighborhoods and regional visitors.

Supporting Policy LU-6-d of the Fresno General Plan call for the planning of community commercial uses to implement the Urban Form concepts of the Fresno General Plan, promote the stability and identity of neighborhoods and community shopping areas, and allow efficient access without compromising the operational effectiveness of the street system. Neighborhoods are intended to be anchored by community commercial centers with a mix of uses that meet the area's needs and create a sense of place.

The subject property has remained vacant since its creation by subdivision in 1946. The subject property was annexed to the City of Fresno in 1979. Since this time, substantial development has occurred within the vicinity of the project site. However, the subject property and adjacent commercially zoned lands within the Sierra Sky Park subdivision have been passed over by development and remain today as vacant infill lots.

The project site and immediate area enjoy the benefits of available infrastructure, proximal existing and planned public community amenities, as well as a history and context contributing to a "sense of place."

Fresno General Plan Policy LU-6-a fosters high quality design, diversity, and a mix of amenities in new development with uses through the consideration of guidelines, regulations and design review procedures.

In accordance with these policies and recommendations, appropriate conditions of approval will be applied to the proposed project to assure the project is both compatible and complementary to adjacent development within the area.

The proposed project encourages a mix of uses along a major transportation corridor (West Herndon Avenue), which has been identified as a "gateway" route entering the Fresno Planning Area. A planned bicycle/pedestrian trail has been designated along the southern boundary of the project site, along West Herndon Avenue, and the project will be conditioned to construct the portion of the trail along the project frontage. The planned trail and location of the project site afford additional opportunities to provide access to parkland and commercial services and transit stops to an existing residential neighborhood.

The subject property is located within the Sierra Sky Park Subdivision and within the vicinity of the privately owned Sierra Sky Park public use airport. The main considerations involved in land use planning around airports are safety and noise. In August of 1985 the City of Fresno adopted the Sierra Sky Park Land Use Policy Plan delineating noise and safety policies for land around Sierra Sky Park. These matters of noise and safety as they relate to the land use plan are discussed in specific detail in the respective sections of this initial study related to Noise and Hazards and Hazardous Materials.

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

Therefore it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. Furthermore, the proposed project, including the design and improvement of the subject property, is found; (1) To be consistent with the goals, objectives and policies of the applicable Fresno General Plan and Bullard Community Plan; (2) To be Suitable for the type and

density of development; (3) To be safe from potential cause or introduction of serious public health problems; and, (4) To not conflict with any public interests in the subject property or adjacent lands.

Based upon implementation of the project specific mitigation identified, there are no aspects of this project that will result in impacts to land use and planning beyond those analyzed in the Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan.

Mitigation Measures

1. The proposed project shall implement and incorporate the land use and planning related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated November 13, 2017.

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

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

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

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

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

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

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

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

Potential noise sources at the project site would occur primarily from the adjacent Sierra Sky Park Airport as well as the roadway noise from West Herndon Avenue along the respective frontages of the subject site and stationary noise sources which could potentially emanate from future uses developed on adjacent properties zoned for non-residential use.

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

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

Noise created by new proposed stationary noise sources or existing stationary noise sources which undergo modification that may increase noise levels shall be mitigated so as not to exceed the noise level standards of Table 9 (Table 5.11-8 of the MEIR) at noise sensitive land uses. If the existing ambient noise levels equal or exceed these levels, mitigation is required to limit noise to the ambient noise level plus 5 dB.

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

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

Short Term Noise Impacts

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

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

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

Long Term Noise Impacts

The subject property and adjacent properties located to the east and west of the subject property are planned and zoned for commercial and employment use. The FMC's Noise Ordinance states commercial zoned properties shall not exceed 50 dB from 10:00 p.m. to 7:00 a.m., 55 dB from 7:00 p.m. to 10:00 p.m. and 60 dB from 7:a.m. to 7 p.m.

The immediate vicinity consists of primarily vacant properties which are planned for non-residential use and which have similar noise level requirements during the day, the existing Sierra Sky Park Airport, the West Herndon Avenue expressway, and residential properties located further to the north beyond the immediately adjacent properties. Although the project will create additional activity in the area, the project will be required to comply with all noise policies from the Fresno General Plan and noise ordinance from the FMC.

The subject property is located within the boundaries of the Sierra Sky Park Land Use Policy Plan. This plan provides that the exterior airport/aircraft noise exposure which shall be considered normally acceptable for noise sensitive uses is 65 dB CNEL. The interior noise level attributable to airport-aircraft noise sources shall not exceed 45 dB CNEL with windows and doors closed in any habitable room or a residential dwelling of a noise sensitive use.

The proposed residential and commercial uses of the subject property are not considered a noise-sensitive land use as defined by the City of Fresno Noise Element of the Fresno General Plan. For adjacent properties closer to Sierra Sky Park Airport, relative acceptability or unacceptability of a particular land use with respect to the noise levels to which it would be exposed is indicated in the "Airport Noise Compatibility Criteria" matrix, Table I of the Sierra Sky Park Land Use Policy Plan. These criteria would be the principal determinants of whether a proposed land use is compatible with a given airport/aircraft noise exposure. Special circumstances which could affect a specific proposal's noise sensitivity (e.g., the extent or lack of outdoor activity) shall also be taken into account.

In this case, the subject property is located entirely outside all three airport/aircraft noise exposure contours (i.e. 60-65, 65-70 & 70-75 CNEL) identified within the Sierra Sky Park Land Use Policy Plan.

The greater noise consideration for the proposed project is roadway noise generated by West Herndon Avenue, an expressway that runs adjacent to the proposed project along the southerly property line. The residential buildings in the proposed project are set back from West Herndon Avenue seventy-five feet, including a thirty-foot trail easement.

Section 15-1604-C of the FMC states that buildings in residential districts shall be setback 200 feet from an expressway unless an acoustical study is provided which determines interior noise can be mitigated with the construction of an eight-foot-tall block wall at fifty feet from and parallel to the center line of the nearest moving lane of the abutting roadway. This would allow buildings to be set back a minimum of seventy-five feet.

Therefore, an acoustical analysis was prepared by WJV Acoustics (WJVA) for the residential development proposed on the subject property. Noise level measurements were conducted by WJVA within the study project site to document noise exposure from transportation sources in terms of the Day-Night Average Level (Ldn). Noise exposure

from traffic on West Herndon Avenue was calculated for existing and future (2035) conditions using the Federal Highway Administration (FHWA) Traffic Noise Model and traffic data obtained from the Fresno Council of Governments (Fresno COG). The FHWA Model is a standard analytical method used for roadway traffic noise calculations. Noise level measurements and concurrent traffic counts were conducted by WJVA staff at a measurement site that was located within the project site at a distance of approximately 110 feet from the centerline of West Herndon Avenue.

Traffic noise level exposure along West Herndon Avenue is expected to be approximately 69 dB Ldn for future (2035) traffic conditions at the distance of the closest proposed multi-family residential setbacks. Such levels exceed the City's applicable exterior noise level standard of 65 dB Ldn. However, the project also proposes the construction of a sound wall along the West Herndon Avenue frontage. Additionally, the project will include continuous, finished garage structures, constructed to approximately twelve feet above project site elevation. The garage structures will provide significant acoustical shielding at the closest proposed residential units along W. Herndon Avenue.

Based upon the above-described assumptions and method of analysis, the noise level insertion loss values for the proposed sound wall and garage structures were calculated to be approximately 9 dB at first floor elevations and approximately 5 dB at second floor elevations. The resulting exterior noise levels would be approximately 60 dB Ldn at first floor receiver locations and approximately 64 dB Ldn at second floor receiver locations. Such levels are below the City's applicable exterior noise level standard for residential land uses. Additionally, traffic noise exposure along the closest proposed units to N. Blythe Avenue would not exceed the City's applicable exterior noise level standard. Additional mitigation is therefore not required.

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

Based upon implementation of the project specific mitigation identified, there are no aspects of this project that will result in noise impacts beyond those analyzed in the Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the noise related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 111015 Fresno General Plan Mitigation Monitoring Checklist dated November 13, 2017.

2. The proposed project shall implement and incorporate, as applicable, the noise related mitigation measures as identified in the attached Project Specific Mitigation Monitoring Checklist dated November 13, 2017.

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

The subject site is currently designated for Community Commercial land uses. The plan amendment application for the project would change 4.66 of the total 7.1 acres to Residential Multi-Family Medium High Density and add 0.79 acres to the residential project from the adjacent vacation of the North Blythe Alignment, for a total of 5.45 acres converted to residential use.

The project site is a vacant site surrounded by an established urbanized area of the City of Fresno where roads and urban services are already available. Eighty multi-family dwelling units are proposed, for a density of fifteen units per acre, which meets the density standards for the RM-1 (Residential Multi-Family Medium High Density) zoning requested in the rezone application. RM-1 is the least dense of the three multi-family residential zone districts. Despite adding homes to the area, which currently contains a mixture of commercial, office, and housing uses, the project will not result in the need for widening or extension of existing roadways or additional off-site sewer or water infrastructure.

No population and housing impacts will result from the proposed project beyond what was analyzed in the MEIR SCH No. 2012111015 for the Fresno General Plan.

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

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. City police and fire protection services are also available to serve the proposed project. The MEIR has provided mitigation measures that the proposed project must implement and comply with to mitigate drainage in the area. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD. Various departments and agencies have submitted conditions that will be required as conditions of approval for the proposed project. All conditions of approval must be complied with prior to occupancy. Any urban residential development occurring as a result of the proposed project will have an impact on the school district's student housing capacity. Therefore, the developer will pay appropriate school fees at the time of building permits.

City police and fire protection services are also available to serve the proposed project. Fire Station No. 14 is located approximately 1.5 miles southwest of the project. Fire Station No. 2 is approximately 2.7 miles east of the project location.

All public facilities will be required at the time of development of the subject property. The proposed plan amendment and rezone will have a less than significant impact given that it is reducing the density on the subject property.

In conclusion, no public service impacts will result from the proposed project beyond what was analyzed in the MEIR SCH No. 2012111015 for the Fresno General Plan.

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

The proposed project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities will occur or be accelerated, and the project will not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Additionally, the developer will be required to construct the portion of the Herndon Trail that runs adjacent to the southerly property line of the subject property.

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

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

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

The subject site is comprised of approximately 7.1 acres of property located on the north side of West Herndon Avenue between North Blythe Avenue and the original Blythe Avenue Alignment west of the subject property. In the Fresno General Plan Circulation Element, West Herndon Avenue is designated as an Expressway, which is classified by the Fresno General Plan as four- to six-lane divided (median island separation) roadways primarily serving through and crosstown vehicle traffic, with at-grade major street intersections located at approximately one-half mile intervals and no driveways for direct motor vehicle access to abutting property. North Blythe Avenue is designated as a collector street, which are generally two- to four-lane undivided (opposing travel lanes generally not separated by a median island) roadways with the primary function of connecting local streets and arterials and neighborhood traffic generators and providing access to abutting properties, with a projected volume capacity of approximately 13,000 ADT. The project will be required to construct all necessary street frontage improvements to City Standards.

The proposed project did not require a Traffic Impact Study (TIS), based upon review by the City of Fresno Public Works Department, Traffic and Engineering Division of a TIS for a project previously proposed but never construction on the subject property. Peters Engineering Group previously prepared a 2006 TIS for the Skypark Village Commercial Development and also prepared 2015 TIS for a proposed project on the northeast corner of North Blythe and West Herndon Avenues.

The Skypark Village Commercial Development had originally proposed to construct a 46,800 SF hotel; 21,100 SF of office/profession space; 21,100 SF of retail space; a 5,000 SF restaurant; and a sixteen-pump service station on the subject property. The 2006 TIS for Skypark Village included near-term and future analyses of the cumulative effects of traffic expected to be generated by then-pending projects in the vicinity of the project site. Intersection analysis examines Level of Service (LOS) at Herndon & Blythe (east), Herndon & Blythe (west) which has been abandoned and will be vacated as part of the current proposed project, Herndon & Brawley, Herndon & Milburn, and Spruce & Milburn. At that time, only Spruce and Milburn was found to be operating at an unacceptable LOS. All other intersections examined in the TIS were found to be operating at acceptable LOS and were projected to continue to do so through 2025, the

last year evaluated for the TIS.

In 2015, Peters Engineering Group prepared a TIS for a commercial project proposed for the northeast corner of North Blythe and West Herndon Avenues, on the property immediately east of the subject property. The 2015 TIS evaluated the traffic impacts of a proposed shopping center with a total building area of approximately 52,055 square feet plus a 4,720 square-foot fuel canopy for sixteen fuel positions serving an automobile service (gas) station. Conclusions noted that the then-proposed development was likely to affect the LOS at the intersection of West Herndon and North Blythe Avenues and would require mitigation by 2035.

The current project on the subject property proposes to construct a gated multi-unit residential complex with 80 residential units, a community building, and associated outdoor recreation facilities on the 4.66 acre portion of the subject property and 3 detached commercial pads (one of which includes a drive-through) on the 2.59 acre portion of the subject property proposed to be redesignated and rezoned. It should be noted that the proposed project is a less intensive use than the project evaluated under the 2006 TIS for the same subject property.

Based on review of the previous TIS submittals, City of Fresno Public Works determined that the current proposal did not require a TIS. Peters Engineering Group provided a written opinion that the previous studies were applicable to the current. Peters Engineering Group also updated project trip generation for the subject property from the 2006 assumptions to reflect the current proposed project. From the 2006 project analysis to the analysis of the current project, A.M peak hour trips declined from 407 to 88, and P.M. peak hour trips declined from 554 to 219.

Based on review of the proposed project and the previous TIS analysis, the project will be required to comply with the standard requirements, policies and procedures of the Public Works Department, which generally include: (1) Adjacent public street improvements, and right-of-way dedications (including, but not limited to, construction and/or modification of curbs, sidewalks, trails, ramps and driveway approaches along adjacent public street frontages and on interior local streets); (2) Installation of underground street lighting systems; and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and the Regional Transportation Mitigation Fee (RTMF) Fee.

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

The area street plans are the product of careful planning that projects traffic capacity

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

In conclusion, with MEIR mitigation measures incorporated, the project will not result in any transportation and traffic 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**
XVII. TRIBAL CULTURAL RESOURCES -- Would the project:				
a) 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?				X
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

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

The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource defined in PRC Section 21074. The proposed project site is not 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 a significant resource to a California Native American tribe. The proposed site is vacant and is surrounded by other similar uses.

On August 28, 2017, the Dumna Wo Wah Tribal Government provided written notice to the City of Fresno that the tribe wished to receive notifications pursuant to Assembly Bill 52 (AB 52) of all projects within City jurisdiction that required a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR). On October 5, 2017, the City of Fresno provided the Dumna Wo Wah Tribal Government with notification of this project and an invitation to consult on the CEQA review of the proposed Plan Amendment Application No. A-16-017, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059. The tribal government had thirty days to formally request consultation. No request for consultation was received during that thirty-day period.

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

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

The City's groundwater aquifer has been documented by the State Department of Water Resources (Bulletin 118) to be critically over drafted, and has been designated a high priority basin for corrective action through the Sustainable Groundwater Management Act (SGMA). The City has worked with existing ratepayers to develop a compliance plan for the proposed project. The SGMA compliance requirements for the proposed project will be applied as conditions of approval for water supply. The City has required the proposed project to comply with the SGMA requirements and provide a water supply plan to the Director of the Department of Public Utilities for approval.

> Mitigation Measure M-USS-2 – Submit a Water Supply Plan
> Prior to submittal approval of the Plan Amendment, Rezone and CUP, the applicant shall submit a water supply plan indicating the following:
> - An estimate of peak water demands for the project, which shall include estimated peak-hour water demands in gallons per minute (gpm).
> - An estimate of total annual water demands for the project in acre-feet per year (afy).
>
> If the new demands are greater than the capacity of the existing water services, shall install water infrastructure improvements to meet the increased demands of the project.

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

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

The MEIR has provided mitigation measures that the proposed project must implement and comply with to mitigate drainage in the area. Development of the property requires compliance with grading and drainage standards of the City of Fresno and FMFCD.

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

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

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

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

The 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). Furthermore, 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.

The proposed plan amendment and rezone are considered not to be 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 rezone 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 plan amendment and rezone have 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 project would have any adverse impacts directly, or indirectly, on human beings.

In summary, given the mitigation measures required of the 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.

MEIR Mitigation Measure Monitoring Checklist

MEIR Mitigation Measure Monitoring Checklist for EA No. A-16-017/R-16-018/C-17-059

November 13, 2017

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

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

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

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

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Aesthetics *(continued)*:								
AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties. **Verification comments:**	Prior to issuance of building permits	DARM						X
AES-3: Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur. **Verification comments:**	Prior to issuance of building permits	DARM						X
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)*:								
AES-5: Materials used on building facades shall be non-reflective. **Verification comments:**	Prior to development project approval	DARM	X				X	
Air Quality:								
AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for 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:**	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)*:								
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)*	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)*:								
AIR-2 *(continued from previous page)* • For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel • Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. **Verification comments:**	*[see previous page]*	*[see previous page]*						
AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook. **Verification comments:**	Prior to development project approval	DARM					X	

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

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources *(continued)*:								
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]*						
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				X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources *(continued)*:								
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]*						
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				X	

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

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F - Not Applicable

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

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

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources *(continued)*:								
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]*						
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					

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources *(continued)*:								
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 *(continued on next page)*	*[see previous page]*	*[see previous page]*						

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

Cultural Resources *(continued)*:

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

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources *(continued)*:								
CUL-3 *(further continued from previous two pages)* 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 17]*	*[see Page 17]*						
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				X	

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

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F - Not Applicable

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

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality								
HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day. **Verification comments:**	Prior to water demand exceeding water supply	Department of Public Utilities (DPU)					X	
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	
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	

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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 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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F - Not Applicable

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

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F - Not Applicable

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

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
• **HYD-5.5:** The City shall work with FMFCD to develop and adopt an update to the SDMP for the Southeast Development Area that would be adequately designed to collect, convey and dispose of runoff at the rates and volumes which would be generated by the planned land uses in that area. **Verification comments:**	Prior to development approvals in the Southeast Development Area	FMFCD, DARM, and PW					X	
Public Services:								
PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes: • *Noise:* Barriers and setbacks on the fire department sites. • *Traffic:* Traffic devices for circulation and a "keep clear zone" during emergency responses. • *Lighting:* Provision of hoods and deflectors on lighting fixtures on the fire department sites. **Verification comments:**	During the planning process for future fire department facilities	DARM					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services *(continued)*:								
PS-2: As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes: • *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 fire department sites. **Verification comments:**	During the planning process for future Police Department facilities	DARM					X	
PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes: *(continued on next page)*	During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect					X	

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

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services *(continued)*:								
PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes: • *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 constructing these facilities are subject to City of Fresno regulation					X	
Utilities and Service Systems								
USS-1: The City shall develop and implement a wastewater master plan update. **Verification comments:**	Prior to wastewater conveyance and treatment demand exceeding capacity	DPU					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements: • Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. • Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. **Verification comments:**	Prior to exceeding existing wastewater treatment capacity	DPU					X	
USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After *(continued on next page)*	Prior to exceeding existing wastewater treatment capacity	DPU					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 *(continued)*:								
USS-3 *(continued from previous page)* approximately the year 2025, the City shall construct the following improvements: • Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. • Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. **Verification comments:**	*[see previous page]*	*[see previous page]*						
USS-4: A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools. **Verification comments:**	Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved					X	

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)*:								
USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. • Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. • Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. *(continued on next page)*	Prior to exceeding capacity within the existing wastewater collection system 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)*:								
USS-5 *(continued from previous page)* • North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. • Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. **Verification comments:**	*[see previous page]*	*[see previous page]*						

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided. **Verification comments:**	Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU					X	
USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. • Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. *(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 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. **Verification comments:**	*[see previous page]*	*[see previous page]*						
USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025. • Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. *(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)*:								
USS-8 *(continued from previous page)* • Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. *(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)*:								
USS-8 *(continued from previous two pages)* • Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. **Verification comments:**	*[see Page 37]*	*[see Page 37]*						
USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. *(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)*:								
USS-9 *(continued from previous page)* • Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area. • Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. **Verification comments:**	*[see previous page]*	*[see previous page]*						
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		

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

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources* *(continued)*:								
USS-11 *(continued from previous two pages)* hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan. iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation. (d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary. *(continued on next page)*	*[see Page 41]*	*[see Page 41]*						

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

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B - Mitigated
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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)*:								
USS-12 *(continued from previous page)* action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable. (b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following: • The status of the species in question (*e.g.*, officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question. *(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)*:								
USS-12 *(continued from previous two pages)* • The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. (c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. **Verification comments:**	*[see Page 44]*	*[see Page 44]*						
USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools: (a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans. *(continued on next page)*	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS				X		

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources* *(continued)*:								
USS-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]*						

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources* *(continued)*:								
USS-15: Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat, FMFCD shall conduct a survey of trees. If nests are found during the survey, a qualified biologist shall assess the nesting activity on the project site. If active nests are located, no construction activities shall be allowed within 250 feet of the nest until the young have fledged. If construction activities are planned during the 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		
USS-16: When FMFCD proposes to construct drainage facilities in an area that supports bird nesting habitat: (a) FMFCD shall conduct a pre-construction breeding-season survey (approximately February 1 through August 31) of proposed project sites in suitable habitat (levee and canal berms, open grasslands with suitable burrows) during the same calendar year that construction is planned to begin. If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted. *(continued on next page)*	Prior to ground disturbing activities during nesting season (March through July) for a project that supports bird nesting habitat	CDFW and 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)*:								
USS-16 *(continued from previous page)* (b) During the construction stage, FMFCD shall avoid all burrowing owl nest sites potentially disturbed by project construction during the breeding season while the nest is occupied with adults and/or young. The occupied nest site shall be monitored by a qualified biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a 160-foot diameter non-disturbance buffer zone around the nest site. Disturbance of any nest sites shall only occur outside of the breeding season and when the nests are unoccupied based on monitoring by a qualified biologist. The buffer zone shall be delineated by highly visible temporary construction fencing. Based on approval by CDFG, pre-construction and pre-breeding season exclusion measures may be implemented to preclude burrowing owl occupation of the project site prior to project-related disturbance. Burrowing owls can be passively excluded from potential nest sites in the construction area, either by closing the burrows or placing one-way doors in the burrows according to current CDFG protocol. Burrows shall be examined not more than 30 days before construction to ensure that no owls have recolonized the area of construction. *(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)*:								
USS-16 *(continued from previous two pages)* 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]*						
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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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems / *Biological Resources* *(continued)*:								
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*:								
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 District Services Plan	DARM, PW, City of Clovis, and County of Fresno				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 – *Recreation / Trails* (continued):								
USS-18 *(continued from previous page)* (a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities. (b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Air Quality*:								
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):								
USS-19 *(continued from previous page)* (b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site. (c) Off-road trucks should be equipped with on-road engines if possible. (d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Adequacy of Storm Water Drainage Facilities*:								
USS-20: Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with FMFCD to evaluate the storm water drainage system and shall not approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the necessary additional capacity is provided. **Verification comments:**	Prior to exceeding capacity within the existing storm water drainage facilities	FMFCD, PW, and DARM				X	X	

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems – *Adequacy of Water Supply Capacity*:								
USS-21: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the 2013 Recycled Water Master Plan and the 2014 City of Fresno Metropolitan Water Resources Management Plan update. Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025. **Verification comments:**	Prior to exceeding existing water supply capacity	DPU and DARM				X	X	
Utilities and Service Systems – *Adequacy of Landfill Capacity*:								
USS-22: Prior to exceeding landfill capacity, the City shall evaluate additional landfill locations and shall not approve additional development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided. **Verification comments:**	Prior to exceeding landfill capacity	DPU and DARM					X	

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

EXHIBIT D-CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST
ENVIRONMENTAL ASSESSMENT NO. A-16-017/R-16-018/C-17-059

Project/EA No. **A-16-017/R-16-018/C-17-059** Date: November 13, 2017

	Mitigation Measure	Implemented By	When Implemented	Verified By
IX-Hydrology and Water Quality	IX.1 The subject site is located within the Fresno Metropolitan Flood Control District's (FMFCD) Drainage Area "EK." Runoff from the system will ultimately drain to the San Joaquin River. Drainage runoff from commercial and industrial land uses directly to the river is prohibited by City of Fresno and Fresno Metropolitan Flood Control District Policy. Therefore, on-site mitigation of the runoff quality prior to discharge to the public drainage system is mandatory. The developer of the proposed project will be responsible for implementation as well as cost and maintenance of on-site mitigation features which will assure compliance with the Local, State, and EPA standards and regulations throughout the life of the project. The specific plan and detail of the proposed mitigation features shall be required to be approved by the FMFCD prior to issuance of permits for any phased of development on the subject property in accordance with FMFCD policies and the project specific mitigation identified herein.	Applicant	Prior to issuance of building permits	Fresno Metropolitan Flood Control District & City of Fresno Development and Resource Management Department
X-Land Use and Planning	X.1 Prior to or concurrent with approval of the Conditional Use Permit, the applicant will be required to secure a Plan Amendment and Rezone for the proposed project.	Applicant	Prior to or concurrent with approval of CUP	City of Fresno Development & Resource Management Department
XII-Noise	XII.1 Residential units shall be set back from West Herndon Avenue, an expressway, a minimum of seventy-five feet, and an eight-foot tall block wall shall be constructed for the residential lot fifty feet from and parallel to the center line of the nearest moving lane of the abutting roadway.	Applicant	Prior to final inspection	City of Fresno Development & Resource Management Department
XVIII-Utilities and Service Systems	XVIII.1 Prior to submittal approval of the Plan Amendment, Rezone and CUP, the applicant shall submit a water supply plan indicating the following:	Applicant	Prior to approval of Plan Amendment and Rezone	City of Fresno, Department of Public Utilities

EXHIBIT D-CITY OF FRESNO
MITIGATED NEGATIVE DECLARATION
PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST
ENVIRONMENTAL ASSESSMENT NO. A-16-017/R-16-018/C-17-059

Project/EA No. **A-16-017/R-16-018/C-17-059** Date: November 13, 2017

	Mitigation Measure	Implemented By	When Implemented	Verified By
	• An estimate of peak water demands for the project, which shall include estimated peak-hour water demands in gallons per minute (gpm). • An estimate of total annual water demands for the project in acre-feet per year (afy). If the new demands are greater than the capacity of the existing water services, shall install water infrastructure improvements to meet the increased demands of the project.			

Agency Comments

OFFICE OF

FRESNO IRRIGATION DISTRICT

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

YOUR MOST VALUABLE RESOURCE - WATER

May 24, 2017

Kira Noguera
Development and Resource Management Department
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application No. A-16-017HE, Rezone Application No. R-16-018HE, Conditional Use Permit Application No. C-17-059
N/W Herndon and Blythe avenues

Dear Ms. Lerwill:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application No. A-16-017HE, Rezone Application No. R-16-018HE, Conditional Use Permit Application No. C-17-059, pertaining to ±7.1 acres of property located on the northwest corner of Herndon and Blythe avenues. The applicant proposes to amend the Fresno General Plan and the Bullard Community Plan from Commercial-Community to Residential Multi-Family Medium-High Density, APN: 501-043-06. FID has the following comments:

Area of Concern

1. FID's Radin-Kamp No. 130 runs westerly and traverses through the southern and western sides of the subject property as shown on the attached FID exhibit map, in a 15-feet wide easement, recorded May 13, 1963, as Document No. 38974, Book 4859, Page 465 and a 15-feet wide easement, recorded July 13,2007, as Document No. 20070134925, Official Records of Fresno County.

2. FID's plans for the Radin-Kamp indicated this section of the pipeline was installed in 1963 (54 years old) as 30-inch diameter Cast in Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is a non-reinforced monolithic pipe that is easily damaged, extremely prone to leakage and does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas. See the attached FID exhibit map for these limits.

3. FID will require that the Applicant install new 30-inch diameter ASTM C-361 Rubber Gasketed Reinforced Concrete Pipe (RGRCP) in accordance with FID standards for developed parcels and that the applicant enter into an agreement with FID for that purpose.

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

4. FID is currently working with the City of Fresno on replacing the pipeline summer of 2017 in its current alignment. FID is also working with Ginder Development to relocate and replace the Radin-Kamp No. 130 in a new alignment. The project has not been finalized.

5. FID requires the applicant grant a 30-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment.

6. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.

7. Should the applicant propose to build any improvements within FID's easement, FID requires it review and approve all Private facilities that encroach into FID's property/easement. For all encroachment(s), the applicant will be required to enter into the appropriate agreement to be determined by FID.

8. FID requires it review, approve and be made a party to signing all improvement plans which affect its easements and pipeline facilities including but not limited to Grading and Drainage, Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.

9. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map.

10. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

11. For informational purposes, FID's Bullard No. 124 runs westerly along the south side of Herndon Avenue and crosses Brawley Avenue approximately 2,700 feet east of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Herndon Avenue, Brawley Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

12. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

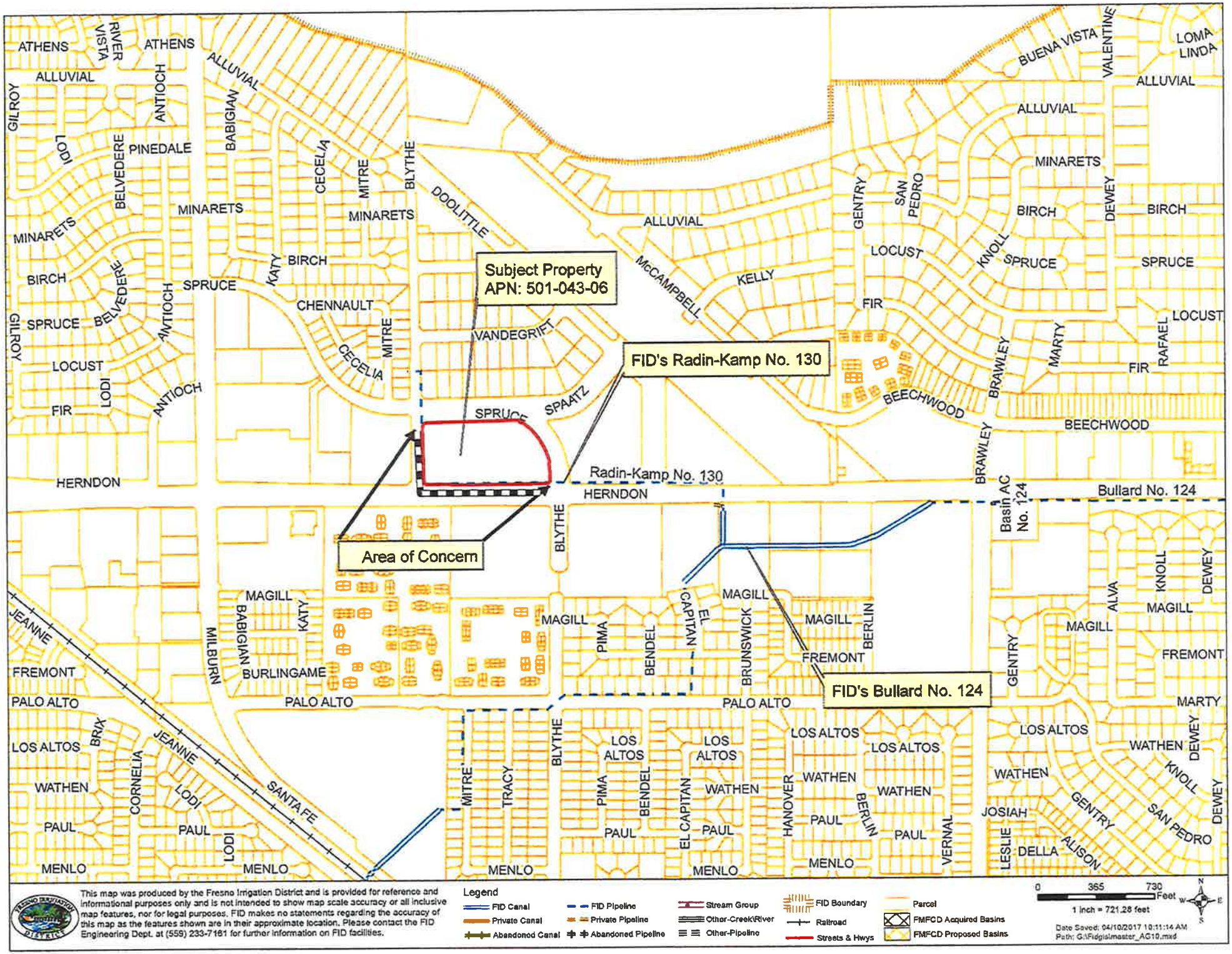
13. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or JLandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment


Subject Property
APN: 501-043-06
FID's Radin-Kamp No. 130
Radin-Kamp No. 130
Bullard No. 124
Basin AC No. 124
FID's Bullard No. 124
Area of Concern
ATHENS
ALLUVIAL
RIVER VISTA
ANTIOCH
GILROY
LODI
BELVEDERE
PINEDALE
BABIGIAN
CECELIA
MITRE
BLYTHE
DOOLITTLE
MINARETS
BIRCH
SPRUCE
KATY
CHENNAULT
VANDEGRIFT
SPAATZ
McCAMPBELL
KELLY
GENTRY
SAN PEDRO
LOCUST
KNOLL
FIR
BUENA VISTA
VALENTINE
LOMA LINDA
DEWEY
MARTY
RAFAEL
BRAWLEY
BEECHWOOD
HERNDON
MAGILL
JEANNE
MILBURN
BURLINGAME
PALO ALTO
FREMONT
PIMA
BENDEL
EL CAPITAN
BRUNSWICK
BERLIN
ALVA
LOS ALTOS
WATHEN
PAUL
MENLO
BRIX
CORNELIA
SANTA FE
TRACY
HANOVER
VERNAL
JOSIAH
LESLIE
DELLA
ALISON
0 365 730 Feet
1 inch = 721.28 feet
N
S
E
W
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.
Legend
FID Canal
Private Canal
Abandoned Canal
FID Pipeline
Private Pipeline
Abandoned Pipeline
Stream Group
Other-Creek\River
Other-Pipeline
FID Boundary
Railroad
Streets & Hwys
Parcel
FMFCD Acquired Basins
FMFCD Proposed Basins
Date Saved: 04/10/2017 10:11:14 AM
Path: G:\Fidgis\master_AC10.mxd

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-HE, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

Return Completed Form to:
Kira Noguera, Development Services/Planning
Email: Kira.Noguera@fresno.gov and
Marissa.Butler@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC *(Commercial-Community)* to RM-1 *(Residential Multi-Family Medium High Density)* and CG *(Commercial General)*. **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 **ZONING: From CC to RM-1 & CG** **ADDRESS: 7035 N Blythe Avenue S/A**

DATE ROUTED: May 8, 2017 **COMMENT DEADLINE: May 22, 2017**

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: _____

Name and Title Telephone Number Date

Level 4; Council District 2; Fresno General Plan, Bullard Community Plan; Sierra Sky Park Land Use Policy Plan

City of FRESNO

Planning & Development Department
Development Partnership Center (DPC)
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Master Application Form #: A-16-017-HE R-16-018 C-17-059

Check all that apply:

☒	Plan Amendment	☒	Site Plan Review	☐	Amendment	☐ Major	☐ Minor
☒	Rezone	☐	Variance	☐	Revised Exhibit	☐ Major	☐ Minor
X ☒	Conditional Use Permit / Conditional Use Permit	☐	Minor Deviation	☐	Easement Encroachment		
☐	Tentative Tract Map	☐	Tentative Parcel Map	☐	Lot Line Adjustment		
☐	Voluntary Parcel Merger	☐	Fresno Green Project	☐	Public Art Project		
☐	Annexation	☐	Other:				

Project Name: Blythe Crossing 7035 N. BLYTHE S/A

Project Address: W. HERNDON/N. BLYTHE, NW CORNER A.P.N 501.043.06

Size of Site: _____ Sq. Ft. 7.1 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) NO

Project Description (attach additional pages if necessary): 72 APARTMENT HOMES AND 1 CLUB HOUSE + 3 COMMERCIAL BUILDINGS ~~[illegible]~~ 4.0 acre multifamily & 2.59 acr. commercial

Zoning Designation: _____ General Plan Designation: _____

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): _____

Please read carefully before signing or filing.
Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

PRIMARY CONTACT, check all that apply ☒ Applicant ☒ Owner ☐ Other _____

Name: GIORGIO RUSSO Signature: [signature]

Company/Organization: GINDER DEVELOPMENT

Address: 759 W ALLUVIAL 102 City: FRESNO Zip: 93711

Email: GRUSSO@GINDERDEVELOPMENT.COM Phone: (559) 994-8209

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name: _____ Signature: _____

Company/Organization: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name: _____ Signature: _____

Company/Organization: _____

Address: _____ City: _____ Zip: _____

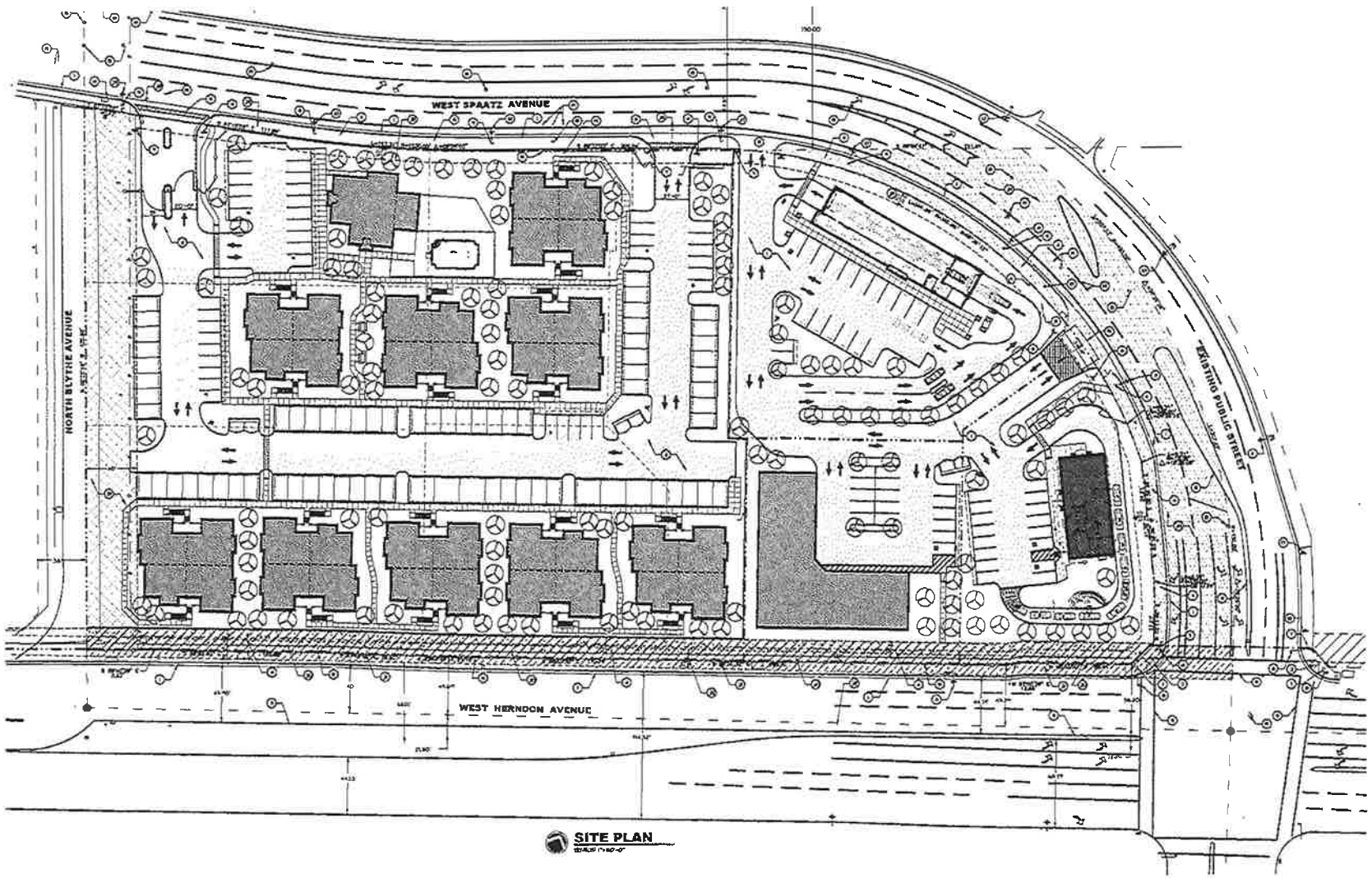
Email: _____ Phone: _____

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	[illegible]	Date:	11/30/16
Verification By:	[illegible]	Date:	Level 4
Application Fee:	$39,093	EA Fee:	
PZ No:	16-02000017	Zone District:	CC / EA / UGM

Ver. 07/23/08



SITE PLAN

KEYED NOTES :

SITE SQUARE FOOTAGE
ZONING - CG, CA, UGM

EXISTING SUBMITTALS: VESTING TENATIVE PARCEL MAP 2007-33

PHYSICAL ADDRESS: 7038 N. BLYTHE AVE. FRESNO, CA. 93722

PROJECT INFORMATION

LEGEND

PROJECT LOCATION

VICINITY MAP

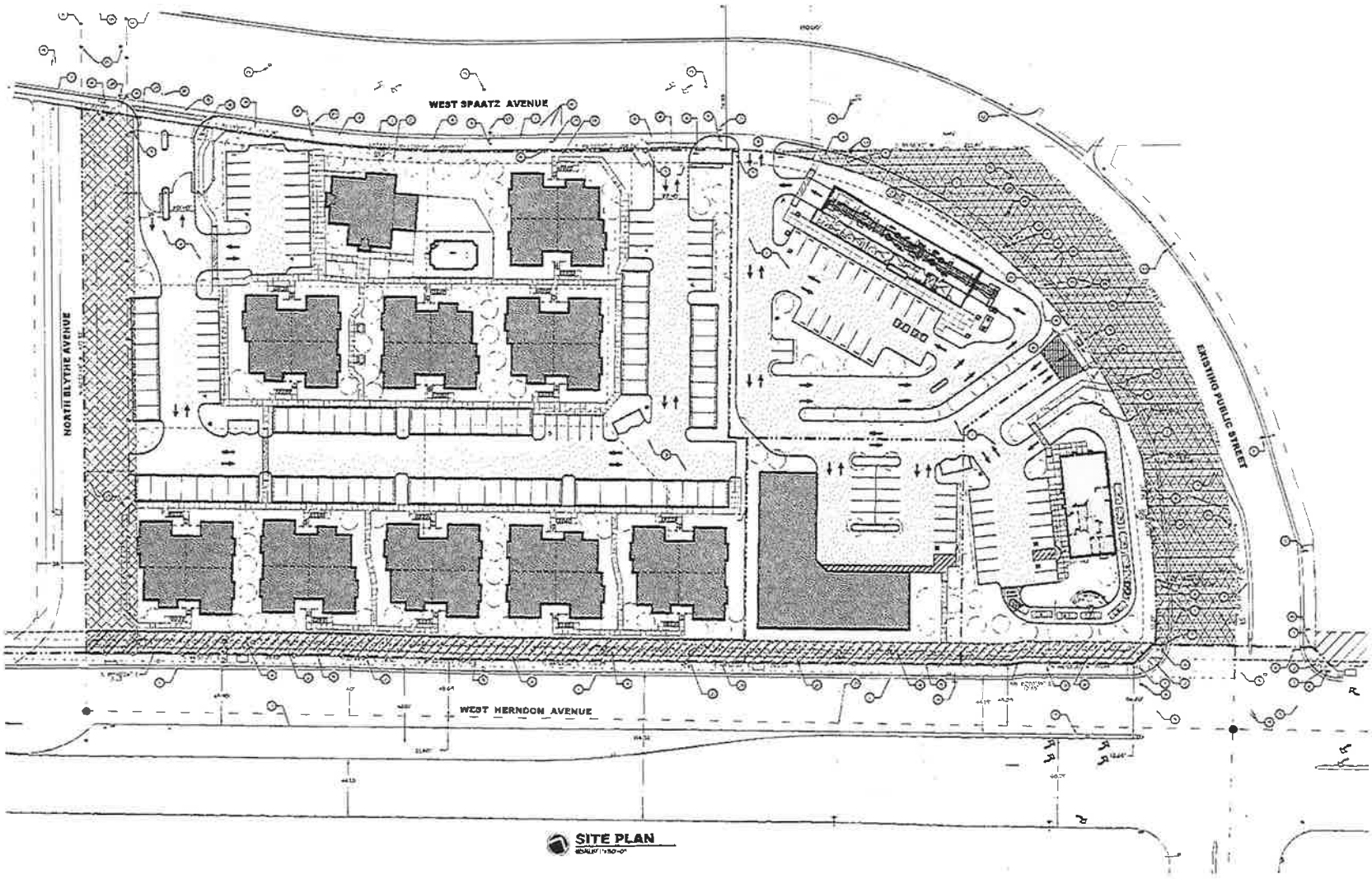
JEFF GAZALI ARCHITECT
PROJECT MANAGER
CONSULTANT
ROGERS & CARR
Tel (559) 291-1328
Fax (559) 291-1329

PROJECT:
NEW DEVELOPMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

ARCHITECTURAL SITE PLAN

JOB NUMBER: 2006.026

A0.1



SITE PLAN

SCALE: 1"=50'-0"

KEYED NOTES :

1. EXISTING CURB & GUTTER TO REMAIN - COMPLY W/ PUBLIC PUBLIC WORKS
2. EXISTING DRIVEWAY RAMP PER CITY PW STANDARD P-39 & P-52 PUBLIC WORKS STANDARD OF WAY
3. EXISTING METER SQUARE
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING DRIVEWAY
6. EXISTING TRAFFIC SIGNAL
7. EXISTING TRAFFIC SIGN
8. EXISTING STREET LIGHT
9. EXISTING STREET LIGHT POLE
10. EXISTING STREET LIGHT W/ NO STOPPING ANYTIME SIGN
11. EXISTING STREET LIGHT W/ NO PARK SIGN & NO STOPPING ANYTIME SIGN
12. EXISTING STREET LIGHT W/ DIRECTIONAL CARPOOL PARK ONLY SIGN & NO STOPPING ANYTIME SIGN
13. EXISTING FIRE HYDRANT
14. EXISTING WATER VALVE
15. EXISTING TREE GRATE
16. EXISTING TRUNK TREE
17. EXISTING WATER VALVE
18. 36" WIDE PEDESTRIAN PATH PER FRESNO MUNICIPAL + LANDSCAPE PURPOSES ONLY
19. RESET-OF-WAY PARKING FOR PUBLIC STREET PURPOSES REQUIRED PER PARKING DATA
20. IN PREVIOUS BRIGHTON DISTRICT PRELIM DOC. NO. 2006-PR. NOTE PD. PRE. DATA.
21. PROPOSED 10' P.U.E.
22. AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
23. AREA TO BE ABANDONED AND RETURNED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
24. EXISTING STREET LIGHT W/ NO STOPPING ANYTIME SIGN ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
25. RELOCATED STREET LIGHT W/ NO STOPPING ANYTIME SIGN
26. EXISTING STREET LIGHT W/ NO PARK SIGN & NO STOPPING ANYTIME SIGN TO BE RELOCATED
27. RELOCATED STREET LIGHT W/ NO PARK SIGN & NO STOPPING ANYTIME SIGN
28. EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED PHYSICAL CURB, GUTTER + SIDEWALK TO MATCH EXISTING
29. EXISTING COMMERCIAL DRIVEWAY APPROACH TO REMAIN
30. PROPOSED NEW COMMERCIAL/RETAIL DEVELOPMENT. SEE SHEET A0.2 FOR SITE PLAN + INFO
31. PROPOSED NEW PUBLIC STREET & SHORT APARTMENT DEVELOPMENT. SEE SHEET A0.2 FOR SITE PLAN + INFO
32. PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-6 AND P-14 PROVIDE 10' OF ADD PAVED CURB ON BOTH SIDES
33. CONTRACT 10' TRUE CLEARS IS PER PW STANDARD P-10, P-14 AND P-40 + P-41
34. PROVIDE EXPRESS MAIL PARKING FOR PER STANDARD P-14 + P-15
35. INSTALL 30" WIDE STANDARD CONCRETE SIDEWALK AT LOCATIONS SHOWN. SIDEWALK SHALL BE SQUARED UP AT A 90 DEGREE ANGLE WITH THE BOTTOM OF THE CURB & GUTTER. SIDEWALK LOCATED BETWEEN CURB AND PROPERTY LINE SHALL BE CONCRETE SIDEWALK. SIDEWALK WITH SIDE SHALL BE SPECIALLY DESIGNED TO THE SLOPE THAT CAN BE MADE PLUS LOCATED ON PROPERTY
36. 30" WIDE PEDESTRIAN PATH PER GENERAL LANDSCAPE STANDARDS PURPOSES ONLY. SEE LANDSCAPE PLAN

SITE SQUARE FOOTAGE
ZONING - C3, CA, DGM

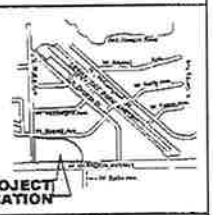
EXISTING SUBMITTALS: VESTING TENATIVE PARCEL MAP 2007-33

PHYSICAL ADDRESS: 7035 N. BLYTHE AVE. FRESNO, CA. 93722

PROJECT INFORMATION

LEGEND

- PROJECT PROPERTY LINES
- PROJECT CENTER LINE
- PROJECT EASEMENT LINE
- 36' WIDE DEDICATION FOR PEDESTRIAN + LANDSCAPE PURPOSES ONLY
- 36' WIDE PEDESTRIAN LANDSCAPE DEDICATION ONLY + STREET EASEMENT VACATION
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETURNED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33



VICINITY MAP

JEFF GAZALY ARCHITECT
7844 MADISON AVE.
FAIR OAKS, CA 95628
COLUMBIA, MO
HELENA, MONTANA

NEW DEVELOPMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE. & BLYTHE AVE
CITY OF FRESNO A.P.N. 501-043-06 CALIFORNIA

ARCHITECTURAL SITE PLAN

JOB NUMBER: 2005-036

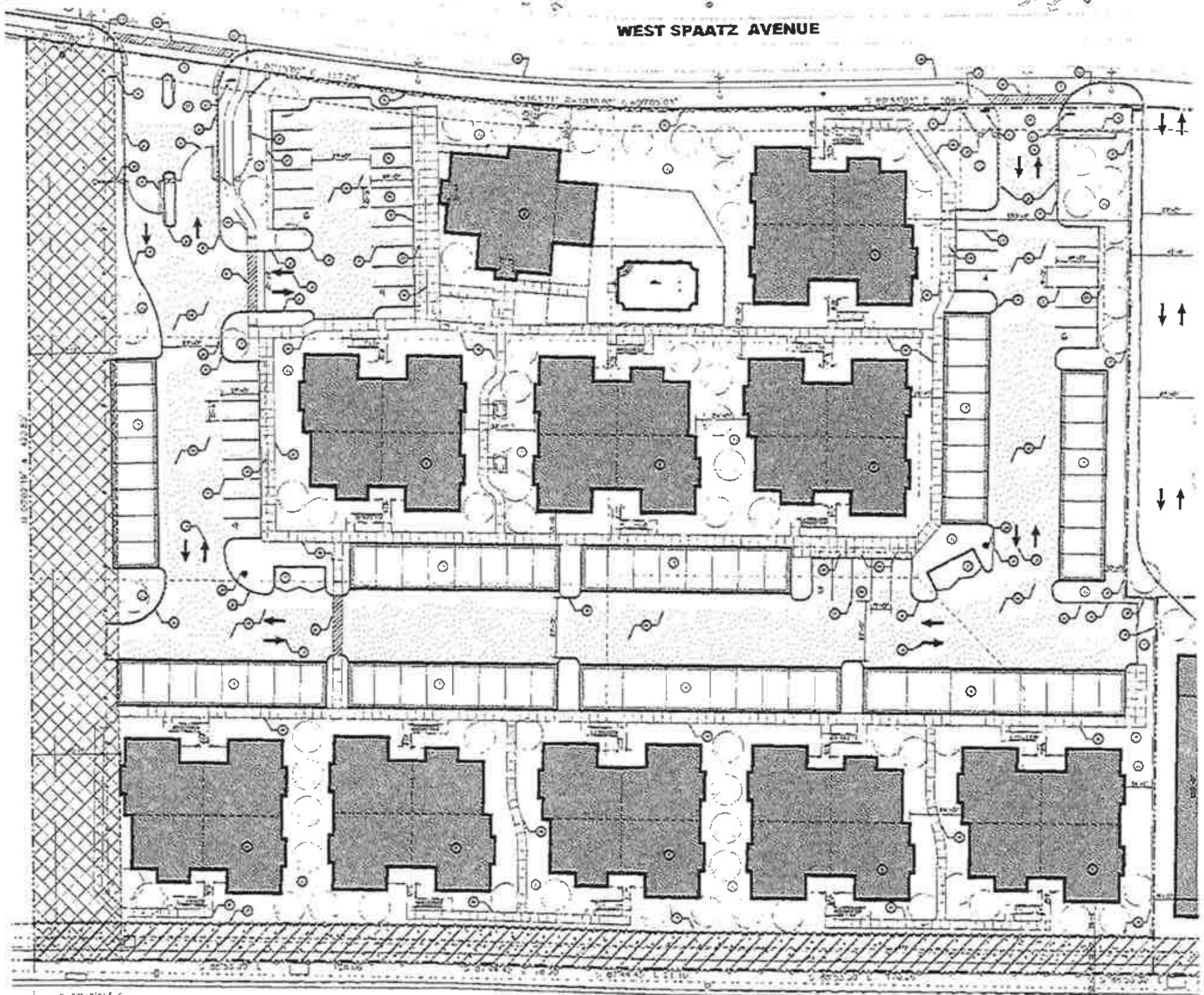
A0.1

City of Fresno Notes

City of Fresno Fire Dept. Notes

Site Plan Notes

Legal Description



SITE PLAN

KEYED NOTES

SITE AREA BREAKDOWN

DESCRIPTION	AREA / NO.
GENERAL PLAN LAND USE/ZONING	[illegible]
SITE	[illegible]
BUILDING	[illegible]
LANDSCAPE ON-SITE	[illegible]
LANDSCAPE OFF-SITE	[illegible]
AC PAVING ON-SITE	[illegible]
HARDSCAPE ON-SITE	[illegible]
HARDSCAPE OFF-SITE	[illegible]
UNITS	[illegible]
GARAGE PARKING	[illegible]
COVERED PARKING	[illegible]
OPEN PARKING	[illegible]
TOTAL PARKING	[illegible]

LEGEND

VICINITY MAP

JEFF CAZALY ARCHITECT

NEW DEVELOPMENT FOR:

GINDER DEVELOPMENT

HERNDON AVE & BLYTHE AVE

APN 501-041-06

CITY OF FRESNO CALIFORNIA

APARTMENT COMPLEX ARCHITECTURAL SITE PLAN

A0.2

City of Fresno Notes

1. NO USE OF LAND OR BUILDING OR STRUCTURE OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. NO STRUCTURES OF ANY KIND INCLUDING FIRE SEPARATION WALLS AND/OR FENCES SHALL BE INSTALLED OR PURCHASED WITHIN THE REQUIRED LANDSCAPED AREAS. NO EXPANDED UTILITY BOXES, TRANSFORMERS, METERS, WHICH EXCEEDING THE MAXIMUM DIMENSIONS ALLOWED BY THE ZONING ORDINANCE, OR ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR NETWORKS OF ON THE STREET FRONTAGES OF THE BUILDING. THE MINIMUM SETBACK SHALL BE REQUIRED BY LANDSCAPING OR WALL OR FENCE PLANS AS THEY ARE APPROVED.
3. DEBRIS SHALL BE PROCESSED IN SUCH MANNER THAT DEBRIS THAT MAY NOT BE TRANSFERRED OR RELOCATED BY NATURAL FORCES OR CAUSED CAUSED BY THE SITE EXCEPT AS NECESSARY FOR THE HEALTH OF THE SITE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
4. LANDSCAPING MUST BE IN PLACE WITHIN THIRTEEN OF THE CERTIFICATE OF OCCUPANCY. A BOND OR DEVELOPMENT SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL THAN THE FINAL LANDSCAPING HAS NOT BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
5. PRIOR TO THE FINAL INSPECTION & WATER CERTIFICATION WORK IN THE LANDSCAPE INSTALLATION APPROVED BY THE SELECTED WALL IN ACCORDANCE WITH THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION DEVELOPMENT AND RESOURCE MANAGEMENT.
6. PLAY AREA PLANS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT, PRIOR TO INSTALLATION.
7. ALL INTERSECTIONS WHERE SIGNS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF WALKER AND A WARNING SIGN VEHICLES IN VIOLATION OF SECTION 10-1207 OF THE FRESNO CODE SHALL BE POSTED WITHIN THE INTERNATIONAL SYMBOL AND TEN (10) WARNING SHALL BE POSTED CONSECUTIVELY ON EACH FOOT POLE.
8. ALL PROPOSED AND DETACHED MECHANICAL EQUIPMENT SHALL BE MAINTAINED FROM NEW AND ADEQUATELY SUPPORTED TO PREVENT THE NOISE LEVEL RESULTING FROM THE EQUIPMENT FROM EXCEEDING THE NOISE ORDINANCE OF THE FRESNO PROPERTY LINE.
9. IF ARCHEOLOGICAL AND/OR ANY FOSSIL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SUPPORTING GRADING, EXCAVATION, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
10. IF THERE ARE SUPPLIED PUBLIC WORKS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OF OTHER ARCHEOLOGICAL MATERIAL IS PRESENT THAT NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC) TELEPHONE NUMBER SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY (CAI) AND THE NORTH CENTRAL INFORMATION CENTER (NCIC) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RELIGIOUSLY ORIENTED GROUPS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE COMPLETED FOR THE PROJECT. THE NCIC SHALL BE PERSONALLY REFERRED AND REFERENCE HERE TO THE CITY AS TO BE ABLE FURTHER THE INVESTIGATION FOR THE ARCHEOLOGICAL REPORT.
11. IF ANIMAL REMAINS ARE ENCOUNTERED THE REPORT OF PALEONTOLOGY, CLC, RESPONSIBLE SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RELIGIOUSLY PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE RECOVERED.
12. VERIFY LOCATION OF UTILITY AND MAINTENANCE LINES WITH UTILITY DEPARTMENT.
13. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE TO CITY FRESNO, DEVELOPER IS RESPONSIBLE TO REPORT WATER DIVISION TO ARRANGE AND COORDINATE WORK.
14. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT, UNLESS APPROVED BY THE DIRECTOR. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 25% FOR SPECIAL CIRCUMSTANCES.
15. ALL PARKING DRIVEWAY APPROACHES WHICH ARE LONGER THAN ONE HUNDRED FEET TO APPROACH VEHICLE PARKING AREAS SHALL BE REVIEWED UNDER STANDARDS APPROVED BY THE CITY ENGINEER. THESE AREAS SHALL BE IMPLEMENTED WITH SOME SUITED AND NECESSARY TO PROVIDE SECURE EMERGENCY STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A REPORT OF OCCUPANCY IS ISSUED OR THE PROJECT IS ACCEPTED FOR PERMITS PURSUANT, CODE (TITLE 9-1-17).
16. GRADE DIFFERENTIALS GREATER THAN 18" SHALL BE SUPPORTED BY AN APPROVED ENGINEERED RETAINING WALL.
17. INSTALL 30" SAFE WALKWAY STOP SIGNS IN LOCATIONS WHERE NEW WALL BE PLACED ON A 8" SUCCESSIVE PLACE WITH THE PLACEMENT OF THE NEW & WHERE GROUND LANDMARK BEFORE CURB AND IMMEDIATELY BEHIND PARK STREET WITHIN, LOCATE ON PRIVATE PROPERTY.

City of Fresno Fire Dept. Notes

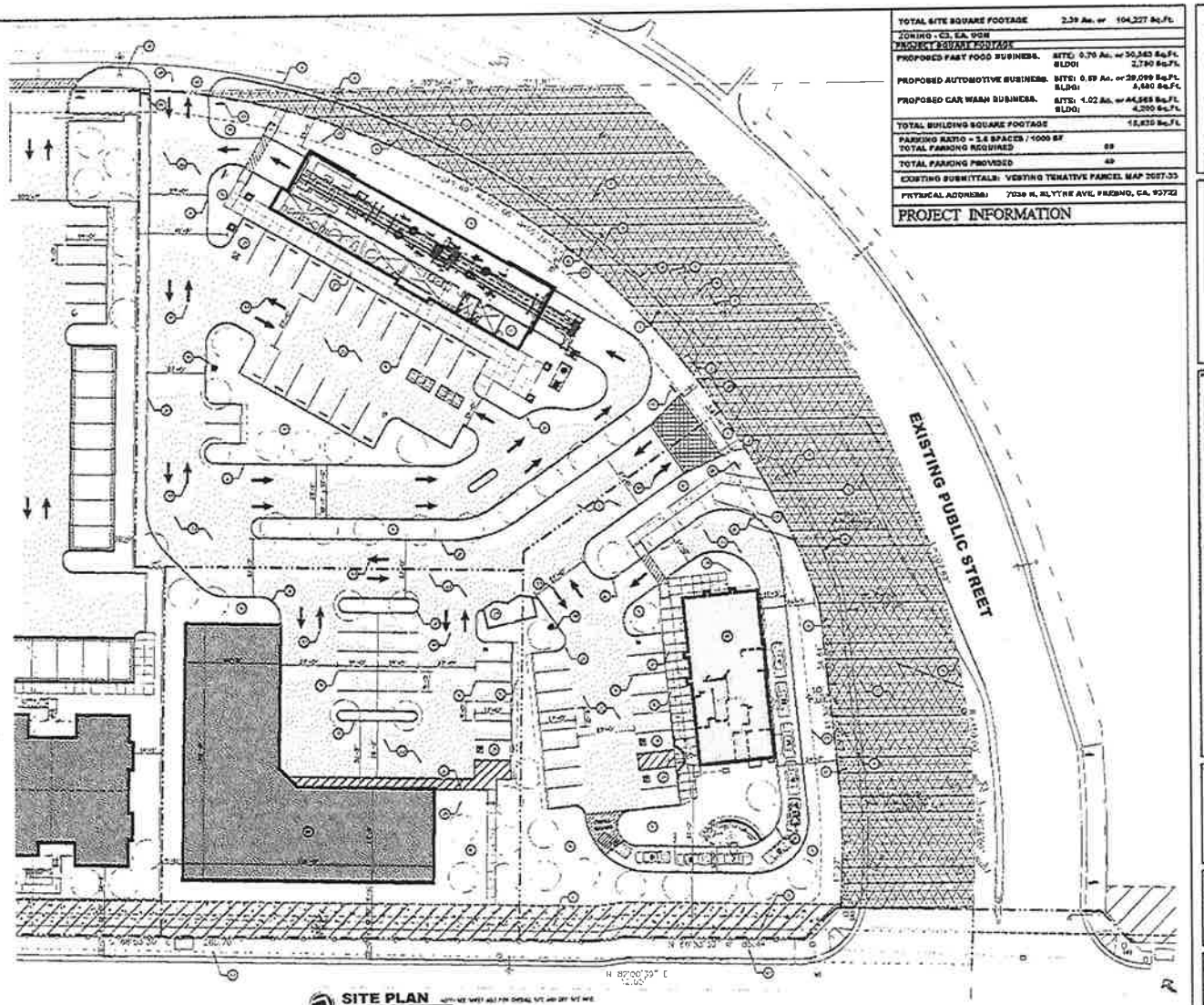
1. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH 2 HR OF WATER PAPR.
2. THE NEW FIRE HYDRANTS SHOWN SHALL REQUIRED HYDRANT FLOW OF 1500 GPM WITH A MIN OF 2" WATER MAIN.
3. THE MEANS OF IMPLEMENTATION MUST BE PROVIDED. THE APPLICATION MUST BE PROCESSED DURING THE PHASE OF DEVELOPMENT. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INSPECTION BY THE FIRE WATER DEPARTMENT FOR THE APPROVAL THAT THE APPLICATION MUST BE MADE ON SEPARATE APPLICATIONS. ALL REPORTS THE APPLICATION WORK SHALL BE PROVIDED AND MAINTAINED WITH AN ATTACHED ALL REPORTS SUPPORT LETTERS OF SUPPORTING REPORT BY THE VEHICLES FOR A SAME AREA THAT CONTRACTS OR IMPLEMENTS WORK THE AS PER THE APPROVED PROJECTION PLANNED FOR WORK AND THE AS PER THE PROJECT ON FIRE APPROVED METHODS THAT WORK PROVIDE VEHICLES DESIGNATION.
4. VEHICLE DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, WHICH REQUIRES DESIGNATE PROPERTIES LANES AS FIRE LANES OVER CLEAR WITH TYPE LANE IN 3" LETTERS EVERY 50 FEET.
5. FIRE LANES ARE REFERENCED AS PROVIDED ON THE PLANS.
6. PROVIDE VEHICLE CLEARANCE PROVIDED AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY MAINTAINED-STREETS SHOWED PLANES ON LOT STANDARD IN THE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE (CALIFORNIA VEHICLE CODE-TITLE, PUBLIC DEPARTMENT 224-0476).
7. PROVIDE A LEGENDARY FOR MARKED THE PERMITTED ACCESS AND VEHICLE SUPPORT.

Site Plan Notes

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR REPORT BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSULTANTS MANAGEMENT DIRECTOR. PRIOR TO OCCUPANCY.
3. THE CITY WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY UNDER UTILITY TRANSFORMER. ALL PARKING UNDERGROUND FACILITIES SHALL MARK WITH INDICATED BY UNDERGROUND SERVICE ALERT (USA) CALL 1-800-642-2444.
4. THE MEASURES OF MINIMUM WIDTH OF DRIVES SHALL BE PROVIDED ALONG THE PUBLIC WATERWAY SHALLOW IN PROVIDE AND REPORTED AS PROVIDED BY THE CALIFORNIA ADMINISTRATIVE CODE (TITLE 24) & PROCEDURE CALIFORNIA BE REQUIRED & REQUIREMENTS ARE NOT MET.
5. ALL GATES OF COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED KNOX-TYPE REMOTE LOCKS (REF: LOCKS PROVIDED ZERICO SERIES OR EQUALS (LOC DIGITAL).
6. PROVIDE DETACHED PARKING FOR ANY COMPANION LOW-CONTROL FUEL EFFICIENT AND CAR POOLING VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 4-106(A).
7. PROVIDE BICYCLE PARKING AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106A.1.
8. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 2" WATER MAIN.
9. PROVIDE VEHICLE CLEARANCE PROVIDED AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY MAINTAINED-STREETS SHOWED PLANES ON LOT STANDARD IN THE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE (CALIFORNIA VEHICLE CODE-TITLE, PUBLIC DEPARTMENT 224-0476).
10. VEHICLE DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, WHICH REQUIRES DESIGNATE PROPERTIES LANES AS FIRE LANES OVER CLEAR WITH TYPE LANE IN 3" LETTERS EVERY 50 FEET.
11. VERTICAL CLEARANCE IS ACCEPTABLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST OBSTACLE OF THE CEILING.
12. EXTERIOR ACCESSIBLE SLOPES OVER 5.00 FEET IN LENGTH WITH A SLOPE WITH OF LESS THAN 5% SHALL HAVE HANDRAILS. HANDRAILS SHALL BE ACCESSIBLE OF 2.00 FEET PARKING SPACES WHICH SHALL BE GIVEN A SPACE AS MUCH WIDTH AS NO MORE THAN 5% OF THE INSTALLATION OF THE MINIMUM SURFACE PROVIDED A 3' WIDE SPACE.
13. ALL GARAGES TO BE THE AREA FOR VEHICLE PARKED.
14. DETAILS OF EXAMPLES FOR THE ACCURATE DESCRIPTION SHALL BE PREPARED BY THE CONSULTANTS/OWNERS PROPERTY AND SUBMITTED TO THE CITY WITH REPRESENTATION OF OWNERSHIP PROOF TO PROPERTY OF SUCH PROPERTY.

Legal Description

REAL PROPERTY IN THE CITY OF FRESNO COUNTY OF FRESNO, STATE OF CALIFORNIA.
BEGINNING AT THE SOUTHEAST CORNER OF BLYTHE AVENUE, BLYTHE AVENUE, THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10 T. 14 S. R. 20 M.D.B. & M.
THENCE NORTHERLY ALONG THE EAST LINE OF BLYTHE AVENUE, 1 MILE TO THE CENTERLINE OF THE NORTHERN CANAL.
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF THE NORTHERN CANAL TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 T. 14 S. R. 20 M.D.B. & M.
THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 T. 14 S. R. 20 M.D.B. & M. TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 T. 14 S. R. 20 M.D.B. & M.
THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 T. 14 S. R. 20 M.D.B. & M. TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 T. 14 S. R. 20 M.D.B. & M.
THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10 T. 14 S. R. 20 M.D.B. & M. TO THE EAST LINE OF BLYTHE AVENUE.
EXCEPT THEREFROM THAT PART OF LOT 194 LYING SOUTHEASTERLY OF THE CENTERLINE OF THE NORTHERN CANAL.



SITE PLAN
SCALE: 1"=20'-0"

TOTAL SITE SQUARE FOOTAGE	2.39 Ac. or 104,227 Sq.Ft.
ZONING - C3, CA, UGN	
PROJECT SQUARE FOOTAGE	
PROPOSED FAST FOOD BUSINESS.	SITE: 0.75 Ac. or 32,343 Sq.Ft. BLDG: 2,750 Sq.Ft.
PROPOSED AUTOMOTIVE BUSINESS.	SITE: 0.89 Ac. or 39,099 Sq.Ft. BLDG: 3,680 Sq.Ft.
PROPOSED CAR WASH BUSINESS.	SITE: 1.02 Ac. or 44,565 Sq.Ft. BLDG: 4,200 Sq.Ft.
TOTAL BUILDING SQUARE FOOTAGE	10,630 Sq.Ft.
PARKING RATIO = 3.8 SPACES / 1000 SF TOTAL PARKING REQUIRED	89
TOTAL PARKING PROVIDED	49
EXISTING SUBMITTALS:	VESTING TENATIVE PARCEL MAP 2007-33
PHYSICAL ADDRESS:	7030 N. BLYTHE AVE, FRESNO, CA. 93722

PROJECT INFORMATION

KEYED NOTES :

1. EXISTING COMMERCIAL BUILDING APPROVED TO REMAIN
2. EXISTING WALKWAY TO BE REPAIRED TO STANDARD P-24 + A-22 PROVIDE VERTICAL RAMPS WHERE EXISTING CURB TO REMAIN
3. EXISTING CURB & GUTTER TO REMAIN - COMPLY W/ PUBLIC WORKS STD P-8
4. EXISTING PEDESTRIAN RAMP
5. EXISTING SIGNS TO REMAIN
6. EXISTING STREET LIGHT
7. EXISTING WATER VALVE
8. REMOVE-HALF EXISTING FOR PUBLIC UTILITY PURPOSES. PROVIDE NEW PARKING PLANS.
9. LED FREEWAY IRRIGATION DISTRICT PIPELINE DOC. NO. 3847A, BK. 4875, PG. 468, O.R.F.C.
10. AREA TO BE ABANDONED FOR PUBLIC UTILITY PURPOSES PROPOSED AS 7-1.2.
11. PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-3 AND PER PROPOSED TYPE OF USE PROVIDED CURB ON EACH SIDE.
12. PROPOSED 2,750 SQ.FT. FAST FOOD BUSINESS.
13. PROPOSED PARKING WALL, INTEGRATED SERVICE APPROACH.
14. PROPOSED 4,200 SQ.FT. CAR WASH BUSINESS.
15. ANNUAL SIGN SHALL BE MAINTAINED TO THE SPECIFICATIONS OF THE CITY ENGINEER. SIGN SHALL BE PLACED ON A WALL PANEL WITH ON BOTTOM OF THE SIGN 8' ABOVE GRADE. CONTACT WITH CITY AND ARCHITECT WITH STREET SIGNAGE PLANS. SPECIAL STATE SIGN SHALL PROVIDE ON THE SIGN PLAN ON THE SAME PLAN SHALL BE PROVIDED ON PROJECT PROPERTY.
16. NEW NON STANDARD WALL INTEGRATED UNATTENDED VEHICLE PERMANENT PER CITY STD. C-1 & ALTERNATE WALLBOARD (SEE DETAIL).
17. NEW 6' CONCRETE CURB PER CITY OF FRESNO STD. P-8.
18. NEW VARIABLE CURB & GUTTER PER CITY OF FRESNO STD. P-8.
19. NEW ALL PARKING FOR WALL & FENCE + P.A. VEL. P-24 + P-25 WHICH CURB IS PROVIDED.
20. NEW TRASH ENCLOSURE - SEE PLAN DETAILS, VP-23 P-24 + P-25.
21. NEW WALL ADDING CURB TO BE REPLACED WITH 3' (THREE).
22. NEW ALTERNATE PARKING WALL WITH CURB AND WALKWAY PER CITY STD. 3 SITE ALTERNATE STANDARD (SEE SHEET SHEET 4 (SHEET).
23. NEW REQUIRED CURB RAMP PER CITY PER STANDARD P-24.
24. NEW CONC WALK WITH FINISHED CONTROL JOINTS AND EXPANSION JOINTS AND UNDER PAVING (2'-0" ON WALK WITH ADJ. TO PARKING PAV.
25. NEW 6' WIDE CONCRETE WITH 6' WIDE SCRIPTS. (2' 3x' 3x' 3x' 3x' 3x)
26. NEW PARKING BUMPER WALL WITH LANDSCAPE WITH DRAINS.
27. NEW LANDSCAPE PLANTER.
28. NEW WHITE PAINT PARKING STRIPING TYP.
29. LIGHT ON 3x' VEHICLE DIRECTIONAL PATTERN LIGHTS ON 6' IN HEIGHT & TYPE AREA STRIPING.
30. NEW WHITE PARKING DIRECTIONAL ARROWS AT DRIVEWAYS AND PER DIRECTIONAL PARKING.
31. LONG CURB PAINTED RED WITH THE LANDS & 3' WHITE LETTERS EVERY 50 FEET.
32. NEW FIRE HYDRANT.
33. TEMPORARY DRAINAGE/IMPROVEMENTS PER ALL PLANS FOR WALK & FENCE? + P.A. VEL. P-24 + P-25 + P-23. WALL FENCE PLANS WITH WALKWAY.
34. NEW DRIVEWAY FIRE ACCESS PER P.A. PER PLANT.
35. LANDSCAPE OF THE CLEAR IN TYP PER STANDARD PLAN PLANS AND PLANS + P-24
36. PROVIDE EXPANSION AND SHRINK TYPE PER PER STANDARD PLAN & P-25
37. CONSTRUCT CONCRETE SIDEWALK PER PER STANDARD P-6

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT EASEMENT LINE
- PA NOT INCLUDED FOR BIKE PEDESTRIAN + LANDSCAPE PURPOSES ONLY
- PA NOT BIKE AND PEDESTRIAN LANDSCAPE DECORATION ONLY + STREET CONTROL VALVATION
- AREA TO BE ABANDONED FOR PUBLIC UTILITY PURPOSES ON VESTING TENATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETAINED AS P-2.2 ON VESTING TENATIVE PARCEL MAP NO. 2007-33

VICINITY MAP

JEFF CAZALY ARCHITECT
PROJECT ARCHITECT
7000 N. BLYTHE AVE.
FRESNO, OREGON
93722
559-431-3000
FAX 559-431-3000

NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
A.P.N. 504-043-06
CITY OF FRESNO CALIFORNIA

ARCHITECTURAL SITE PLAN

JOB NUMBER: 2016-006

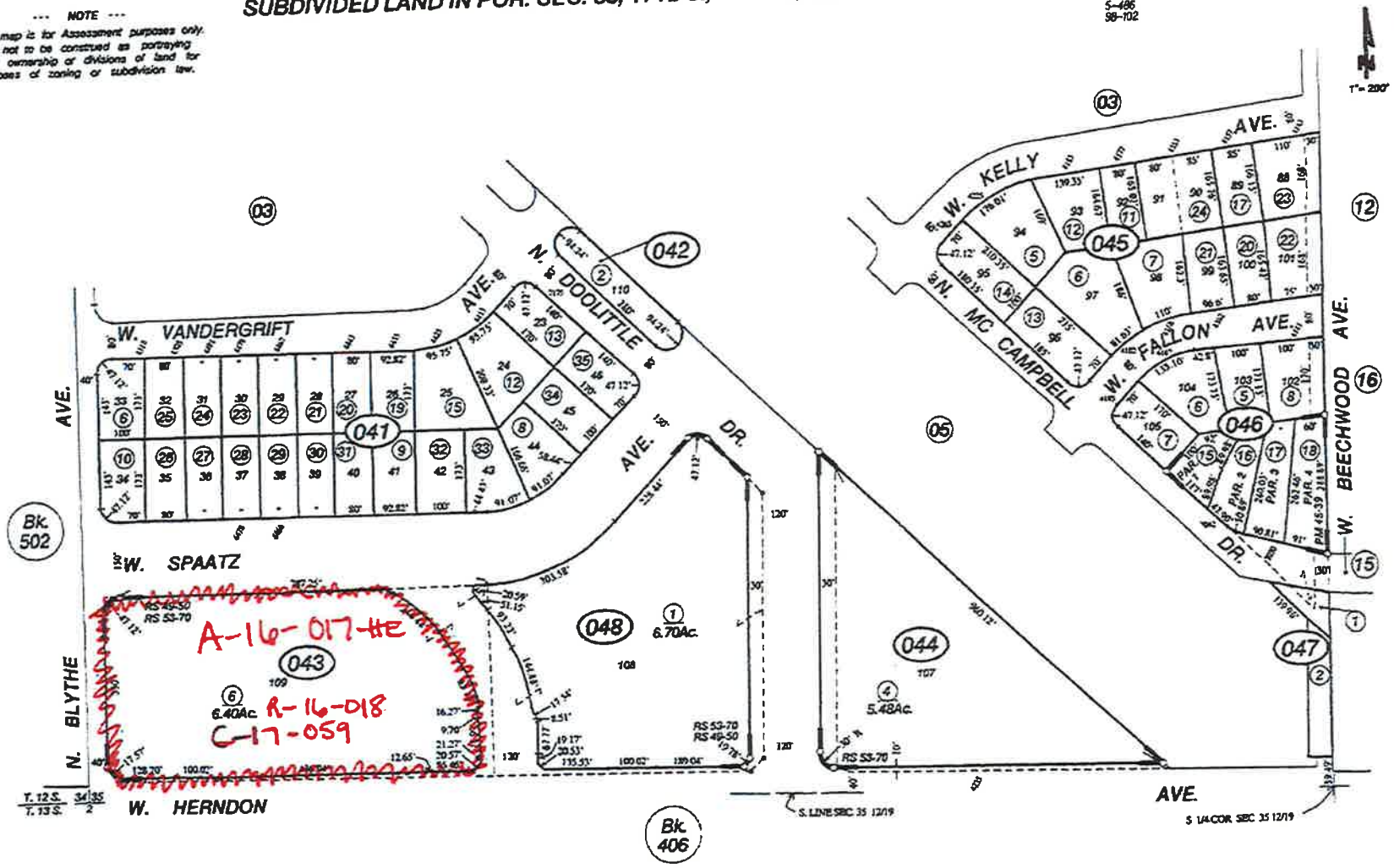
A0.3

SUBDIVIDED LAND IN POR. SEC. 35, T. 12 S., R. 19 E., M.D.B. & M.

Tax Rate Area
S-351
S-486
98-102

501-04

--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Agricultural Preserve
Sierra Sky Park - Plat Bk. 13, Pg. 27
Parcel Map No. 6787 - Bk. 45, Pg. 39
Record of Survey - Bk. 49, Pg. 50 - 51
Record of Survey - Bk. 53, Pg. 70 - 74

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 501 - Pg. 04
County of Fresno, Calif.

09-11-2008

File No. 210.413

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

PUBLIC AGENCY

KIRA NOGUERA
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO ST., THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

GIORGIO RUSSO, GINDER DEVELOPMENT
759 W. ALLUVIAL AVE., SUITE 102
FRESNO, CA 93711

FR CUP No. 2017-059

PROJECT NO: **2017-059**
ADDRESS: **7035 N. BLYTHE AVE.**
APN: **501-043-06**

SENT: 5/31/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EK	$0.00	NOR Review	$292.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$1,485.00	Amount to be submitted with first grading plan submittal.
	Total Drainage Fee: $0.00	**Total Service Charge: $1,777.00**		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/18 based on the site plan submitted to the District on 5/09/17 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1. _X_ **a.** Drainage from the site shall BE DIRECTED TO SPRUCE AVENUE AND/OR BLYTHE AVENUE

___ **b.** Grading and drainage patterns shall be as identified on Exhibit No.

___ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

___ Developer shall construct facilities as shown on Exhibit No. 1 as

_X_ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

_X_ Grading Plan

___ Street Plan

___ Storm Drain Plan

___ Water & Sewer Plan

___ Final Map

___ Drainage Report (to be submitted with tentative map)

___ Other

___ None Required

4. Availability of drainage facilities:

_X_ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).

___ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

___ **c.** Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.

___ **d.** See Exhibit No. 2.

5. The proposed development:

___ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

_X_ Does not appear to be located within a flood prone area.

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

FR CUP No. 2017-059

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

FR CUP No. 2017-059

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

   a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

   b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

   c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. _X_ See Exhibit No. 2 for additional comments, recommendations and requirements.

Debbie Campbell
Design Engineer

Sarai Yanovsky
Project Engineer

CC:

JEFF CAZALY, ARCHITECT

735 W. ALLUVIAL AVE., SUITE 104

FRESNO, CA 93711

FR CUP No. 2017-059

OTHER REQUIREMENTS
EXHIBIT NO. 2

The subject site is located within the District's Drainage Area "EK". Runoff from the system will ultimately drain to the San Joaquin River. Drainage runoff from commercial and industrial land uses directly to the river is prohibited by City of Fresno and District policy. The District is therefore requiring on-site mitigation of the runoff quality prior to discharge to the public drainage system. The specific plan and detail of the proposed mitigation must be reviewed and approved by the District prior to implementation. The developer is responsible to implement mitigation features which will maintain compliance with the Local, State, and EPA standards and regulations throughout the life of the project. The on-site mitigation system must be paid for and maintained by the developer. An agreement will be required to insure maintenance of these facilities.

There is a proposed forty-foot (40') wide public utility easement along the west property line of the development. When dedicated no encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

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

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

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

Development No. CUP 2017-059

210.413

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-HE, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

FMFCD

Return Completed Form to:
Kira Noguera, Development Services/Planning
Email: Kira.Noguera@fresno.gov and
Marissa.Butler@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC *(Commercial-Community)* to RM-1 *(Residential Multi-Family Medium High Density)* and CG *(Commercial General)*. **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 **ZONING: From CC to RM-1 & CG** **ADDRESS: 7035 N Blythe Avenue S/A**

DATE ROUTED: May 8, 2017 **COMMENT DEADLINE: May 22, 2017**

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)
PLEASE REFER TO NOTICE OF REQUIREMENTS FOR CUP 2017-059

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

NONE

REVIEWED BY: SARAI YANOVSKY, ENGINEER 456-3292 5/31/17
Name and Title Telephone Number Date

Level 4; Council District 2; Fresno General Plan, Bullard Community Plan; Sierra Sky Park Land Use Policy Plan

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.414 "EK"
400.21

November 2, 2017

Ms. Kira Noguera
City of Fresno
Development Services/Planning Division
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Noguera,

Rezone Application No. R-16-018
Plan Amendment Application No. A-16-017
Drainage Area "EK"

The proposed rezone lies within the District's Drainage Area "EK". The District's system can accommodate the proposed rezone.

If there are any questions concerning this matter, please feel free to contact the District.

Very truly yours,

Sarai Yanovsky

Sarai Yanovsky
Engineer II

SY/lrl

k:\letters\rezone letters\fresno\2016\2016-018.aa2016-017(ek)(sy).docx

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

Fresno Unified
School District

Preparing Career Ready Graduates

BOARD OF EDUCATION
Brooke Ashjian, President
Claudia Cazares, Clerk
Valerie F. Davis
Christopher De La Cerda
Lindsay Cal Johnson
Elizabeth Jonasson Rosas
Carol Mills, J.D.

INTERIM SUPERINTENDENT
Robert G. Nelson

May 10, 2017

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

Re: **PLAN AMENDMENT APPLICATION NO. A-16-017-HE**
REZONE APPLICATION NO. R-16-018-HE
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059
7035 N. BLYTHE AVE.

Dear Ms. Noguera,

In response to your request for school district information regarding the above pending applications for plan amendment, rezone, and conditional use permit for the construction of a proposed gated community to consist of 72 residences, a community building, outdoor recreation facilities and three small commercial buildings to be located at 7035 North Blythe Avenue, Fresno Unified School District submits the following.

Any new residential development on the referenced property is subject to the residential development fee and the current fee rate is $3.48 per square foot. Community buildings for use of residents in multiple family complexes are subject to the commercial fee rate. Any new commercial development is subject to the commercial development fee and the current fee rate is $0.56 per square foot. Any new development on the property would be subject to the development fee prior to issuance of a building permit and fees would be calculated pursuant to rates effective at time of payment.

The project is presently within the attendance areas identified below.

Elementary School:	Forkner
Middle School:	Tenaya
High School:	Bullard

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

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

DUC

AB:hl
c: Giorgio Russo, Applicant/Agent

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES – UTILITIES, PLANNING & ENGINEERING MEMORANDUM

DATE: May 23, 2017

TO: KIRA NOGUERA, Planner III
Department of Development and Resource Management

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

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

SUBJECT: **Water Requirements for Conditional Use Permit C-17-059, Plan Amendment A-16-017 and Rezone R-16-018**

General

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to +/-7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues; 7035 N. Blythe Avenue S/A, APN: 501-043-06. Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General.) Conditional Use Permit Application No. C-17-059 proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru.).

Water Requirements

The nearest water mains to serve the proposed project are an 8-inch water main in North Blythe Avenue and a 14-inch main in North Blythe Alignment along the westerly boundary of the proposed project. Water facilities are available to provide service to the site subject to the following requirements:

1. On-site water facilities shall remain private.

The water supply requirements for this project are as follows:

1. The existing property is currently served with two 8-inch Fire Services, and two 4-inch Domestic Services.

2. If the water demands for the applicant's project can be accommodated with the existing water services, then the applicant shall not be required to construct, or participate in the construction of, any water system improvements or enhancements to accommodate the project's water demands.

3. If the water demands for the applicant's project cannot be accommodated with the existing water services, and larger service connections and meters must be provided, then the applicant shall be required to construct, or participate in the construction of, water system improvements or enhancements to accommodate the project's increased water demands.

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

5. The degree of system improvements or enhancements required to accommodate the increased water demands for the project shall be dependent upon the number and size of water meters determined to be most appropriate to accommodate the water demands of the applicant's project. The water system elements that will be incorporated into the cost of water system improvements and enhancements shall include:

    a. Additional groundwater pumping capacity

    b. Additional groundwater recharge capacity

    c. Additional surface water treatment capacity

    d. Additional water distribution system capacity

6. The project applicant shall not be reimbursed for water supply facilities constructed by the applicant that only provide benefit and water supply capacity for structures and facilities located within the project boundary.

7. The project applicant shall be reimbursed for water supply facilities constructed by the applicant that provide benefit and capacity to properties located outside of the project boundary. Such reimbursements shall be in accordance with the City's Master Fee Schedule and Municipal Code.

8. If desired, the project applicant may request a cost estimate from the City to provide the necessary water system improvements and enhancements to accommodate the forecasted peak instantaneous water demands for the project. The City's cost estimate to provide the water system improvements and enhancements to accommodate the project's water demands shall be based on the number of water meters, and size of water meters required for the applicant's project. The fee schedule is presented below:

Meter Size	Water Capacity Charge Per Meter
Up to ¾-inch	$2,624
1"	$4,246
1-1/2"	$5,308
2"	$10,615
3"	$16,984
4"	$26,538
6"	$53,076
8"	$254,763

1.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

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

SUBJECT: SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-059, PLAN AMENDMENT APLLICAITION No. A-16-017-HE AND REZONE APPLICATION No. R-16-018

General

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to +/-7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues; 7035 N. Blythe Avenue S/A, APN: 501-043-06. Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General.) Conditional Use Permit Application No. C-17-059 proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru.).

Sewer Requirements

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

1. Connection to the existing 45-inch sewer main in W. Herndon Avenue shall not be allowed.

2. Installation of sewer house branch(s) shall be required.

3. On-site sanitary sewer facilities shall be private.

4. Abandon any existing on-site private septic systems.

5. 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 Area: 15.

3. Sewer Facility Charge (Multi-Residential)

4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

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

SUBJECT: SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-059, PLAN AMENDMENT APLLICAITION No. A-16-017-HE AND REZONE APPLICATION No. R-16-018

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1. Connection to the existing 45-inch sewer main in W. Herndon Avenue shall not be allowed.

2. Installation of sewer house branch(s) shall be required.

SHOW SEWER CONNECTION FOR COMMERCIAL & RESIDENTIAL COMPONENTS OF PROJECT

3. On-site sanitary sewer facilities shall be private.

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City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

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

SUBJECT: SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-059, PLAN AMENDMENT APLLICAITION No. A-16-017-HE AND REZONE APPLICATION No. R-16-018

General

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Solid Waste Requirements

General

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Allied Waste at 559-275-1551 or 800-493-4285.

Yes - Project has or will be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns

Enclosure not shown to current standard.

MEMORANDUM
KIRA NOGUERA, Planner III
Planning and Development Department
June 2, 2017

SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-059, PLAN AMENDMENT APLLICAITION No. A-16-017-HE AND REZONE APPLICATION No. R-16-018

Provide drive up access when possible.

Provide 44' (centerline) turning radius.

Minimum width of 18' for truck path.

Gates need to be relocated at least 40' away from entrance.

Recommended Conditions of Approval

Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34.

Provide access to gates by 5:30 a.m. or provide remote, key or access code.

2-cell trash enclosure required.

3 or more enclosures required for this project. 3 TRASH ENCLOSURE FOR THE MULTI-FAMILY ALONE.

Provide turn around for solid waste vehicle (noted on plans).

Current City of Fresno Standards P-33 and P-34 attached.

Additional Information

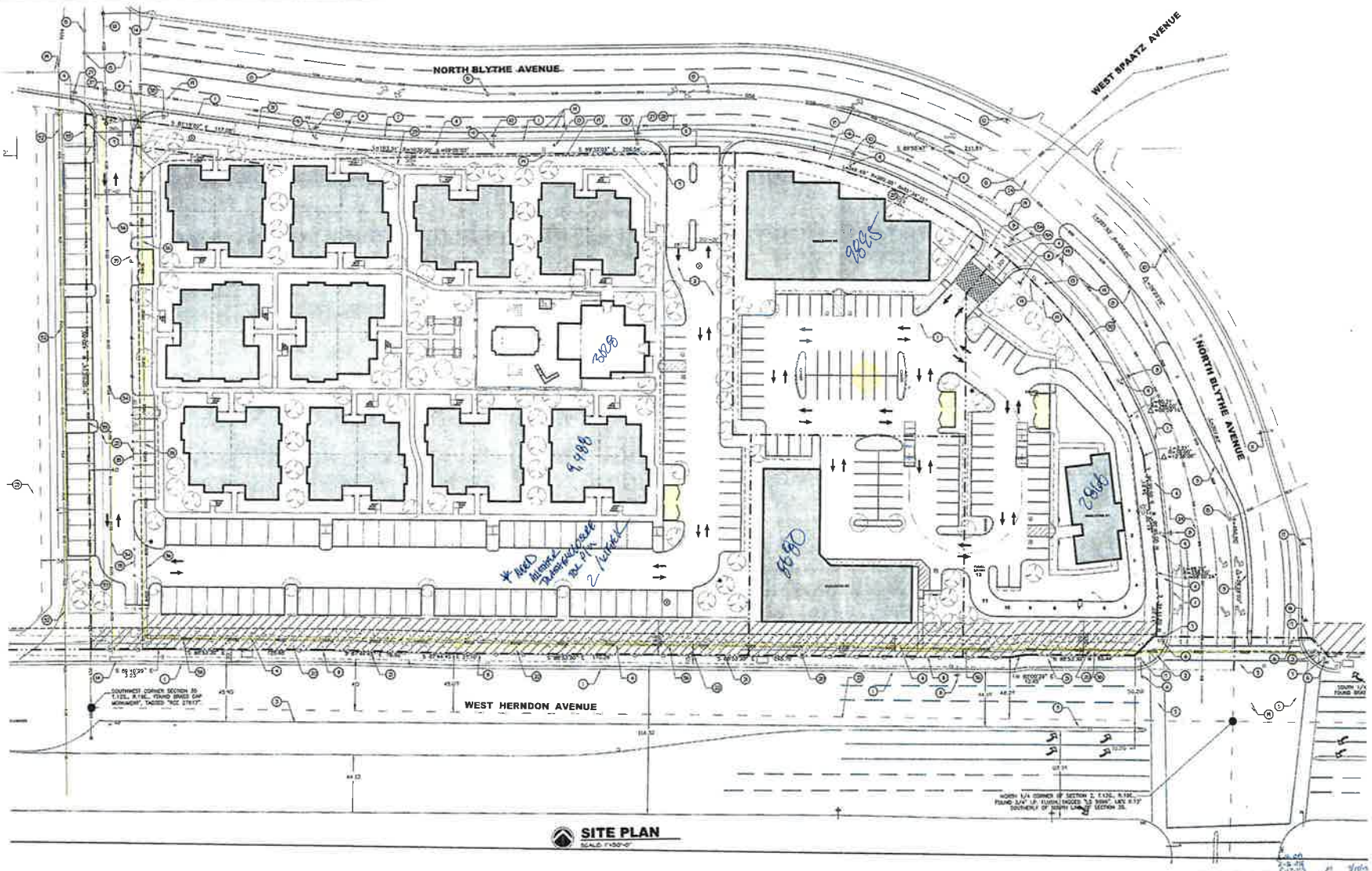
Revise plans to address concerns stated above and resubmit for approval.

Revise plans to show location of trash enclosure and resubmit for approval.

Provide additional information. Trash enclosure shall be handicap accessable from the back.

Need answers to questions stated above.

Make sure developer/contractor receives copy of current City of Fresno Standards P-33 and P-34.



SITE PLAN
SCALE: 1"=50'-0"

KEYED NOTES :

1. EXISTING CURB + GUTTER TO REMAIN + COMPLY w/ PUBLIC WORKS STD P-5
2. EXISTING ACCESSIBLE RAMP PER CITY PW STANDARD P-29 + P-32 INSTALL DETECTABLE WARNING DEVICE
3. EXISTING MEDIAN ISLAND
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CROSSWALK
6. EXISTING TRAFFIC SIGNAL
7. EXISTING TRAFFIC BOX
8. EXISTING STREET LIGHT
9. EXISTING STREET LIGHT TO BE REMOVED/RELOCATED
10. EXISTING STREET LIGHT POLE
11. EXISTING STREET LIGHT POLE TO BE REMOVED/RELOCATED
12. EXISTING STREET LIGHT w/ NO STOPPING ANYTIME SIGN
13. EXISTING STREET LIGHT w/ 10' NO STOPPING ANYTIME SIGN + NO STOPPING ANYTIME SIGN
14. EXISTING STREET LIGHT w/ DIRECTIONAL ARROW SIGN (BIKE LANE SIGN) + NO STOPPING ANYTIME SIGN
15. EXISTING FIRE HYDRANT
16. EXISTING STORM DRAIN INLET
17. EXISTING MANHOLE COVER (SANITARY SEWER)
18. EXISTING BIKE LANE SIGN
19. EXISTING BUS STOP SIGN
20. EXISTING MANHOLE COVER (STORM DRAIN)
21. EXISTING WATER VALVE
22. 10' WIDE DEDICATION FOR ONE PEDESTRIAN + LANDSCAPE PURPOSES (TYP.)
23. DOUBLE-WAY EASEMENT FOR PUBLIC SAFETY PURPOSES, DOCUMENT NO. 91060740, O.R.F.C.
24. 12' FRESNO IRRIGATION DISTRICT PIPELINE DOC. NO. 20473, VOL. 4909, PG. 468, O.R.F.C.
25. PROPOSED 10' PUE
26. AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
27. AREA TO BE ABANDONED AND RETAINED AS PUE ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
28. EXISTING STREET LIGHT w/ NO STOPPING ANYTIME SIGN TO BE RELOCATED
29. RELOCATED STREET LIGHT w/ NO STOPPING ANYTIME SIGN
30. EXISTING STREET LIGHT w/ 10' NO PARKING SIGN + NO STOPPING ANYTIME SIGN TO BE RELOCATED
31. RELOCATED STREET LIGHT w/ NO PARKING SIGN + NO STOPPING ANYTIME SIGN
32. EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED INSTALL CURB, GUTTER, + SIDEWALK TO MATCH EXISTING
33. EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED INSTALL CURB, GUTTER, + SIDEWALK TO MATCH EXISTING
34. EXISTING 16" DIA. WATER LINE TO REMAIN
35. EXISTING 8" DIA. SANITARY SEWER LINE TO BE RELOCATED
36. EXISTING 18" DIA. STORM DRAIN LINE TO REMAIN
37. EXISTING OIL PIPELINE TO UNDERGROUND AT CURRENT LOCATION
38. EXISTING 30" OIL PIPELINE TO BE ABANDONED AND REMOVED
39. EXISTING STORM DRAIN INLET TO BE RELOCATED
40. RELOCATED STORM DRAIN INLET w/ NEW LATERAL TO EXISTING 24" DIA. STORM DRAIN LINE
1. PROPOSED NEW COMMERCIAL/RETAIL DEVELOPMENT: SEE SHEET A0.2 FOR SITE PLAN + INFO
2. PROPOSED NEW MULTI FAMILY 2 STORY APARTMENT DEVELOPMENT: SEE SHEET A0.3 FOR SITE PLAN + INFO
3. PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD P-2 AND P-10 REMOVE 10' OF RED PAINTED CURB ON BOTH SIDES
4. CONSTRUCT 12' TRUE COLORED 10 MIL P.V.C. STANDARD P-56, P-58, AND P-60 + P-61
5. INSTALL EXPRESS WAY BARRIER FENCE PER P.W. STANDARD P-74 + P-75
6. INSTALL 30" WHITE STANDARD "STOP" MARKING AT LOCATIONS AS SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALV POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND SIDEWALK WHERE SIDEWALK EXISTS. PROVIDE SIGNS LESS THAN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST, LOCATE ON PRIVATE
7. NEW SITE ENTRANCE NON-OPERATING UNAUTHORIZED VEHICLE PARKING PER CVC SEC. 21 101 ACCESSIBLE STANDARDS (CVC 22507.8)

SITE SQUARE FOOTAGE
ZONING - C3, EA, UGM

EXISTING SUBMITTALS: VESTING TENATIVE PARCEL MAP 2007-33

PHYSICAL ADDRESS: 7035 N. BLYTHE AVE. FRESNO, CA. 93722

PROJECT INFORMATION

- PROPERTY LINE
- PROPERTY CENTER LINE
- PROPERTY EASEMENTS LINE
- 25' WIDE DEDICATION FOR ONE PEDESTRIAN + LANDSCAPE PURPOSES (TYP.)
- 26' WIDE ONE PEDESTRIAN LANDSCAPE DEDICATION (TYP.) + STREET EASEMENT VACATION
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETAINED AS PUE ON VESTING TENTATIVE PARCEL MAP NO. 2007-33

LEGEND

VICINITY MAP

JEFF CAZALY ARCHITECT
700 N. FULLERTON, SUITE 104
FRESNO, CA. 93728
COMMERCIAL AND INDUSTRIAL DESIGN
jeff@jeffcazalyarchitect.com
Tel: (559) 291-1155
Fax: (559) 291-1162

PROJECT:
NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

REVISED:
△
△
△
△

JOB NUMBER: 2006_006

JEFFREY A. CAZALY
No. C-23469
REGISTERED
8-31-2008
STATE OF CALIFORNIA

A0.1

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

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

SUBJECT: SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-059, PLAN AMENDMENT APLLICAITION No. A-16-017-HE AND REZONE APPLICATION No. R-16-018

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Solid Waste Requirements

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Yes - Project has or will be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns

Enclosure not shown to current standard.

Provide drive up access when possible.

Provide 44' (centerline) turning radius.

Minimum width of 18' for truck path.

Gates need to be relocated at least 40' away from entrance.

Recommended Conditions of Approval

Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34.

Provide access to gates by 5:30 a.m. or provide remote, key or access code.

2-cell trash enclosure required.

3 or more enclosures required for this project.

Provide turn around for solid waste vehicle (noted on plans).

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Additional Information

Revise plans to address concerns stated above and resubmit for approval.

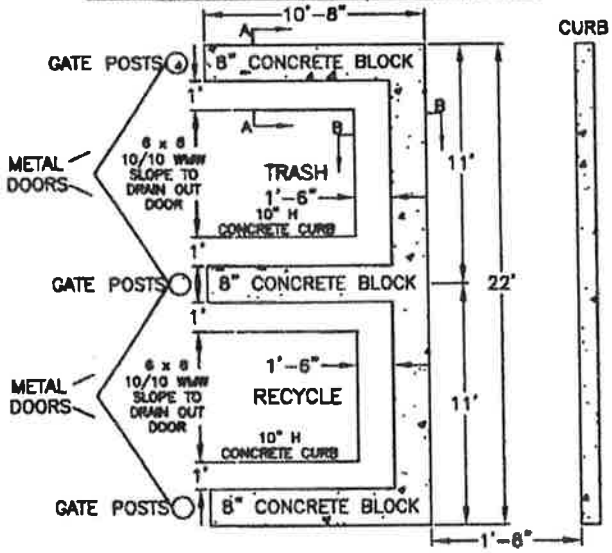
Revise plans to show location of trash enclosure and resubmit for approval.

Provide additional information. Trash enclosure shall be handicap accessable from the back.

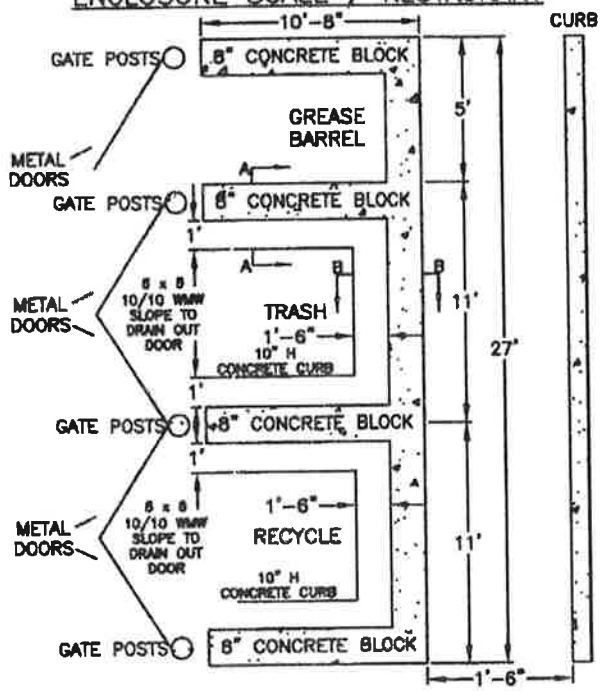
Need answers to questions stated above.

Make sure developer/contractor receives copy of current City of Fresno Standards P-33 and P-34.

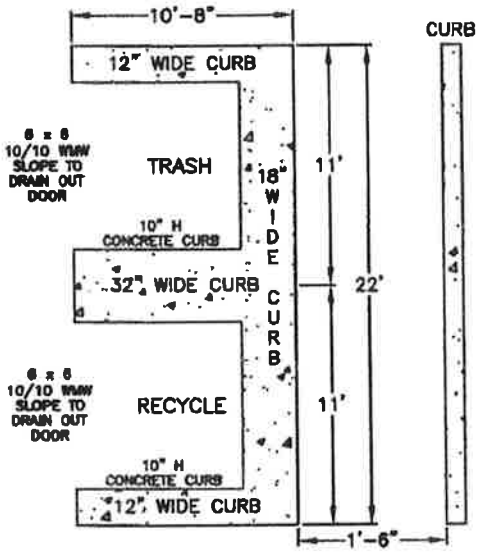
ENCLOSURE SCALE / STANDARD



ENCLOSURE SCALE / RESTAURANT

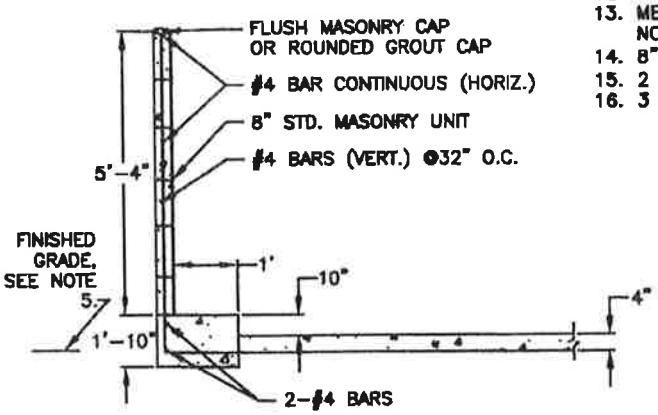


ENCLOSURE SCALE/ CURB ONLY
ZONES–M1,M2,M3, & CM ONLY

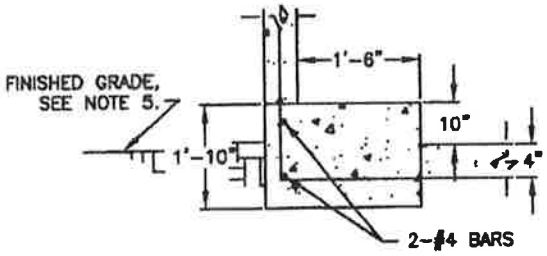


NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE AND U.B.C. STANDARD 24–4 GRADE N.
4. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
5. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL.
6. ALL MASONRY UNITS SHALL BE MINIMUM F'M=1500 PSI.
7. REINFORCING STEEL SHALL BE DEFORMED BAR, MIN. GRADE 40.
8. FOOTING CONCRETE SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
9. MORTAR SHALL BE TYPE–S (MINIMUM 1800 PSI AT 28 DAYS).
   ONE (1) PART CEMENT, TYPE–1
   ONE–HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.
   FOUR AND ONE–HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
    ONE (1) PART CEMENT.
    THREE (3) PARTS SAND.
    TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES, CHAIN LINK IS NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. 2 CELLS ARE REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS.
16. 3 CELLS ARE REQUIRED FOR RESTAURANTS.



VIEW "A–A"



VIEW "B–B"

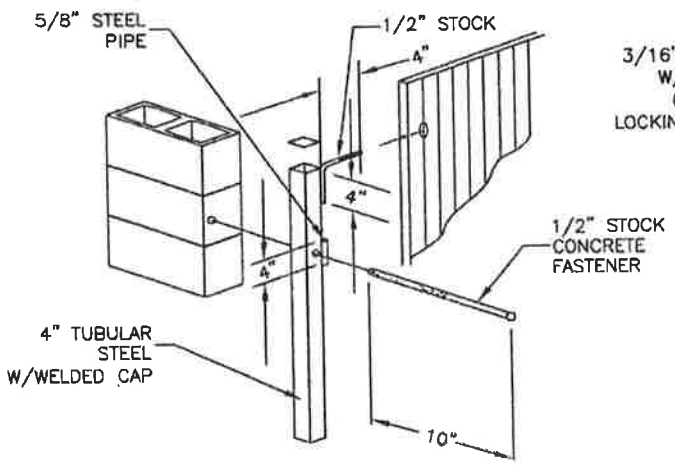
TYPICAL SECTION W/ CONCRETE BLOCK WALL

TYPICAL REFUSE CONTAINER ENCLOSURE DETAILS	REF. & REV. AUG., 2010	CITY OF FRESNO P–33

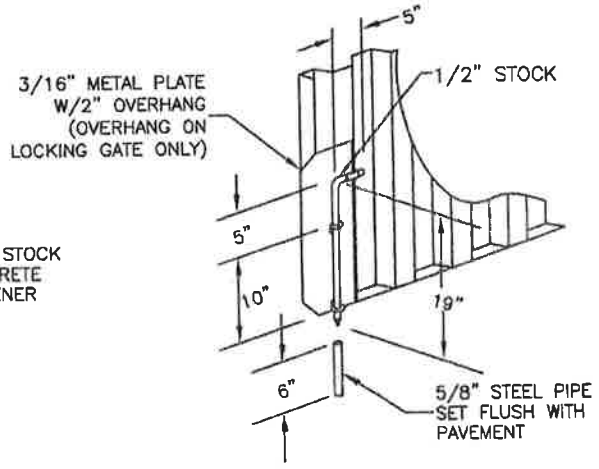
GENERAL NOTES:

1. ALL SITE PLANS SHALL HAVE THE SIGNATURE APPROVAL OF A SOLID WASTE MANAGEMENT DIVISION REPRESENTATIVE.
2. CONTAINERS USED AT ALL PLACES SHALL BE PLACED FOR COLLECTION AT SERVICE LOCATIONS APPROVED BY THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, BUT SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY.
3. THE DESIGN OF ANY NEW, SUBSTANTIALLY REMODELED, OR EXPANDED BUILDING OR OTHER FACILITY SHALL PROVIDE FOR PROPER STORAGE OR HANDLING WHICH WILL ACCOMMODATE THE SOLID WASTE LOADING ANTICIPATED AND WHICH WILL ALLOW FOR SAFE AND EFFICIENT WASTE REMOVAL.
4. THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, SHALL PLAN WITH THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE AS TO PLACEMENT OF STORAGE CONTAINERS TO MINIMIZE TRAFFIC, AESTHETIC AND OTHER PROBLEMS BOTH ON THE PROPERTY, AND FOR THE GENERAL PUBLIC.
5. BELOW IS A CHECKLIST OF REQUIREMENTS REVIEWED FOR A SITE PLAN:
   a. REFUSE, RECYCLABLES, AND GREASE BARRELS SHALL BE STORED FOR LATER REMOVAL FROM THE PREMISES IN AN AREA THAT IS SCREENED FROM VIEW OF THE PUBLIC STREETS BY A CITY OF FRESNO, PUBLIC UTILITIES APPROVED STANDARD ENCLOSURE (REFER TO P-33, P-34, AND P-95 FOR DETAILS). APPROVED STANDARD ENCLOSURES ARE TO BE BUILT USING EIGHT INCH (8") CONCRETE BLOCK AT A HEIGHT OF SIX FEET (6').
   b. ENCLOSURES BUILT IN (INDUSTRIAL ZONES) M-1, M-2, M-3, AND CM ZONES REQUIRING DIRECTOR APPROVAL, OR HIS/HER DESIGNEE, MAY ELIMINATE WALLS AS LONG AS IT IS NOT VISIBLE FROM A MAIN STREET. FOR THIS DESIGN, THE CURBING WILL BE TWELVE INCHES (12") WIDE ON BOTH SIDES, EIGHTEEN INCHES (18") DEEP ALONG THE REAR WITH A THIRTY-TWO INCH (32") WIDE CURB SEPARATING THE TWO CELLS. CURBING MUST BE REINFORCED WITH REBAR AT A HEIGHT OF TEN INCHES (10"). ALL ENCLOSURES SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") FROM THE NEAREST CURB. ALL OTHER PUBLIC WORKS DESIGN REQUIREMENTS SHALL BE MET DURING REVIEW.
   c. THE APPROVED STANDARD ENCLOSURE HAS BEEN DESIGNED TO ACCOMMODATE ALL SIZES OF CONTAINERS TO HANDLE THE ACCUMULATION OF WASTE AND RECYCLABLES GENERATE BETWEEN COLLECTIONS. A STORAGE AREA WITH INNER DIMENSIONS TEN FEET (10') BY TEN FEET (10') IS THE MINIMUM. THERE SHALL BE CURBING TWELVE INCHES (12") FROM SIDE WALLS AND EIGHTEEN INCHES (18") FROM REAR WALL AND AT A HEIGHT OF TEN INCHES (10"). THESE FEATURES ARE INCLUDED IN ORDER TO REDUCE THE POSSIBILITY OF DAMAGE TO THE ENCLOSURE ITSELF.
   d. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNENCUMBERED OPENING OF EIGHT FEET (8'). THE GATE TO BE USED SHALL BE BUILT OF METAL, CHAIN LINK IS NOT ACCEPTABLE, SO THAT BINS CANNOT BE SEEN WHEN GATES ARE CLOSED AND SHALL BE MOUNTED ON THE OUTER SURFACE OF ENCLOSURE AS TO NOT PROTRUDE INTO SERVICE ACCESS OPENING. HARDWARE LATCHES SHOULD BE A HEAVY GAUGE LOCKING GATE LATCH. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.
   e. THE FLOOR OR BOTTOM SURFACE OF THE COLLECTION AREA SHALL BE MADE OF CONCRETE, (SLOPED) ONE PERCENT (1%) TO THE FRONT, AND THERE SHALL NOT BE ANY DRAINAGE GUTTER IN FRONT OF ENTRANCE. THE UNENCUMBERED OPENING OF EIGHT FEET (8') REFERENCED IN D. ABOVE SHALL BE A LEVEL SURFACE. THE FLOOR SHALL NOT SLOPE TO THE BACK OR SIDES OF THE ENCLOSURE TO ALLOW DRAINAGE TO THE REAR OF THE AREA OR CAUSE ANY STANDING WATER WITHIN THE ENCLOSURE. IT SHALL BE CONSTRUCTED SO THE COLLECTION VEHICLE CAN DRIVE DIRECTLY INTO THE POCKETS OF THE CONTAINERS WITHOUT ANY OBSTRUCTIONS.
   f. INGRESS AND EGRESS SHALL HAVE AN UNOBSTRUCTED OVERHEAD CLEARANCE OF SIXTEEN FEET (16') AND SHALL NOT BE LESS THAN EIGHTEEN FREE (18') WIDE AND CAPABLE OF ACCOMMODATING A TRUCK WITH A TWO HUNDRED FIFTY INCH (250") WHEELBASE, A FORTY-FOUR FOOT (44') (CENTER LINE) TURNING RADIUS AND A SUPPORT WEIGHT OF THIRTY-FIVE (35) TONS. AREA SHALL BE UNOBSTRUCTED AND SO CONFIGURED THAT A TRUCK WILL BE ABLE TO MAKE A ROUND TRIP FROM THE PUBLIC RIGHT-OF-WAY TO THE COLLECTION ARE AND RETURN WITHOUT EXCESSIVE BACKING INTO A TRAFFIC LANE OR A PUBLIC THOROUGHFARE. BACKING AROUND A BUILDING IS NOT ALLOWED. AT NO TIME SHALL A TRUCK BE REQUIRED TO BACK IN EXCESS OF FORTY-FIVE FEET (45').
   g. BIN ENCLOSURE GATES AND SERVICE AREA SHALL NOT OPEN INTO OR BE A PART OF A PARKING STALL OR LOADING ZONE.
   h. GATED ENTRANCE/EXIT SERVICE SITES SHALL BE AT LEAST FORTY FEET (40') AWAY FROM ENTRANCES AND EXITS TO PREVENT TRUCKS FROM STICKING OUT INTO THE ROADWAY WHILE WAITING TO ACCESS ENCLOSURE AND ALLOW TRUCKS ENOUGH SPACE TO CLEAR GATE ON EXITING WHILE WAITING TO MERGE WITH TRAFFIC.
   i. THE ENCLOSURE(S) SHALL ACCOMMODATE REFUSE BINS, RECYCLE BINS, AND GREASE BARRELS WHEN APPLICABLE. NEITHER THE WASTE NOR RECYCLING CONTAINER SHALL BE REQUIRED TO BE MOVED IN ORDER TO SERVICE THE OTHER. GREASE BARRELS SHALL NOT BE PLACED IN THE SAME AREA OF THE ENCLOSURE WITH REFUSE OR RECYCLABLES.
   j. OWNER/OCCUPANTS SHALL NOT USE ENCLOSURES FOR STORAGE OR PLACE ANY MATERIALS AROUND THE TRASH, RECYCLE, OR GREASE CONTAINERS.
   k. SIGNAGE IS REQUIRED TO CLEARLY IDENTIFY ALL RECYCLING, SOLID WASTE COLLECTION, AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN. THIS SIGNAGE SHALL BE PLACED AT ALL POINTS OF DIRECT ACCESS TO RECYCLING, SOLID WASTE, AND LOADING AREAS ON, OR ADJACENT TO, THE RECYCLABLE AND SOLID WASTE MATERIAL CONTAINERS.
   l. SITES UTILIZING COMPACTORS AND/OR ROLL-OFFS REQUIRE SIXTY FEET (60') OF CLEARANCE IN FRONT OF THE UNIT, AND A MINIMUM OF THREE FEET (3') ON EACH SIDE, FOR LOADING AND UNLOADING.

TYPICAL REFUSE ENCLOSURE DETAILS	REF. & REV. NOV., 2007	CITY OF FRESNO P-34



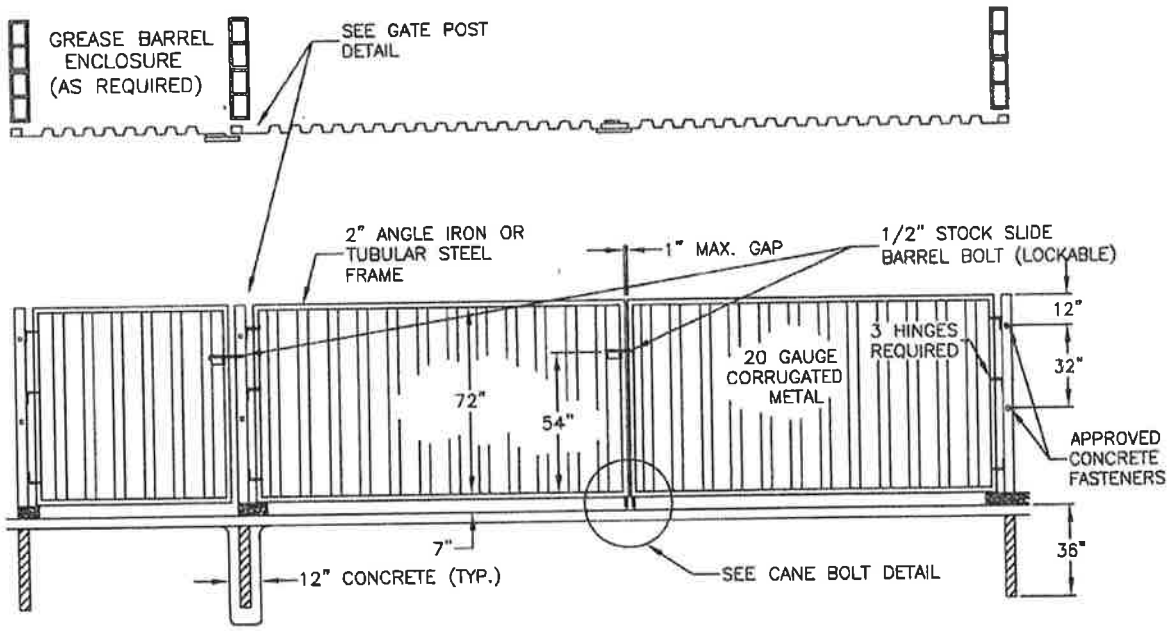
GATE POST DETAIL



CANE BOLT DETAIL
(BOTH SIDES OF GATE)

NOTES:

1. GATES TO BE PAINTED TO MATCH BUILDING ACCENT FEATURES.
2. DESIGN, ENGINEERING AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY.
3. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90 DEGREES TO THE CLOSED POSITION.
4. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.



TRASH ENCLOSURE GATE DETAILS	REF. & REV. AUG., 2010	CITY OF FRESNO P-35

County of Fresno

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

May 9, 2017

LU0018972
2602

Kira Noguera
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Noguera:

PROJECT NUMBER: A-16-017, R-16-018, C-17-059

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC (*Commercial-Community*) to RM-1 (*Residential Multi-Family Medium High Density*) and CG (*Commercial General*). **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 **ZONING: From CC to RM-1 & CG** **ADDRESS: 7035 N Blythe Avenue S/A**

Recommended Conditions of Approval for Proposed Gated Community:

- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.

- Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.

- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.

a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (https://www.fresnocupa.com/ or http://cers.calepa.ca.gov/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

- The Good Guys Tire Shop should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 600-3271 for additional information.

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno County Department of Public Health, ou=Environmental Health Division, email=ktsuda@co.fresno.ca.us, c=US
Date: 2017.05.09 15:03:43 -07'00'

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

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cc: Rogers, Moreno, Baruti, Cox & San Miguel- Environmental Health Division (CT 42.08)
Giorgio Russo- Owner/Applicant (grusso@ginderdevelopment.com)

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-HE, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

Return Completed Form to:
Kira Noguera, Development Services/Planning
Email: Kira.Noguera@fresno.gov and
Marissa.Butler@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC *(Commercial-Community)* to RM-1 *(Residential Multi-Family Medium High Density)* and CG *(Commercial General)*. **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 **ZONING: From CC to RM-1 & CG** **ADDRESS: 7035 N Blythe Avenue S/A**

DATE ROUTED: May 8, 2017 **COMMENT DEADLINE: May 22, 2017**

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)
Yes, there is an existing bus stop on the NE corner of Blythe and Herndon.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:
With a multi-family development, the need for transit may increase. Suggest added amenities at that stop location.

REQUIRED CONDITIONS OF APPROVAL:
E-35
P-88

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):
No.

REVIEWED BY:	Jeff Long, Senior Regional Planner	621-1436	5-18-17
	Name and Title	Telephone Number	Date

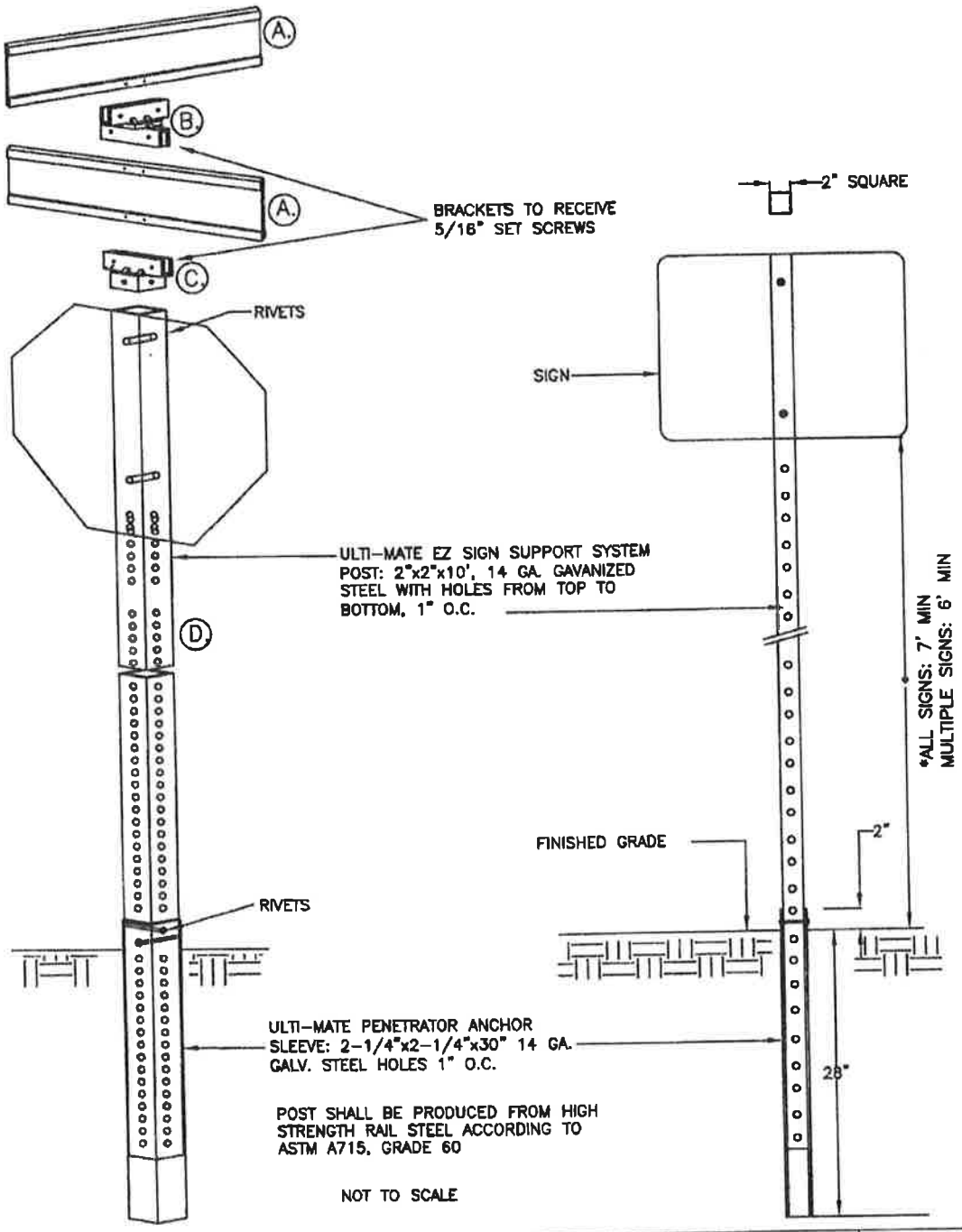
Level 4; Council District 2; Fresno General Plan, Bullard Community Plan; Sierra Sky Park Land Use Policy Plan

(A.) 9"x 30" OR 9"x 36" x 0.100 GAUGE FLAT NON-EXTRUDED SIGN BLADE MADE OF ALUMINUM ALLOY. THEY ARE TO BE SINGLE BLADE DOUBLE FACED FINISH WITH WHITE LETTERS AND BORDER ON A GREEN BACKGROUND USING AVERY DENNISON T6500 HIGH INTENSITY GRADE REFLECTIVE SHEETING. SIGNS TO BE COVERED WITH AVERY DENNISON OL 1000 PREMIUM ANTI-GRAFFITI FILM.

(B.) SIGN-TO-SIGN BRACKET, 850F-90 CROSS PIECE THAT WILL ACCOMODATE THE 0.100 GAUGE SIGN BLADE. BRACKETS TO RECEIVE 5/16" SET SCREWS.

(C.) POST-TO-SIGN BRACKET, 850F- 2"x 2" SQUARE SIGN CAP SLOT TO BE 3-3/4" LONG TO ACCOMODATE THE 0.100 GAUGE SIGN BLADE. BRACKETS TO RECEIVE 5/16" SET SCREWS.

(D.) SIGN POST SYSTEM TO BE THE ULTI-MATE EZ INSTALLATION SIGN POST SYSTEM. USING THE ULTI-MATE 2"x 2"X 10' 14 GA. GALVANIZED STEEL POSTS WITH HOLES DRILLED FROM TOP TO BOTTOM, 1" ON CENTER. ANCHOR THE POLE TO THE GROUND USING A 2-1/4"x 2-1/4"x 24" GALVANIZED STEEL ULTI-MATE PENETRATOR ANCHOR. 5/16" DRIVE RIVETS ARE TO BE USED TO ATTACH THE SIGN POST TO THE ANCHOR.



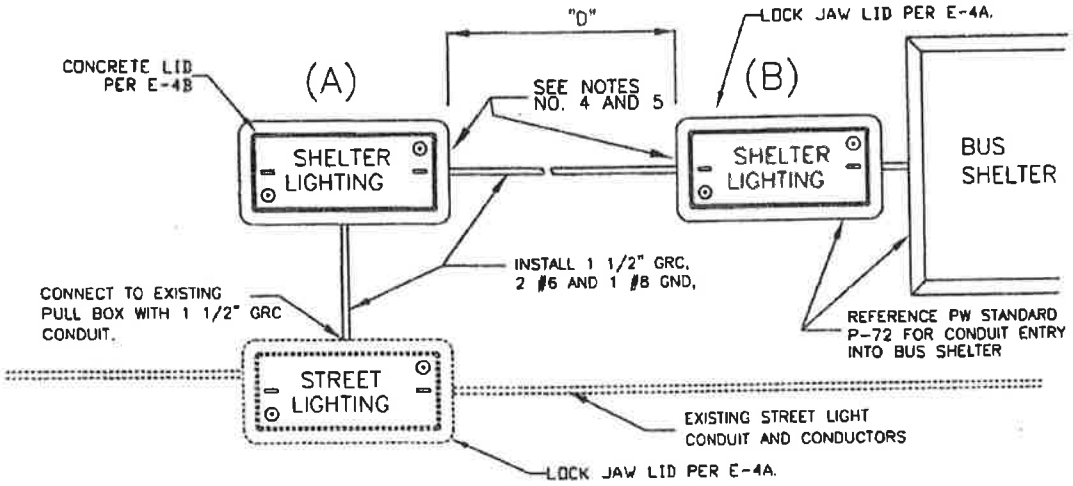
POST SHALL BE PRODUCED FROM HIGH STRENGTH RAIL STEEL ACCORDING TO ASTM A715, GRADE 60

NOT TO SCALE

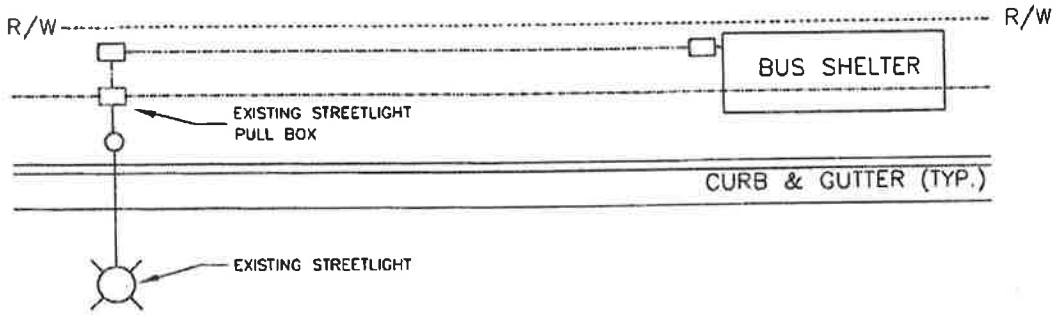
SIGN POST DETAIL	REF. & REV. AUG., 2010	CITY OF FRESNO P-88

INSTALLATIONS TO BE APPROVED AND MAINTAINED BY CITY OF FRESNO, FACILITIES MANAGEMENT DIVISION

PHONE: 621-1487 OR CHIEF OF FACILITIES (ELECTRICAL) 621-1230



BUS SHELTER LIGHTING CONNECTION



GENERAL NOTES

1. PULL BOXES SHALL BE INSTALLED PER CITY STANDARD E-4. PULL BOXES SHALL UTILIZE LOCKING LIDS PER E-4.
2. DO NOT LOCATE THE PULL BOXES ABOVE THE JOINT TRENCH.
3. PULL BOX COVER SHALL BE AN APPROVED LOCKING TYPE AND SHALL BE INSCRIBED "SHELTER LIGHTING".
4. IF DISTANCE "D" EXCEEDS 20 FT. PULL BOX "A" IS REQUIRED ADJACENT TO EXISTING STREET LIGHT PULL BOX. IF DISTANCE "D" IS LESS THAN 20', PULL BOX " A" IS NOT REQUIRED.
5. A TRON TYPE FUSE HOLDER WITH 5A FUSE TO BE INSTALLED IN NEAREST PULL BOX. INSCRIBED "SHELTER LIGHTING" ADJACENT TO EXISTING STREET LIGHT PULL BOX.
6. ALL BUS SHELTER LIGHTING CONDUCTOR SPLICES SHALL BE TO APPLICABLE ELECTRICAL, STATE AND CITY STANDARDS.
7. ALL SHELTER LIGHTING SHALL BE NUMBERED. NUMERICAL SEQUENCE TO BE OBTAINED FROM PG&E. NUMBERS TO BE 2 1/2" HIGH AND INSTALLED ON SHELTER STRUCTURE.
8. ELECTRICAL FEED FROM EXISTING STREET LIGHTING SYSTEM TO SHELTER LIGHTING SHALL BE CONTINUOUS AND NOT BE IMPACTED BY A MASTER PHOTO CELL (PEC). INSTALL PEC'S ON STREET LIGHT LUMINAIRES AFFECTED BY SHELTER LIGHTING INSTALLATION REQUIREMENTS.

BUS SHELTER LIGHTING CONNECTION DETAIL	REF. & REV. JUNE 2015	CITY OF FRESNO E-35

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-HE, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

Building and Safety Svcs

Return Completed Form to:
Kira Noguera, Development Services/Planning
Email: Kira.Noguera@fresno.gov and
Marissa.Butler@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC *(Commercial-Community)* to RM-1 *(Residential Multi-Family Medium High Density)* and CG *(Commercial General)*. **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 **ZONING: From CC to RM-1 & CG** **ADDRESS: 7035 N Blythe Avenue S/A**

DATE ROUTED: May 8, 2017 **COMMENT DEADLINE: May 22, 2017**

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Plans/permit/Grading
Attn to RE
Large "L" Comm Bldg

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: [signature] Name and Title | 856 Telephone Number | 5-19-17 Date

Level 4; Council District 2; Fresno General Plan, Bullard Community Plan; Sierra Sky Park Land Use Policy Plan

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

June 7, 2017

Marissa Butler
City of Fresno
DARM – Development Services Division
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Project: Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059

District CEQA Reference No: 20170525

Dear Ms. Butler:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of the new construction of a gated community of 72 multi-family dwelling units, a 2,750 square foot fast-food restaurant, an 8,680 square foot automotive service business, and a 4,200 square foot car wash business, located at 7035 North Blythe Avenue in Fresno, CA (Project). The District offers the following comments:

District Comments

1) The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed the following thresholds of significance: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10). The District recommends that a more detailed preliminary review of the Project be conducted. The additional environmental review of the Project's potential impact on air quality should consider the following:

   1a) Project Emissions should be identified and quantified.

      i) Permitted (stationary sources) and non-permitted (mobile sources) sources should be analyzed separately. Preparation of an Environmental Impact Report (EIR) is recommended should emissions from either source exceed the following amounts: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10).

ii) Pre- and post-Project emissions should be identified.

1b) Nuisance Odors should be discussed as to whether the Project would create objectionable odors affecting a substantial number of people.

Toxic Air Contaminants (TACs) –are defined as air pollutants that which may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health. The most common source of TACs can be attributed to diesel exhaust fumes that are emitted from both stationary and mobile sources. If the Project is located near residential/sensitive receptors, the Project should be evaluated to determine the health impact of TACs to the near-by receptors. If the analysis indicates that TACs are a concern, the District recommends that a Health Risk Assessment (HRA) be performed. If an HRA is to be performed, it is recommended that the Project proponent contact the District to review the proposed modeling approach. More information on TACs, prioritizations and HRAs can be obtained by:

- E-mailing inquiries to: hramodeler@valleyair.org; or
- Visiting the District's website at: http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

2) If preliminary review indicates that a Mitigated Negative Declaration should be prepared, in addition to the effects identified above, the document should include:

2a) Mitigation Measures – If preliminary review indicates that with mitigation, the Project would have a less than significant adverse impact on air quality, the effectiveness of each mitigation measure incorporated into the Project should be discussed.

2b) District's attainment status – The document should include a discussion of whether the Project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is in non-attainment. Information on the District's attainment status can be found online by visiting the District's website at http://valleyair.org/aqinfo/attainment.htm.

3) If preliminary review indicates that an Environmental Impact Report (EIR) should be prepared, in addition to the effects identified above, the document should also include the following:

3a) A discussion of the methodology, model assumptions, inputs and results used in characterizing the Project's impact on air quality.

3b) A discussion of the components and phases of the Project and the associated emission projections, (including ongoing emissions from each previous phase).

4) Based on information provided to the District, the Project would equal or exceed 50 residential dwelling units and 2,000 square feet of commercial space. Therefore, the District concludes that the Project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the Project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

5) Particulate Matter 2.5 microns or less in size (PM2.5) from under-fired charbroilers (UFCs) pose immediate health risk. Since the cooking of meat can release carcinogenic PM2.5 species like polycyclic aromatic hydrocarbons (PAH), controlling emissions from under-fired charbroilers will have a substantial positive impact on public health.

Charbroiling emissions occur in populated areas, near schools and residential neighborhoods, resulting in high exposure levels for sensitive Valley residents. The air quality impacts on neighborhoods near restaurants with UFCs can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises environmental concerns.

In addition, the cooking emissions source category is one of the largest single contributors of directly emitted PM2.5 in the Valley. Photochemical modeling conducted for the 2012 PM2.5 Plan showed that reducing commercial charbroiling emissions is critical to achieving PM2.5 attainment in the Valley.

The District committed to amend Rule 4692 (Commercial Charbroiling) in 2016, with a 2017 compliance date, to add emission control requirements for UFCs, as committed to in the District's 2012 PM2.5 Plan. Installing charbroiler emissions control systems during construction of new facilities is likely to result in substantial economic benefit compared to costly retrofitting.

Therefore, the District strongly recommends that your agency require new restaurants that will operate UFCs to install emission control systems during the construction phase.

To ease the financial burden for Valley businesses that wish to install control equipment before it is required, the District is offering incentive funding during the time leading up to the amendment to the rule. Restaurants with UFCs may be eligible to apply for funding to add emission control systems. Please contact the District at (559) 230-5858 for more information.

6) The Project may require District permits. Prior to the start of construction the Project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.

7) The Project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

8) The District recommends that a copy of the District's comments be provided to the Project proponent.

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Stephanie Pellegrini at (559) 230- 5820.

Sincerely,

Arnaud Marjollet
Director of Permit Services

For Brian Clements
Program Manager

AM: sp

Enclosures: Indirect Source Review FAQ

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

Frequently Asked Questions Regarding Indirect Source Review

Q: What is the purpose of Indirect Source Review (ISR)?

A: As land development and population in the San Joaquin Valley continues to increase, so will indirect air emissions that negatively effect air quality. The emissions are called indirect because they don't come directly from a smokestack, like traditional industry emissions, but rather the emissions are indirectly caused by this growth in population. As a consequence, the San Joaquin Valley Air Pollution Control District (District) adopted Indirect Source Review (Rule 9510) to reduce the impacts of growth in emissions from all new land development in the San Joaquin Valley.

Q: When is a project subject to ISR?

A: A project is subject to ISR if all of the following are applicable:

- The project received its **final discretionary approval** from the land use agency on or after **March 1, 2006**.
- The project meets or exceeds the following District applicability thresholds:

2,000 square feet commercial	**25,000 square feet light industrial**	**100,000 square feet heavy industrial**
20,000 square feet medical office	**39,000 square feet general office**	**9,000 square feet educational**
10,000 square feet governmental	**20,000 square feet recreation space**	**50 residential units**
9,000 square feet of space not included in the list		

- The project's primary functions are not subject to District Rule 2201 (New and Modified Stationary Source Review Rule), or District Rule 2010 (Permits Required). For more information on the applicability of ISR regarding a specific project, please contact the District at (559) 230-6000 or visit the District's website at http://www.valleyair.org/ISR/ISRHome.htm.

Q: For the purposes of Rule 9510, what is final discretionary approval?

A: A decision by a public agency that requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular development project, as distinguished from situations where the public agency merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations. For example, a building permit would be an example of a ministerial approval.

Q: What pollutants does ISR target?

A: The ISR rule looks to reduce the growth in NO_x and PM_{10} emissions associated with the construction and operation of new development projects in the San Joaquin Valley. The rule requirement is to reduce construction NO_x and PM_{10} emissions by 20% and 45%, respectively, as well as reducing operational NO_x and PM_{10} emissions by 33.3% and 50%, respectively, when compared to unmitigated projects.

Q: What are NO_x and PM_{10}?

A: Nitrogen oxide (NO_x) is an ozone precursor, or principal component of ozone. Ozone is a colorless, odorless reactive gas comprised of three oxygen atoms. It is found naturally in the earth's stratosphere, where it absorbs the ultraviolet component of incoming solar radiation that can be harmful to life. Ozone is also found near the earth's surface, where pollutants emitted from society's activities react in the presence of sunlight to form ozone. Hot sunny weather with stagnant wind conditions favors ozone formation, so the period from May through September is when high ozone levels tend to occur in the San Joaquin Valley Air Basin.

Particulate matter (PM) is a generic term used to describe a complex group of air pollutants that vary in composition. PM_{10} particles have a diameter of 10 microns (micrometers) or less. The sources of PM can vary from wind blown dust particles to fine particles directly emitted from combustion processes, or may be formed from chemical reactions occurring in the atmosphere.

Q: What is CalEEMod?

A: CalEEMod (**California Emission Estimator Model**) is a computer modeling program that estimates construction, area source and operational emissions of NO_x and PM_{10} from potential land uses. This program uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors.

Q: How can a project's emissions be reduced to lessen the impact on air quality (On-site emissions reductions)?

A: A project's emissions can be reduced by incorporating District approved mitigation measures. These include, but are not limited to, the following:

- Bicycle lanes throughout the project
- Proximity to existing or planned local retail
- Cleaner fleet construction vehicles
- Proximity to existing or planned bus stops
- Eliminate woodstoves and fireplaces from the project
- Energy efficiency beyond Title 24 requirements

For more information on additional measures that help reduce emissions, please contact the District at (559) 230-6000 or by visiting the District's website at http://www.valleyair.org/ISR/ISROnSiteMeasures.htm

Q: What will I receive from the District once the Air Impact Assessment (AIA) has been approved?

A: When the AIA is approved the applicant will receive an approval letter, along with the following:

- Off-site emissions estimator worksheet (see below)
- Fee estimator worksheet (see below)
- Monitoring and Reporting Schedule (MRS), if applicable
- Project invoice, if applicable

Q: What is the Off-site Emissions Estimator Worksheet?

A: This Excel worksheet uses the project's total tons of NO_x and PM_{10} as calculated using CalEEMod and compares the unmitigated emissions against the mitigated emissions, determining whether the reduction in emissions is sufficient to satisfy the rule. If the reduction is not sufficient, the required off-site emission reductions are calculated using the District's off-site emission reduction equations, which can be found on the District's website at http://www.valleyair.org/rules/currntrules/r9510.pdf (Sections 7.0 through 7.1.2.2)

Q: What is the Fee Estimator Worksheet?

A: The Fee Estimator is an Excel worksheet used to calculate the total dollar amount of off-site fees that must be paid to the District in order to cover the District's cost of obtaining the required off-site emission reductions, and therefore fulfill the rule requirement. This fee amount is derived by multiplying the total tons of off-site reductions by the applicable rate.

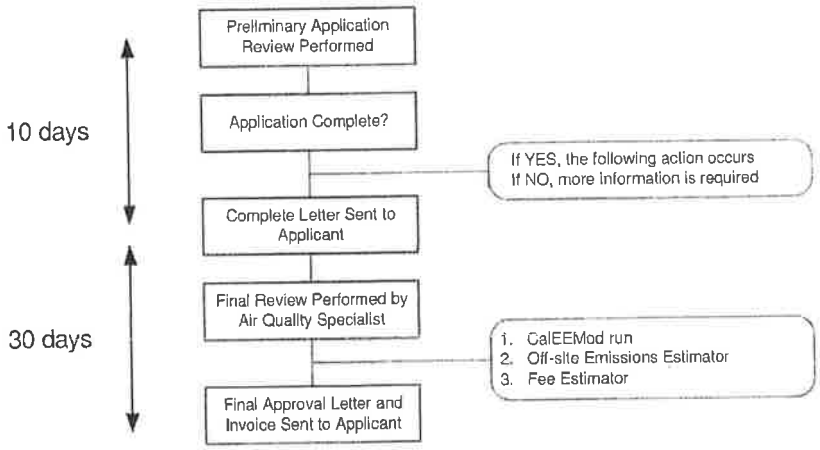
Q: Why are mitigation fees collected, and how are they used by the District?

A: When a development project cannot reduce its NO_x and PM_{10} emissions to the level required by the rule, then the difference must be mitigated through the payment of a fee. The monies collected from this fee will be used by the District to reduce emissions in the San Joaquin Valley on behalf of the project, with the goal of offsetting the emissions increase from the project by decreasing emissions elsewhere. More specifically, the fees received by the District are used in the District's existing Emission Reduction Incentive Program (ERIP) to fund emission reduction projects.

Q: How can additional information on the Indirect Source Review Program be found?

A: Additional information can be found by visiting the District's website at http://www.valleyair.org/ISR/ISRHome.htm or by calling the District at (559) 230-6000.

ISR Processing Flow Chart



City of
FRESNO

FIRE DEPARTMENT

DATE: May 17, 2017

TO: KIRA NOQUERA, Planner III
Development and Resource Management Department

FROM: RANDI EISNER, Senior Fire Prevention Inspector
Prevention and Technical Services Division

SUBJECT: 7035 N BLYTHE – C-17-059

Plan Amendment Application No A-16-017-HE, Rezone Application No R-16-018, and Conditional Use Permit Application No C-17-059 were filed by Giorgio Russo of Ginder Development. They pertain to 7.1 acres of property located on the northeast corner of North Blythe and West Herndon Avenues. Plan Amendment Application No A-16-017-HE proposes to amend the Fresno General Plan and the Bullard 'Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General). Conditional Use Permit Application No C-17-059 proposes a gated community of 72 residents, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive through).

1. ( ) 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.

2. ( ) All back checks will be performed between the hours of 1:30 p.m. and 3:00 p.m. Monday – Friday, at Fresno Fire Department located at 911 H Street. No appointment is necessary. Applicants must be at the front counter and sign the log before 3pm or you will be required to come back another day.

3. ( ) All revisions to plans shall be called out with a cloud or delta.

4. ( ) If you have questions and would like more information regarding FFD Development Policies please see the following: https://www.fresno.gov/fire/fire-prevention-investigation/development-policies/

5. ( ) Fire Department back check items require a wet signature from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.

6. ( ) Provide a copy of the approved stamped site plan from the Planning Division, including all fire department notes, to verify compliance with requirements.

7. ( ) Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002) Revise Fire Department Note 3 on Sheets A0.2 and A0.3.

8. ( ) All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

9. ( ) All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)

10. ( ) All types of access shall not exceed a 10 percent grade or contain any irregularity creating an angle of approach or departure in excess of 10 percent, except as approved by the Fire Marshal (or designee). (FFD Development Policy 403.002)

11. ( ) All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 16 foot minimum lanes are required. The clear width of each gate on the west entrance of the residential development shall be increased to 16 feet.

12. ( ) Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gates. All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Revise Site Plan Note 5 on Sheets A0.2 and A0.3.

13. ( ) All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.

14. ( ) Electric gates shall be provided with battery back-up.

15. ( ) Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. (FFD Development Policy 403.005) Revise Fire Department Note 4 on Sheets A0.2 and A0.3.

16. ( ) Remove Key Note 37 on Sheet A0.3 if no emergency access is provided.

17. ( ) Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius. See Sheet A0.2 for the area where it does not meet the turning radius.

18. ( ) Fire hose pull and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36 inch horizontal clearance around openings and continuous 7 foot vertical clearance. (FFD Development Policy 403.002) Show gate openings in pool fence behind the community building.

19. ( ) All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width. Indicate the width of the pool gate on the plan.

20. ( ) All required fire hose and equipment access gates shall be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Show the police/fire bypass lock on the pool gate on the site plan.

21. ( ) Provide the following note on Sheets A0.2 and A0.3: Fire Hydrants shall be installed and maintained in a serviceable condition prior to and during construction. The 4 ½ inch outlet shall face the access lane. (FFD Development Policy 403.003)

22. ( ) In multi-family areas, the fire hydrants shall be installed in accordance with City of Fresno specifications with no less than a minimum 8-inch water main capable of flowing at least 2,500 gallons per minute as calculated by methods in Fire Flow Tests, published by the Insurance Services Office. This system may be incorporated with the domestic water service. There is an exception when all buildings served are fully protected with an approved, NFPA design criteria automatic extinguishing system, or buildings with four or fewer units, on-site hydrants may be spaced and fire flows approved per the single-family dwelling standards. (FFD Development Policy 403.003) Change notes 1 and 2 under Fire Department Notes on Sheet A0.2.

23. ( ) Show the location of the fire department connection. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

24. ( ) Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)

25. ( ) The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)

26. ( ) Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.

27. ( ) The residential complex shall not have an address on Blythe unless Spaatz is changed to Blythe up to Spruce Avenue.

28. ( ) On the west side of the project in the abandoned street which will be split between the adjacent property owners, there is a public hydrant on the south end. Paved access shall be provided to the hydrant. The access shall be 20 feet wide and shall be marked as a fire lane. Show these details on the site plan.

29. ( ) Turnarounds shall be located within 150 feet of the termination of the single entry road. Portions of the road requiring fire apparatus to back up shall not include any turns or bends, except for the required turnarounds. The maximum length of a single point of access shall be 450 feet. (FFD Development Policy 403.002) The turnaround for access to the fire hydrant on the abandoned street shall be shown on the site plan.

30. ( ) All turnarounds shall have a minimum 44-foot centerline turning radius with a minimum of 22 feet clear drive width. "T" turnarounds shall have a minimum clear drive width of 24 feet and shall be a minimum of 90 feet in length. All turnarounds must be kept clear of all obstructions (e.g., no parking, no garbage bins, etc., and marked if necessary). (FFD Development Policy 403.002) The "T" turnaround shall be depicted on the site plan.

31. ( ) An emergency drive approach shall be installed at the entrance to the fire department only access road which complies with Public Works Standard Drawing P-67 and P-68.

32. ( ) The emergency access to the public hydrant shall be provided with a gate. The gate and the clear width shall be shown on the plan.

33. ( ) An approved Fire/Police padlock shall be installed on gates used solely for emergency vehicle access. Fire/Police padlocks may be used in conjunction with other approved locking devices. Padlocks shall be an approved City of Fresno bypass lock. (FFD Development Policy 403.002) Fire/Police padlocks may be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. (FFD Development Policy 403.004) The P/F bypass lock on the gate leading to the public fire hydrant shall be shown on the site plan.

34. ( ) The following requirement shall be detailed on the site plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate:

"FIRE LANE" (in 6 inch letters)
"VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters)
"FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1 inch letters)

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

RESUBMITTED APPLICATION EXHIBITS

REQUEST FOR **COMMENT**

CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

(Related Applications A-16-017, R-16-018)

Fresno Fire Department
ATTN: Laurie Sawhill
Reduced Set Only (Full Size Previously Provided)

Return Completed Form to:
Margo Lerwill
Development Services/Planning
Telephone: (559) 621-8153
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

DATE ROUTED: SEPTEMBER 19, 2017 DATE DUE: OCTOBER 3

If no response is received by the comment deadline, it will be assumed that you have no comments to submit.

CORRECTED EXHIBIT: A1, A2, A3 DATED: SEPTEMBER 18, 2017

Please review and comment.

List conditions that have not been satisfied; if applicable:

SEE ATTACHED
CORRECTIONS/Fire Requirements not addressed since last review

Is any additional information needed for you to complete your back check? (if yes, list specific information.):

see attached

☐ **APPROVED** ☑ **RESUBMIT**

Reviewed by: L Sawhill Sr Inspector x4147 10-5-17
Name and title Telephone Number Date

Attachments:

City of
FRESNO

FIRE DEPARTMENT

DATE: October 4, 2017

TO: MARGO LERWILL, Planner III
Development and Resource Management Department

FROM: LAURIE SAWHILL, Senior Fire Prevention Inspector 18
Prevention and Technical Services Division

SUBJECT: HERNDON/BLYTHE, APN: 50104306, C-17-059, A-16-017, R-16-018)
RELATED ADDRESSES: 4429-4527 W SPAATZ AND 7035 N BLYTHE

The following items have not been addressed from the May 17, 2017 review and require a RESUBMITTAL to Fire prior to approval. Insure applicant adds all notes to plan as required prior to resubmittal.

All revisions to plans shall be called out with a cloud or delta. Notes have been divided between the commercial project and the residential proposal as each site has different requirements and they are not shown on the pages provided for review.

All revisions to plans shall be called out with a cloud or delta.

COMMERCIAL PROJECT, SHEET A0.3

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.

Show the location of the fire department connections. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)

Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.

Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.

RESIDENTIAL PROJECT, SHEET A0.2

Show the existing public street hydrant.

Provide Project Information on sheet A0.2 which is relevant to the residential proposal similar to what is shown for the commercial project on A0.3. Proposed addresses appear to be assigned on W Spaatz.

Note on plan: Install on site hydrants with a **minimum 8 inch main and a fire flow of 2500 GPM.** See plan for locations. Public and private hydrants for multi-family dwellings 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.

Show the location of the fire department connections. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)

Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.

Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.

Sheet A0.2 keyed note 6 states Knox box at building entry which is not allowed. Provide the following notes related to the entry and exit gates.

Note on plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gates. All electrified

gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Revise Site Plan Note 5 on Sheets A0.2 and A0.3.

Note on plan: All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.

Note on plan: Electric gates shall be provided with battery back-up.

The fire lanes as currently shown are not adequate. All curbs highlighted on sheet A02. and returned to applicant shall be clearly indicated as Fire Lanes.

Note on plan: Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002) Revise Fire Department Note 3 on Sheets A0.2 and A0.3.

Note on plan: All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)

Note on plan: All types of access shall not exceed a 10 percent grade or contain any irregularity creating an angle of approach or departure in excess of 10 percent, except as approved by the Fire Marshal (or designee). (FFD Development Policy 403.002)

Note on plan: All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 16 foot minimum lanes are required. The clear width of each gate on the west entrance of the residential development shall be increased to 16 feet.

Note on plan: Fire hose pull and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36 inch horizontal clearance around openings and continuous 7 foot vertical clearance. (FFD Development Policy 403.002) Show gate openings in pool fence behind the community building.

Note on plan: All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width. Indicate the width of the pool gate on the plan.

Note on plan: All required fire hose and equipment access gates shall be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Show the police/fire bypass lock on the pool gate on the site plan.

NOTES REGARDING ABANDONED STREET-FORMERLY N BLYTHE

On the west side of the residential project in the abandoned street which will be split between the adjacent property owners, there is a public hydrant on the south end. Paved access shall be provided to the hydrant. The access shall be 20 feet wide and shall be marked as a fire lane. *Show these details on the site plan, this hydrant is still required for fire flow for the adjacent parcel.*

Note on plan: Turnarounds shall be located within 150 feet of the termination of the single entry road. Portions of the road requiring fire apparatus to back up shall not include any turns or bends, except for the required turnarounds. The maximum length of a single point of access shall be 450 feet. (FFD Development Policy 403.002) The turnaround for access to the fire hydrant on the abandoned street shall be shown on the site plan. *If there is not adequate width to provide a turnaround on the abandoned street proposed to be split, a fire access gate shall be provided and installed in the southwest corner of the residential complex as indicated on the plans in red.*

All turnarounds shall have a minimum 44-foot centerline turning radius with a minimum of 22 feet clear drive width. "T" turnarounds shall have a minimum clear drive width of 24 feet and shall be a minimum of 90 feet in length. All turnarounds must be kept clear of all obstructions (e.g., no parking, no garbage bins, etc., and marked if necessary). (FFD Development Policy 403.002) The "T" turnaround shall be depicted on the site plan.

An emergency drive approach shall be installed at the entrance to the fire department only access road which complies with Public Works Standard Drawing P-67 and P-68 on Blythe/Spaatz where the curb was installed.

The emergency access to the public hydrant shall be provided with a gate. The gate and the clear width shall be shown on the plan.

An approved Fire/Police padlock shall be installed on gates used solely for emergency vehicle access. Fire/Police padlocks may be used in conjunction with other approved locking devices. Padlocks shall be an approved City of Fresno bypass lock. (FFD

Development Policy 403.002) Fire/Police padlocks may be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. (FFD Development Policy 403.004) The P/F bypass lock on the gate leading to the public fire hydrant shall be shown on the site plan.

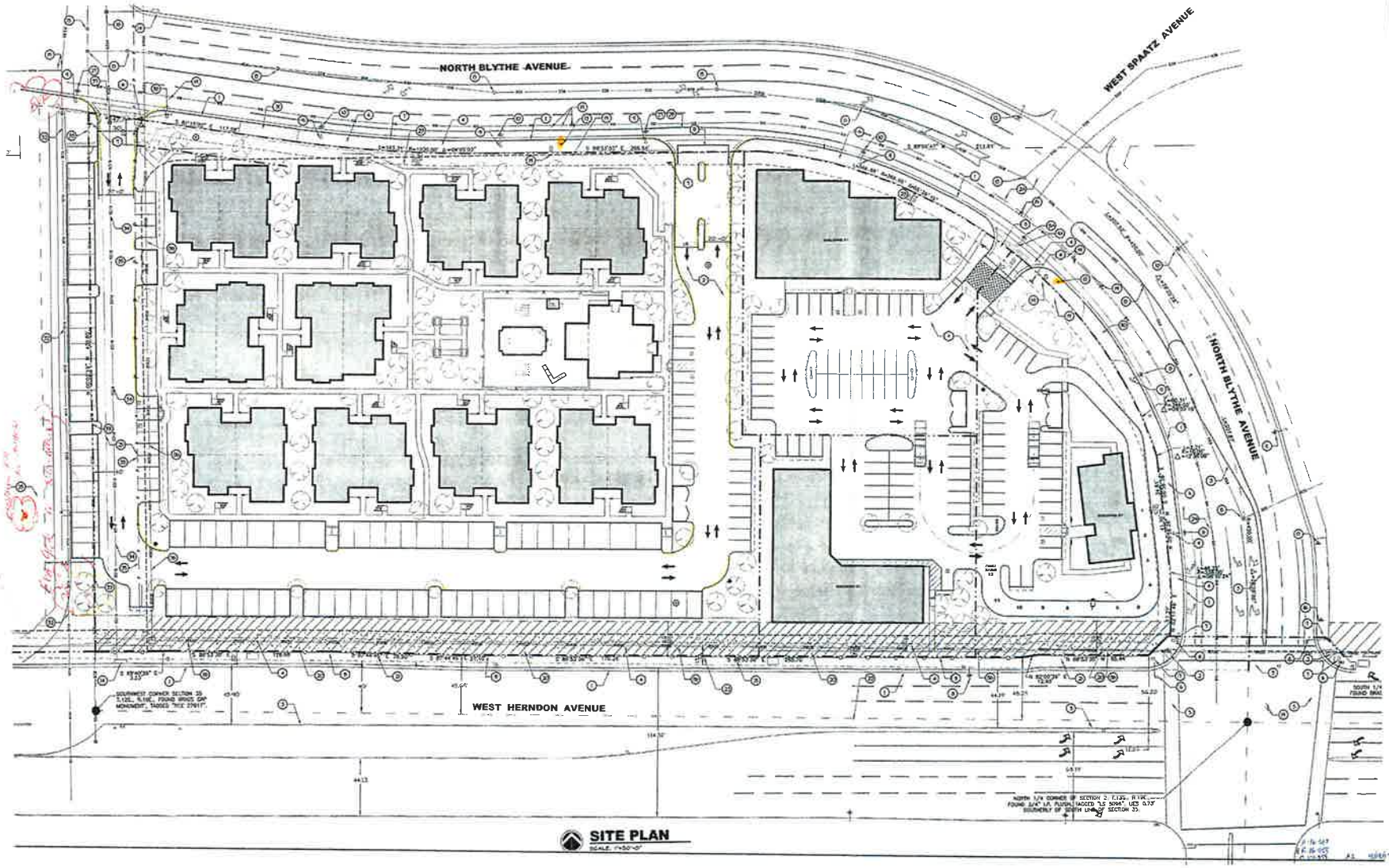
The following requirement shall be detailed on the site plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate:

"FIRE LANE" (in 6 inch letters)
"VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters)
"FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1 inch letters)

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.

If you have questions and would like more information regarding FFD Development Policies please see the following: https://www.fresno.gov/fire/fire-prevention-investigation/development-policies/

Fire Department back check items require a wet signature from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.



SITE PLAN

SCALE: 1"=50'-0"

KEYED NOTES :

1. EXISTING CURB & GUTTER TO REMAIN + COMPLY w/ PUBLIC WORKS STD. C-2
2. EXISTING ACCESSIBLE RAMP PER CITY PW STANDARDS M-29 + P-32 INSTALL DETECTABLE WARNING SURFACE
3. EXISTING MEDIAN ISLAND
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING CROSSWALK
6. EXISTING TRAFFIC SIGNAL
7. EXISTING STREET SIGN
8. EXISTING STREET LIGHT
9. EXISTING STREET LIGHT TO BE REMOVED/RELOCATED
10. EXISTING STREET LIGHT
11. EXISTING STREET LIGHT WITH TO BE REMOVED/RELOCATED
12. EXISTING STREET LIGHT w/ NO STEPPING ANTIFIRE SIGN
13. EXISTING STREET LIGHT w/ NO PPM SIGN + NO STEPPING ANTIFIRE SIGN
14. EXISTING STREET LIGHT w/ EMBLEMISH ANTIFIRE SIGN, NO LEAK SIGN + NO STEPPING ANTIFIRE SIGN
15. EXISTING FIRE HYDRANT
16. EXISTING STORM DRAIN INLET
17. EXISTING PARKING COVER (SANITARY SEWER)
18. EXISTING TREE LIGHT SIGN
19. EXISTING BUS STOP SIGN
20. EXISTING PARKING COVER (STORM DRAIN)
21. EXISTING WATER VALVE
22. 20' WIDE DEDICATION FOR PUBLIC PEDESTRIAN + LANDSCAPE PURPOSES. (EPL)
23. POST-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES DOCUMENT NO. 1982-0792, O.R.F.C.
24. 15 FREEMO BEGAZION UTILITY PIPELINE GAS INC. EASEMENT OR 1804 PG. 1426, O.R.F.C.
25. PROPOSED 10 FULL
26. AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
27. AREA TO BE ABANDONED AND RETURNED AS FULL ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
28. EXISTING STREET LIGHT w/ NO STEPPING ANTIFIRE SIGN TO BE RELOCATED
29. RELOCATED STREET LIGHT w/ NO STEPPING ANTIFIRE SIGN
30. EXISTING STREET LIGHT w/ NO PPM SIGN + NO STEPPING ANTIFIRE SIGN TO BE RELOCATED
31. RELOCATED STREET LIGHT w/ NO NEW SIGN + NO STEPPING ANTIFIRE SIGN
32. EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED INSTALL CURB, GUTTER + SIDEWALK TO MATCH EXISTING
33. EXISTING COMMERCIAL DRIVEWAY APPROACH TO BE ABANDONED INSTALL CURB, GUTTER + SIDEWALK TO MATCH EXISTING
34. EXISTING 1" DIA. WATER LINE TO REMAIN
35. EXISTING 6" DIA. SANITARY SEWER LINE TO BE RELOCATED
36. EXISTING 24" DIA. STORM DRAIN LINE TO REMAIN
37. EXISTING DIA. POWERLINE TO UNDERGROUND AT CURRENT LOCATION
38. EXISTING 30" FIRE HYDRANT TO BE ABANDONED AND REMOVED
39. EXISTING STORM DRAIN INLET TO BE RELOCATED
40. RELOCATED STORM DRAIN INLET + NEW LATERAL TO EXISTING 24" DIA. STORM DRAIN LINE
1. PROPOSED NEW COMMERCIAL/RETAIL DEVELOPMENT. SEE SHEET A0.2 FOR SITE PLAN + INFO
2. PROPOSED NEW MULTI FAMILY 2 STORY APARTMENT DEVELOPMENT. SEE SHEET A0.2 FOR SITE PLAN + INFO
3. PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-2 AND P-2 PROVIDE 10' OF PUBLIC PAVED TURF ON EACH SIDE
4. CONTINUOUS 12" WIDE PCC GRASS IS PER PW STANDARD P-56, P-58 AND P-60 + P-61
5. INSTALL TEMPORARY BARBER FENCE PER PW STANDARD P-74 + P-75
6. INSTALL PW TRAFFIC STANDARD "STOP" SIGNS AT EXCLUSIVE EXITING. SIGN SHALL BE MOUNTED ON A 2" GALV POLE WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND. LOCATED BEHIND CURB AND PROPERTY LINE WHERE STREET SIDEWALK WIDTH EXCEEDS 10' FROM PROPERTY LINE. THE STOP SIGN ON THE SAME POLE LOCATE ON PRIVATE
7. NEW SITE ENTRANCE WITH DECORATIVE/ENHANCED STRIPE PARKING PER CITY OF FRESNO ACCESSIBILITY STANDARDS (SITE, ELEVATION)

SITE SQUARE FOOTAGE
ZONING - C3, EA, UGM

EXISTING SUBMITTALS: VESTING TENTATIVE PARCEL MAP 2007-33

PHYSICAL ADDRESS: 7038 N. BLYTHE AVE, FRESNO, CA. 93722

PROJECT INFORMATION

- INDICATES PROPERTY LINES
- INDICATES CENTER LINE
- INDICATES EASEMENTS (UNO)
- 20' WIDE DEDICATION FOR PBC PEDESTRIAN + LANDSCAPE PURPOSES (EPL)
- 20' WIDE PBC PEDESTRIAN LANDSCAPE DEDICATION (EPL) + STREET EASEMENT VACATION
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETURNED AS FULL ON VESTING TENTATIVE PARCEL MAP NO. 2007-33

LEGEND

VICINITY MAP

JEFF GAZALY ARCHITECT
7038 N. BLYTHE, SUITE 104
FRESNO, CA 93722
COMMERCIAL AND INDUSTRIAL CONSTRUCTION
Tel (559) 291-1883
Fax (559) 291-1883
jeffgazaly@yahoo.com

PROJECT:
NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

REVISED:
△
△
△
△

JOB NUMBER: 2006 086

JEFFREY A. GAZALY
No. C-27060
REGISTERED
ARCHITECT
STATE OF CALIFORNIA

Drawn By: JAG
Checked By: JAG
Date: 10-16-07
Scale: 1"=50'-0"

A0.1

City of Fresno Notes

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE HISTORICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. NO STRUCTURES OF ANY KIND (INCLUDING FIRE STANDING PIPES AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPE AREAS, NO EXPOSED UTILITY BOXES, TRANSFORMERS, VALVES, PUMPS (EXCEPTING THE BACKFLOW PREVENTION DEVICE) OR FIRE ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS ON ON THE STREET FRONTAGES OF THE BUILDINGS. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR WITH OTHER MEANS AS MAY BE APPROVED.
3. TREES SHALL BE MAINTAINED IN GOOD HEALTH INDEFINITELY. TREES THAT DO NOT BE TRIMMED OR PRUNED TO ACHIEVE THE NATURAL HEIGHT OR OVERALL GROWTH OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
4. LANDSCAPING MUST BE IN PLACE BEFORE PRESENCE OF THE CERTIFICATE OF OCCUPANCY. A BOND OR EQUIVALENT SHALL BE PLACED ON THE PROPERTY DEVELOPMENT UNTIL THAT TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
5. PRIOR TO THE FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY THE LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION DEVELOPMENT AND RESOURCE MANAGEMENT.
6. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT PRIOR TO INSTALLATION.
7. ALL HANDICAPPED SPACES SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1007 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSITIONED COMPARTMENTALLY ON SEVEN FOOT POLES.
8. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT WHICH IS EXPOSED TO THE VIEW AND ACOUSTICALLY EMITTED TO PROVIDE THE NOISE LEVEL RATING FOR THE TO IMPORT FROM EXCEEDING 55 DB MEASURED AT THE NEAREST PROPERTY LINE.
9. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
10. IF HUMAN BONE IS SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS FOUND TO INCLUDE NATIVE AMERICAN IN ORIGIN THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY (SAN JOAQUIN VALLEY INFORMATION CENTER PHONE: 805-644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONTACTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE MITIGATION REPORT.
11. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, UC BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
12. [illegible]
13. ALL UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. THE HYDRANTS WILL BE RELOCATED TO THE CITY PARTIES. DEVELOPER IS RESPONSIBLE TO REMOVE WATER DIVISION TO ABANDON AND DISCONNECT WITH.
14. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT. WITH APPROVED BY THE DIRECTOR, THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES.
15. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THESE AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED PRIOR TO A FORM OF OCCUPANCY IS ISSUED ON THE BUILDING IN ACCORDANCE FOR FRESNO MUNICIPAL CODE (FMC) 11-1001.
16. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEERED RETAINING WALL.
17. PROVIDE 30" STATE STANDARD "STOP" SIGNS AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND PERPENDICULAR BEHIND PUBLIC STREET SIDEWALK LOCATE ON PRIVATE PROPERTY.

City of Fresno Fire Dept. Notes

1. [illegible] AS NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF [illegible] GPM WITH A MIN OF 8" WATER MAIN.
2. THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDED INSTANT FLOW OF [illegible] GPM WITH A MIN OF 8" WATER MAIN.
3. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INSPECTION. THE ROAD SYSTEM BECOMES PASSABLE FOR FIRE APPARATUS, BUT NO MAP OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 LBS. VEHICLES. FOR A BASE MUST BE COMPACTED OR STABILIZED. WATER SUPPLY, OR FIRE APPROVED DESIGNATED PLANS YEAR ROUND AND WITH 24 FOOT MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHUBBERS DEGRADATION.
4. STREETS DESIGNATED ON THE PLAN SHALL BE DEFINITED AS FIRE LANES AS PROVIDED BY THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE PAINTED CURBS AS FIRE LANES (RED CURB WITH TRUE LANE IN 5 LETTERS OVER 50 FEET).
5. FIRE LANES ARE REPRESENTED AS [illegible] ON THE PLANS.
6. PROVIDE SIGNS (CFMC 10-1122) PROVIDED AT ALL PUBLIC ACCESS GATES TO THE PROPERTY. "WARNING-VEHICLES STOPPED PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-FRESNO CALIFORNIA VEHICLE CODE-FILLMORE PUBLIC DEPARTMENT 621-7300."
7. PROVIDE A CERTIFICATE FOR WORKED FIRE FIGHTING WATER AND WATER SUPPLY.

Site Plan Notes

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
4. THE REQUIRED 4' REPAIR PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY. AS REQUIRED BY THE CALIFORNIA ADMINISTRATIVE CODE CHAPTER 210. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
5. ALL GATES OF COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS) PADLOCK (BEST) SIREN OR STRIPER LOCK (BEST).
6. PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 5.106.5.
7. PROVIDE BICYCLE PARKING AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.
8. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF [illegible] GPM WITH A MIN 8" WATER MAIN.
9. PROVIDE SIGNS (CFMC 10-1122) PROVIDED AT ALL PUBLIC ACCESS GATES TO THE PROPERTY. "WARNING-VEHICLES STOPPED PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-FRESNO CALIFORNIA VEHICLE CODE-FILLMORE PUBLIC DEPARTMENT 621-7300."
10. STREETS DESIGNATED ON THE PLAN SHALL BE DEFINITED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE PAINTED CURBS AS FIRE LANES (RED CURB WITH TRUE LANE IN 3" LETTERS EVERY 50 FEET). FIRE LANES ARE REPRESENTED AS [illegible] ON THE PLANS.
11. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A PROPER VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING.
12. EXTERIOR ACCESSIBLE ROUTES OVER 200 FEET IN LENGTH WITH A CLEAR WIDTH OF LESS THAN 60 INCHES. SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES MINIMUM BY 60 INCHES PROVIDE, OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A "T" SHAPE SPACE.
13. ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS.
14. DATE(S) OF EASEMENT(S) FOR THE REQUIRED INFORMATION SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY FOR VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

Legal Description

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 1999 AND 2000 OF OAKLAND LAKES PARCEL SUBDIVISION NO. 6, AS PER MAP RECORDED MAY 11, 1967, IN BOOK 8 PAGE 23 OF PLATS, FRESNO COUNTY RECORDS.
EXCEPTS THEREFROM THAT PART OF LOT 1999 LYING SOUTHEASTERLY OF THE CENTERLINE OF THE IRRIGATION CANAL.

SITE PLAN
SCALE: 1"=20'-0"
NOTE: SEE SHEET A0.3 FOR GENERAL SITE AND GRAPHIC DATA

KEYED NOTES

1. NEW 1-HOUR WOOD APARTMENT BUILDING - 24,394 SQ.FT. (EQUIPMENT BUILDING AND AREA PLANTS + CANOPIES OVERHEAD)
2. NEW 2-STORY CLUBHOUSE BUILDING NO. 2 (TYPE III) - 13,208 SQ.FT. (EQUIPMENT BUILDING COVERED PARKS)
3. NEW PUBLIC SQ.FT. 2-STORY & ONE GARAGE BUILDING TYPE V-A
4. NEW 1224 SQ.FT. 2-STORY & ONE GARAGE BUILDING TYPE V-A
5. NEW 6' HIGH DECORATIVE FENCING
6. NEW SECURITY GATE W/KEYPAD & KNOX BOX
7. NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-24 AND P-6, MINIMUM 30' OF RED PAINTED CURB ON BOULEVARD
8. NEW CONCRETE CURB PER CITY OF FRESNO
9. NEW CONC. CURB & GUTTER PER CITY OF FRESNO STD. P-8
10. NEW "STOP" SIGN - SEE LIST OF PRINTING NOTES MAP
11. NEW SITE DRAINAGE SWALE (MAINTAINED UNINTERRUPTED VEHICLE PARKING) PER CBC DIV. 2 SAN ACCESSIBILITY STANDARDS (SEE SHEET A0.3)
12. NEW CURB RAMP PER CITY OF FRESNO STD. P-29
13. NEW CONCRETE STRIP APPROACH, CHANGE TO SELECT TEXTURE AND COLOR
14. NEW 4.5' PARKING PER SDAS (SECTION 1 AND/OR CITY OF FRESNO STD. S1005 (P-3) P-32 + P-33) WIDER EVERY 6 NORMAL (VARIANCE).
15. NEW ACCESSIBLE PARKING STALL WITH DESIGNATED UNLOADING ZONE AND ACCESSIBLE RAMP WITH SIGNAGE PER CBC DIV. 2 SAFE ACCESSIBILITY STANDARDS (SEE SHEET A0.3 + A0.4)
16. NEW 4' WIDE CROSSWALK WITH 6" WIDE STRIPES - 41 SQ.FT. OC
17. NEW WHEEL STOP PARKING STRIPE TYP.
18. NEW DRIVEWAY (SEE INDICATED LOCATION) OF 3 FT. VEHICLE OVERHANG WITH NO OBSTRUCTIONS WITHIN THE 3 FT. OVERHANG (GROUND COVER IS ALLOWABLE) WHERE WALKWAYS ARE ADJACENT TO PARKING THE WALK SHALL BE 7' WIDE.
19. NEW CONCRETE WALK WITH TOOLED CONTROL JOINTS, EXPANSION JOINTS + BROOM FINISH (2' OF MIN. WIDTH ADJ. TO PARKING TYP.)
20. NEW RED-PAINTED CURB W/ WHITE LETTERING READING "FIRE LANES" IN 3" LETTERS EVERY 50' OR APPROVED LENGTH EVERY 50'
21. NEW WHITE PAINTED PEDESTRIAN CROSSWALK AT BEGINNING AND END OF ROADWAY TYPICAL
22. NEW LANDSCAPE AREA
23. NEW BRASS PEDESTRIAN POST FOR LANDSCAPE - P-33 & P-34 + P-35
24. NEW FIRE HYDRANT.
25. NEW 6' HIGH CMU WALL - PER P.N. STANDARDS (P-43) (P-19, P-18 + P-42)
26. EXISTING CURB & GUTTER TO REMAIN & COMPLY W/ PUBLIC WORKS STD. P-5
27. NEW 4' WIDE CONCRETE SIDEWALK PER R.W. STD. P-5
28. [illegible]
29. [illegible]
30. [illegible]
31. [illegible]
32. [illegible]

SITE AREA BREAKDOWN

DESCRIPTION	AREA / NO.
GENERAL PLAN LAND USE/ZONING	CO, EA, MDH
SITE (SUBJECT PROPERTY) (PROPERTY TO BE PURCHASED)	4.66 AC. or 203,011.93 SQ.FT. + .55 AC. or 19,046.33 SQ.FT. = 5.24 AC. or 219,378.26 SQ.FT.
BUILDING - 15 APT., 15 GAR., 1 CLUB	72,194 SQ.FT. or 32.87%
LANDSCAPE ON-SITE	103,115.22 SQ.FT. or 47.04%
LANDSCAPE OFF-SITE	SQ.FT. or -%
AC PAVING ON-SITE	41,638 SQ.FT. or 18.97%
HARDSCAPE (WALKS & S.D.D.) ON-SITE	15,654.34 SQ.FT. or 7.13%
HARDSCAPE (WALKS & PATIOS) OFF-SITE	SQ.FT. or -%
UNITS	30
GARAGE PARKING	89 Spaces
COVERED PARKING	-- Spaces
OPEN PARKING	34 Spaces
TOTAL PARKING	123 Spaces

LEGEND

- INDICATES PROPERTY LINES
- INDICATES SETBACK LINE
- INDICATES EASEMENTS USED
- 20' WIDE DEDICATION FOR UNIT, PEDESTRIAN + LANDSCAPE PURPOSES (EPL)
- 15' WIDE UNIT, PEDESTRIAN, LANDSCAPE DEDICATION (EPL) & STREET EASEMENT VACATION
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2004-33
- AREA TO BE ABANDONED AND RETAINED AS PUE ON VESTING TENTATIVE PARCEL MAP NO. 2004-33

VICINITY MAP

JEFF CAZALY ARCHITECT
COMMERCIAL INDUSTRIAL DESIGN

PROJECT:
NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
A.P.N. 301-043-06
CITY OF FRESNO CALIFORNIA

APARTMENT COMPLEX ARCHITECTURAL SITE PLAN

REVISED:

JOB NUMBER: 2006_006

A0.2

City of Fresno Notes

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. [illegible] SUCH OTHER MEANS AS MAY BE APPROVED.
3. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
4. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
5. PRIOR TO THE FINAL INSPECTION A WRITTEN CERTIFICATION SIGNED BY THE LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION DEVELOPMENT AND RESOURCE MANAGEMENT.
6. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT PRIOR TO INSTALLATION.
7. ALL HANDICAPPED STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
8. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 Ldn MEASURED AT THE NEAREST PROPERTY LINE.
9. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
10. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN [illegible]
11. IF ANIMAL FOSSILS ARE UNCOVERED, THE [illegible] SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST [illegible] A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND IF [illegible] MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
12. [illegible]
13. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY WATER DIVISION TO ARRANGE AND COORDINATE WORK.
14. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT. WHEN APPROVED BY THE DIRECTOR, THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES.
15. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED [illegible] FRESNO MUNICIPAL CODE (FMC) 11-209.
16. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEERED RETAINING WALL.
17. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 5' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. LOCATE ON PRIVATE PROPERTY.

City of Fresno Fire Dept. Notes

1. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN 8" WATER MAIN.
2. THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDE HYDRANT FLOW OF 1500 GPM WITH A MIN OF 8" WATER MAIN.
3. [illegible] PREVENT SHOULDER DEGRADATION.
4. STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET).
5. FIRE LANES ARE REPRESENTED AS ——— ON THE PLANS.
6. [illegible] ACCESS DRIVES TO THE PROPERTY [illegible] VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300."
7. [illegible]

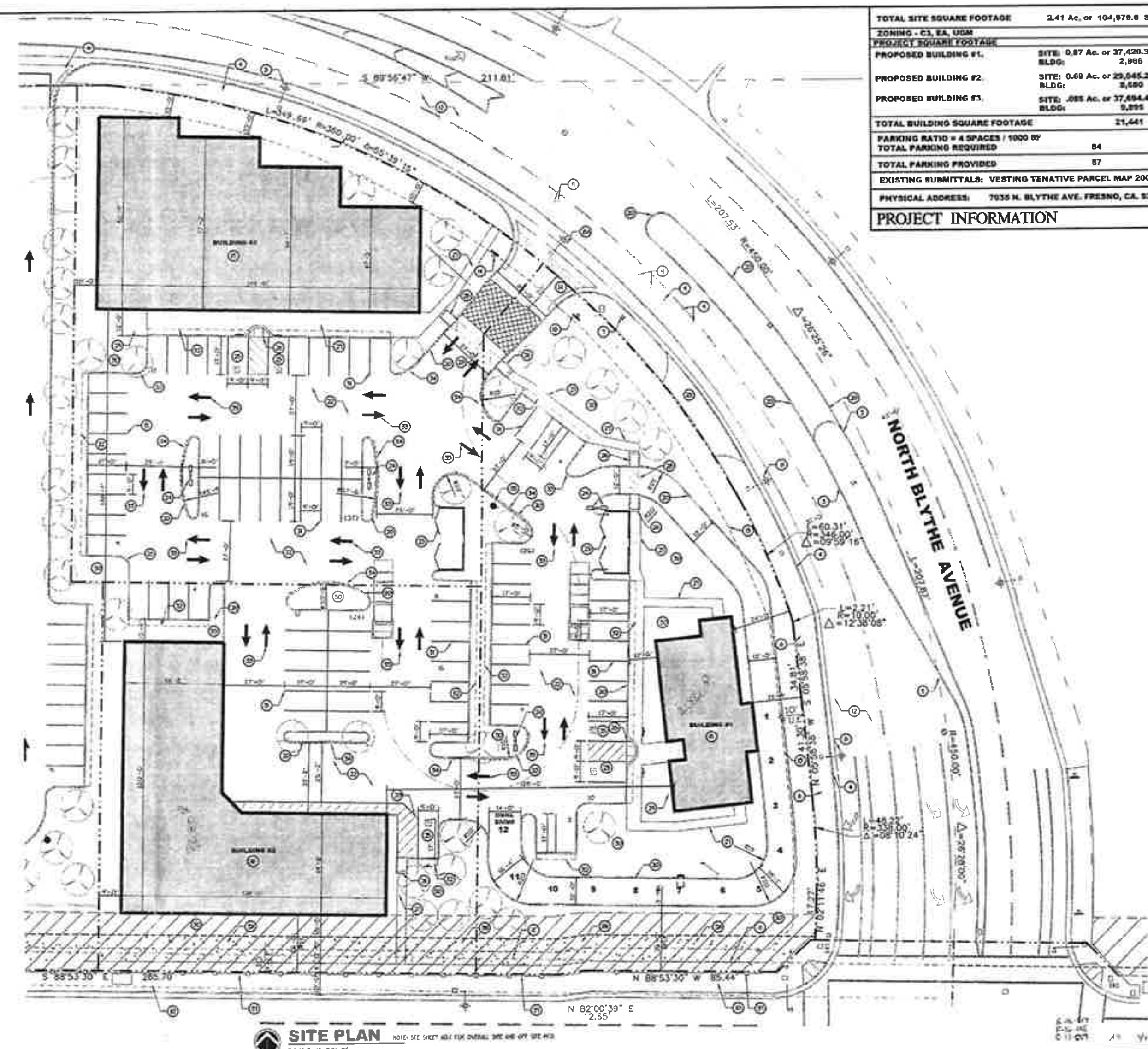
Site Plan Notes

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
4. THE REQUIRED [illegible]
5. ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED PLUSS/FIRE BYPASS LOCKS (BEST LOCKS, PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2).
6. PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 5.106.5.2.
7. PROVIDE BICYCLE PARKING AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.
8. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN 8" WATER MAIN.
9. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY: "WARNING-VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-TULARE POLICE DEPARTMENT 734-8116."
10. [illegible] LANES AS PROVIDED IN THE [illegible] CURBS AS FIRE LANES [illegible]
11. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING.
12. [illegible] LESS THAN [illegible] PASSING [illegible]
13. [illegible]
14. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATIONS SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

Legal Description

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
LOTS 999 AND 1000 OF DILLARD [illegible] SUBDIVISION NO. 6, AS PER MAP RECORDED MAY 11, 1917, IN BOOK 8 PAGE 19 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPT THEREFROM THAT PART OF LOT [illegible] LYING SOUTHEASTERLY OF THE CENTERLINE OF THE IRRIGATION CANAL.



SITE PLAN NOTE: SEE SHEET [illegible]
SCALE: 1"=20'-0"

KEYED NOTES :

1. [illegible]
2. EXISTING ACCESSIBLE RAMP PER CITY P.W STANDARD P-29 + P-32. INSTALL DETECTABLE WARNING DEVICE.
3. EXISTING CURB TO REMAIN
4. EXISTING CURB + GUTTER TO REMAIN + COMPLY W/ PUBLIC WORKS STD. P-5
5. EXISTING MEDIAN ISLAND
6. EXISTING SIDEWALK TO REMAIN
7. EXISTING FIRE HYDRANT
8. EXISTING STREET LIGHT
8A. EXISTING STREET LIGHT TO BE REMOVED/RELOCATED
9. EXISTING WATER VALVE
10. RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES. DOCUMENT NO. [illegible] O.R.F.C.
11. 15' FRESNO IRRIGATION DISTRICT PIPELINE DOC. NO. 35974 BK. 4854 PG. 465, O.R.F.C.
12. AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
13. PROPOSED 10' P.U.E.
14. [illegible]
15. PROPOSED [illegible] Sq.Ft. BUILDING #1
16. PROPOSED [illegible] Sq.Ft. BUILDING #2
17. PROPOSED [illegible] Sq.Ft. BUILDING #3
18. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALV POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND STREET SIDEWALK. INSTALL 30"x36" STATE STD "STOP" SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST. LOCATE ON PRIVATE PROPERTY.
19. NEW SITE ENTRANCE SIGN DESIGNATING UNAUTHORIZED VEHICLE PARKING PER CBC DIV 2 SITE ACCESSIBILITY STANDARDS (CBC 11B-502.8).
20. [illegible]
21. NEW CONCRETE CURB + GUTTER PER CITY OF FRESNO STD. P-5.
22. NEW A.C. PAVING PER SOILS REPORT + P.W. STD. P-21, P-22 + P-23, WHICH EVER IS MOST STRINGENT.
23. NEW TRASH ENCLOSURE - PER P.W. STANDARDS (P-33, P-34 + P-35)
24. [illegible]
25. NEW ACCESSIBLE PARKING STALL WITH RAMP AND SIGNAGE PER CBC DIV 2 SITE ACCESSIBILITY STANDARDS (CBC 11B-502, 11B-502 + 11B-502).
26. NEW MODIFIED CURB RAMP PER CITY P.W STANDARD P-28
27. NEW CONC. WALK WITH TOOLED CONTROL [illegible] (7'-0" MIN. WALK WHEN ADJ. TO PARKING, TYP.)
28. [illegible]
29. [illegible]
30. [illegible]
31. [illegible]
32. [illegible]
33. [illegible]
34. CONC. CURB PAINTED RED WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50 FEET
35. NEW FIRE HYDRANT
36. CONSTRUCT 12' TRAIL (CLASS 1) PER P.W. STANDARD P-58, P-59, AND P-60 + P-61
37. INSTALL EXPRESS WAY BARRIER FENCE PER P.W. STANDARD P-74 + P-75

LEGEND

- INDICATES PROPERTY LINE
- INDICATES CENTER LINE
- INDICATES EASEMENT LINE
- 25' WIDE DEDICATION FOR BRC. PEDESTRIAN + LANDSCAPE PURPOSES (EPL)
- 20' WIDE BRC. PEDESTRIAN LANDSCAPE DEDICATION (EPL) + STREET EASEMENT VACATION
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETAINED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33

VICINITY MAP

PROJECT INFORMATION

TOTAL SITE SQUARE FOOTAGE		2.41 Ac. or 104,979.6 Sq.Ft.
ZONING - C3, EA, UGM		
PROJECT SQUARE FOOTAGE		
PROPOSED BUILDING #1.	SITE: 0.87 Ac. or 37,420.3 Sq.Ft.	BLDG: 2,886 Sq.Ft.
PROPOSED BUILDING #2.	SITE: 0.69 Ac. or 29,845.2 Sq.Ft.	BLDG: 8,680 Sq.Ft.
PROPOSED BUILDING #3.	SITE: .865 Ac. or 37,694.4 Sq.Ft.	BLDG: 9,895 Sq.Ft.
TOTAL BUILDING SQUARE FOOTAGE		21,441 Sq.Ft.
PARKING RATIO = 4 SPACES / 1000 SF; TOTAL PARKING REQUIRED		84
TOTAL PARKING PROVIDED		87
EXISTING SUBMITTALS:	VESTING TENATIVE PARCEL MAP 2007-33	
PHYSICAL ADDRESS:	7035 N. BLYTHE AVE. FRESNO, CA. 93722	

JEFF CAZALY ARCHITECT
726 W. ALLUVIAL, SUITE 104
FRESNO, CA. 93711
COMMERCIAL AND INDUSTRIAL DESIGN
Tel.(559) 291-1889
Fax: (559) 291-1692

NEW DEVELOPEMENT FOR:

GINDER DEVELOPMENT

HERNDON AVE. & BLYTHE AVE.
CITY OF FRESNO — A.P.N. 501-043-06 — CALIFORNIA

ARCHITECTURAL SITE PLAN

JOB NUMBER: 2016_016

A0.3

City of FRESNO

SUBJECT: Conditions of Approval for **C-17-059**

DATE: July 7, 2017

TO: Kira Noguera
Development and Resource Management Department

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

APN: 501-043-06 **ADDRESS: 7035 North Blythe Avenue**

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

X	**Maintenance Agreement / CFD**	Ann Lillie	Public Works Department (559) 621-8690 ann.lillie@fresno.gov
X	**Traffic Impact Study (TIS)** A revised TIS is required prior to resubmitting the corrected site plan.	Jill Gormley	Public Works Department (559) 621-8792 Jill.Gormley@fresno.gov
X	**Deeds (up to 2 month processing time)** Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov
X	**Vacation (4 month processing time)** A Feasibility Study is required to determine viability and to establish conditions, if any. If approved, recordation of the vacation is required prior to issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov
X	The parcel configuration depicted for the proposed development does not conform to record information: A **Parcel Map** is required to establish this configuration **prior** to building permits. If the Parcel Map records prior to permits A **Cross Access Agreement** is also required.	Kira Noguera	Planning and Resource Management Department (559) 621-8091 Kira.Noguera@fresno.gov

ATTENTION:

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

A. GENERAL REQUIREMENTS

1. Accurately provide a **north arrow, legal description.**
2. Accurately show, identify and dimension **property lines, easements and vacations.**

B. OFFSITE INFORMATION:

1. Identify **section** and **center lines.**
2. Identify existing and proposed **sidewalks** (provide width), **driveway approaches** (provide width), **accessibility ramps** (provide radius), **utility poles, guy wires, etc.**
3. Identify and specify if the **median** is existing to remain, proposed or to be modified.

C. ONSITE INFORMATION:

1. Identify **pedestrian, vehicular**, and **service access** with **turning templates on the site plan for all large vehicles.** Identify in the operational statement the maximum size of vehicle to enter and exit the site.
2. **Parking Lot:**
   a. Provide **planter dimensions** and radii at end of aisles to meet visibility requirements.
3. Identify existing and proposed **walls and fences** complete with location height and type of material. Submit an operational statement for the proposed **gates** to Traffic Engineering for review and approval, **prior** to permits. Resubmit the site plan with a detailed gated entry design.

D. **OTHER IMPORTANT INFORMATION:** Identify existing or proposed **Parcel Maps**: Provide reference numbers

PUBLIC IMPROVEMENT REQUIREMENTS

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

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 15-4114.

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

West Herndon Avenue: Expressway

1. Dedication Requirements
   a. Dedicate a **26'** (minimum) easement for Bike, Pedestrian and Landscape purposes **only**. (Additional right of way may be required for grading and drainage purposes.) Above ground utilities are not allowed within this easement. Remove and relocate all above ground utilities within the trail easement.
   b. Relinquish direct vehicular access right to Herndon Avenue within the limits of this application.

2. Construction Requirements:
   c. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy.
   d. If not existing, construct an **80'** bus bay curb and gutter at the northwest corner of Blythe and Herndon to Public Works Standard **P-73**, complete with a **10'** monolithic sidewalk.
   e. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping, and landscaping, per the ***2035 Fresno General Plan,*** *the* ***Public Works Standards P-58, P-59, P-60, P-61,*** *and the* ***Caltrans Highway Design Manual***. Identify route on the site plan complete with a cross section. Construct an expressway barrier fence within the limits of the application, per Public Works Standards **P-74** and **P-75**.

North Blythe Avenue: Collector

1. Dedication and Vacation Requirements
   a. Dedicate property, for public street purposes, as needed to provide the 10' sidewalk within a street easement. See **Exhibit A-1**.
   b. Vacate right of way adjacent to this application, as needed to provide the 10' sidewalk within the street easement. See **Exhibit A-1**.

2. Construction Requirements:
   a. Site Plan approval of a street type approach **(P-76)** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2,** and **P-6.** Construct standard curb ramps per Public Works Standard **P-29.** **Building #3 is within the stopping site distance as shown on Exhibit "A". Reconfigure Building #3 outside of the required 300' stopping site distance per the Caltrans Highway Design Manual.**
   b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
   c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
   d. Where missing, construct a **10'** concrete sidewalk to Public Works Standard **P-5**.

Original Blythe Avenue Alignment: (west of property)

1. Vacation Requirements
   a. Vacate **78'** of right of way adjacent to this application as shown on **Exhibit "A".** Additional conditions of approval will be imposed with the vacation process.

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

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21**, **P-22**, **P-23**.
2. Install **30"** state standard "STOP" signs at locations shown. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.

3. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A".** No obstructions shall be within the **3'** overhang. Provide the number that are required, provided, compact, and designated for accessible parking stalls.
4. Drive Through: Provide a minimum of 200' from the pick-up window. (not to block existing or proposed parking) Private improvements are not allowed within public easements. The proposed drive through encroaches into the required 26' bike, pedestrian and landscape easement. Redesign required. Resubmit the site plan identifying **15'** min. radius, **13'** minimum aisle in turn, **11'** lane and **9'** minimum at window.
5. Gates: Provied a total of **75'** of stacking from the proposed gates to the back of walk. This can be divided between the two entries. Redesign the main entrance to provide for an onsite turn around. At the resident entry, provide a minimum of **20'** from the gate to the back of walk.

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

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

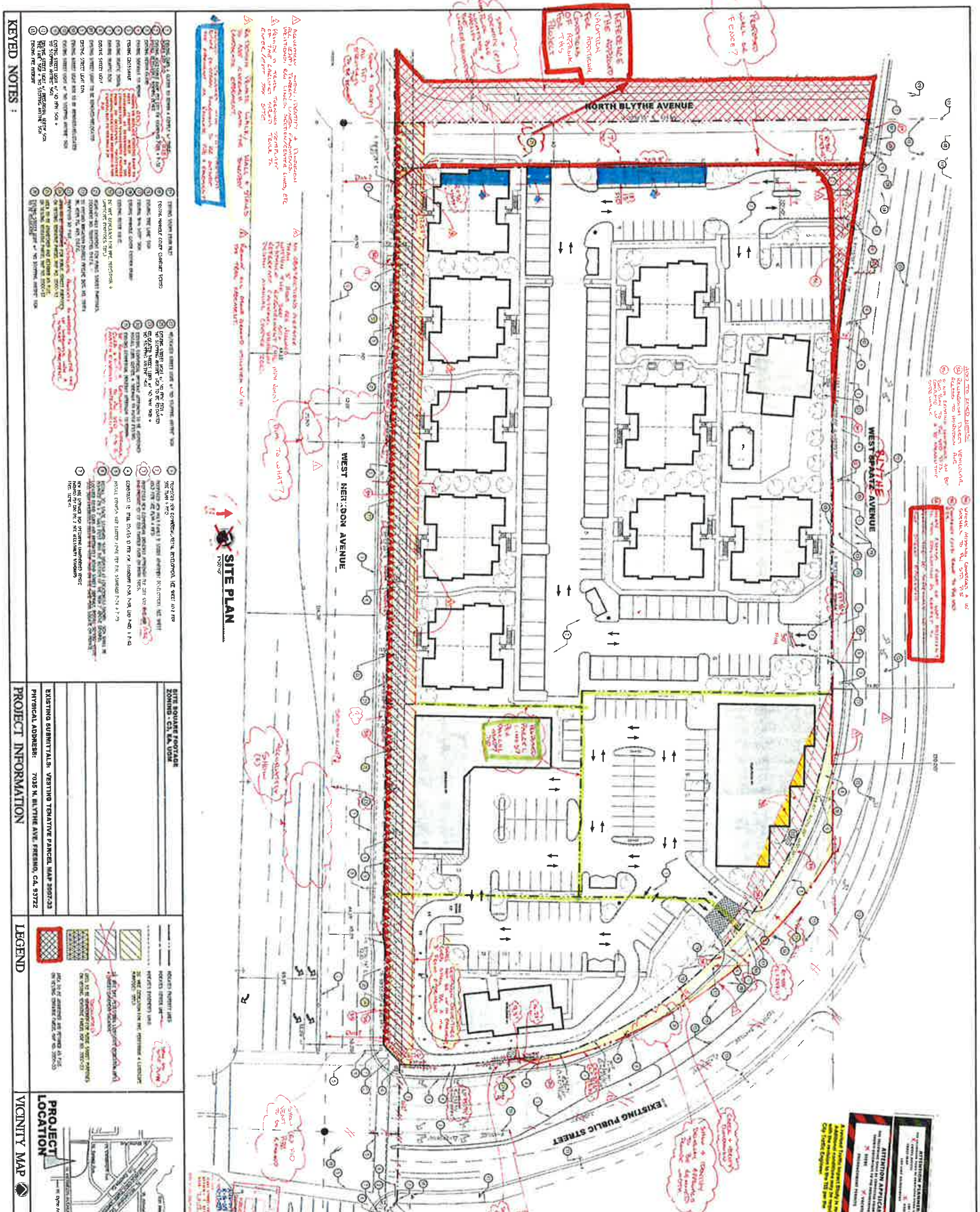
A revised Traffic Impact Study is required. Additional conditions may be required with the revision to the TIS per the City Traffic Engineer.

TSMI Requirements: To be determined with the revised TIS. Refer to the approved Traffic Impact Study letter from the City Traffic Engineer.

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

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

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



NEW DEVELOPEMENT FOR:

BLYTHE CROSSING

HERNDON AVE. & BLYTHE AVE.

CITY OF FRESNO — A.P.N. 501-043-06 — CALIFORNIA

ARCHITECTURAL SITE PLAN

2006_056

A0.1

JEFF CAZALY ARCHITECT

COMMERCIAL AND INDUSTRIAL DESIGN

City of Fresno Notes

1. NO USES OF LAND BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. NO STRUCTURES OF ANY KIND (INCLUDING FLAG STANDARDS, SIGNS AND/OR FENCES) SHALL BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS. NO OBSTRUCTIVE UTILITY BOXES, TRANSFORMERS, METERS, FIRE DEPARTMENT DEVICES OR EXTENSION DEVICES ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS ON ON THE STREET FRONTAGES OF THE BUILDINGS. ANY BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
3. TREES SHALL BE MAINTAINED IN GOOD HEALTH NOTWITHSTANDING, TREES MAY NOT BE REMOVED OR PRUNED TO REDUCE THE NATURAL HEIGHT OF OVERALL CROWN OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
4. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A PATIO ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
5. PRIOR TO THE FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY THE LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE PROPOSED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT AND RESOURCE MANAGEMENT.
6. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT, PRIOR TO INSTALLATION.
7. ALL DESIGNATED SPACES SHALL BE PAINTED WITH BLUE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1049 OF THE FRESNO CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
8. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO REDUCE THE NOISE LEVEL EMITTED FOR THE EQUIPMENT FROM EXISTING OR LAND DESIGNATED AT THE NEAREST PROPERTY LINE.
9. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING THE FIELD OVERSIGHT, GRADING, ENGRAVING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
10. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS FOUND TO BE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916-653-4040) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INSTITUTE/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805-644-2289) SHALL BE CONTACTED TO OBTAIN A REGIONAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR DEVELOPMENT RESTRICTIONS.
11. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, UC BERKELEY SHALL BE CONTACTED TO OBTAIN A REGIONAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST MUST CONDUCT AN ASSESSMENT AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE RECOVERED.
12. VERIFY LOCATION OF GRADE AND WATERSHED LINES WITH GRADE DEPARTMENT.
13. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES, DEVELOPER TO REIMBURSE CITY FOR ACTUAL WORK PERFORMED. CONTACT WATER DIVISION TO INITIATE WORK PRIOR TO ISSUANCE AND COORDINATE WORK.
14. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MINIMUM SLOPE OF TWELVE PERCENT, UNLESS APPROVED BY THE DIRECTOR. THE GRADE MAY BE REDUCED TO A MINIMUM OF FIVE PER SPECIAL CIRCUMSTANCES.
15. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A TERM OF OCCUPANCY IS PLACED ON THE BUILDING PER FRESNO MUNICIPAL CODE (FMC) 11-209.
16. GRADE DIFFERENTIALS GREATER THAN (1) FOOT SHALL BE SUPPORTED BY AN APPROVED ENGINEERED RETAINING WALL.
17. INSTALL NO-START STANDARD STOP SIGNS AT LOCATIONS SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND. LOCATED BEHIND CURB AND APPROXIMATELY BEHIND PROPERTY LINE. SCHEDULE LOCATE ON PRIVATE PROPERTY.

City of Fresno Fire Dept. Notes

1. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN 20 PSIDUAL RUN.
2. THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDED HYDRANT FLOW OF 1500 GPM WITH A MIN 20 PSIDUAL RUN.
3. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THE ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. ALL CONSTRUCTION WORK ON THIS PROJECT IN ADJACENT TO INTERSECTION IF THE ROAD WILL BE CLOSED, MUST WAIT FOR FIRE APPARATUS DUE TO RAIL ON OTHER DRIVEWAYS. ALL REQUIRED FIRE ACCESS LINES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 LBS. VEHICLES (PER A BASE FOOT) FREE CONGESTED OR UNOBSTRUCTED WITH 13' OF VERTICAL UNOBSTRUCTED CLEARS YOUR ROAD AND WITH 24 FOOT (OR WIDER OR OTHER APPROVED METHOD THAT WOULD PROVIDE SIMILAR DESIGNATION.
4. VEHICLES DESIGNATED ON THE PLAN SHALL BE REMOVED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1 (DESIGNATE MONUMENT SIGNS AS FIRE LANES TEED SIGNS WITH THE LANE IN 3" LETTERS EVERY 50 FEET)
5. FIRE LANES ARE REPRESENTED AS MARKED ON THE PLANS.
6. PROVIDE SIGNAGE CITING PROHIBITED AT ALL FIRE ACCESS POINTS TO THE PROPERTY. PARKING VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-(CODE CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2700)
7. PROVIDE A CONCRETE FOR PAVED FIRE PARKING ACCESS AND WATER SUPPLY.

Site Plan Notes

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR REFILED BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA) CALL 1-800-642-2444.
4. THE REQUIRED A MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK CONTIGUOUS TO FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA BUILDING CODE (CBC) 241. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF DEVIATIONS ARE NOT MET.
5. ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BUTTON LOCKS (FREE LOCKS: FAIRBANK DIAMOND SERIES OR EQUIVALENT LOCK SERIES)
6. PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOLING FOOT VEHICLES AS REQUIRED BY 2005 CAL GREEN BUILDING STANDARDS CODE (TABLE 5.106.5.2)
7. PROVIDE BICYCLE PARKING AS REQUIRED BY 2005 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.
8. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN 20 PSIDUAL RUN.
9. PROVIDE SIGNAGE CITING PROHIBITED AT ALL FIRE ACCESS POINTS TO THE PROPERTY. PARKING VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-(CODE CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2700)
10. STREETS DESIGNATED ON THE PLAN SHALL BE REMOVED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1 (DESIGNATE MONUMENT SIGNS AS FIRE LANES TEED SIGNS WITH THE LANE IN 3" LETTERS EVERY 50 FEET)
11. THE LANES ARE REPRESENTED AS MARKED ON THE PLANS.
12. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE PLANE TO THE LOWEST PROJECTION OF THE CEILING.
13. DESIGNED ACCESSIBLE ROUTES OVER 200 FEET IN LENGTH WITH A CLEAR WIDTH OF LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM, OR AN INTERSECTION OF TWO WALKWAYS. WALKWAYS MUSTBE AT LEAST 48" WIDE.
14. ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS.
15. PRIOR TO OCCUPANCY, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

Legal Description

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOTS 199 AND 200 OF BALLARD LANDS IRRIGATED SUBDIVISION NO. 6, AS PER MAP RECORDED MAY 21, 1912, IN BOOK 4 PAGE 29 OF PLATS, FRESNO COUNTY RECORDS.
EXCEPT THEREFROM THAT PART OF LOT 199 LYING SOUTHEASTERLY OF THE CENTERLINE OF THE BRIGHTON CANAL.

KEYED NOTES

1. NEW BASE SHELL 2-STORY APARTMENT BUILDING - 36,744 SQ.FT. (FOOTPRINT INCLUDING SOME AREA PARTLY 1 COVERED PARKING)
2. NEW 2-STORY CLUBHOUSE BUILDING NO. 1 TYPE VB - CLUB 9,475 (FOOTPRINT INCLUDES COVERED PARKING)
3. NEW CLUB 5,475 - 1-STORY 4 CAR GARAGE BUILDING TYPE VB
4. NEW CLUB 5,475 - 1-STORY 4 CAR GARAGE BUILDING TYPE VB
5. NEW 12' HIGH DECORATIVE FENCING
6. NEW VEHICULAR GATE W/KEYPAD + PROX BOX
7. NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-6 (MIN. 30' FROM PROPERTY LINE TO THE BEGINNING OF THE CURB RETURN)
8. NEW CONCRETE CURB PER CITY OF FRESNO
9. NEW CONC. CURB + GUTTER PER CITY OF FRESNO STD. P-3.
10. NEW TRASH CAN - SEE CITY OF FRESNO NOTES #27.
11. NEW SITE DISTANCE SIGN PROHIBITING UNAUTHORIZED VEHICLE PARKING PER CAL CIV. 3 SITE ACCESSIBILITY STANDARDS (CASS, 1324.4)
12. NEW GARB PARK PER CITY OF FRESNO P.M. STD. P-29
13. NEW CONCRETE FREE APPROACH SHADE ON WALLS TEXTURE AND COLOR.
14. NEW A.C. PAVING PER CITY REPORT AND/OR CITY OF FRESNO P.M. STDS. (P-25 + P-26) WITH 2000 LBS. ROLLER + FULL STRIPING.
15. NEW CONCRETE SIDEWALK PER CITY STD. P-27 (MIN. 5' WIDE) + 2' X 2' X 3/4" EXPANSION JOINTS EVERY 20' (MIN. 1/4" WIDE) WITH ASPHALT EXPANSION JOINT ON ALL SIDES. (SIDEWALK SHALL BE ADJACENT TO PARKING THE WALK SHALL BE 7' WIDE)
16. NEW CONCRETE WALK WITH FORMED CONTROL JOINTS, EXPANSION JOINTS + SCORE LINES (5'-0" MIN WALK WITH ADA 36 FORMED TOP)
17. NEW NON-PAINTED CURB W/ WHITE LETTERING READING "THE LANE" IN 3" LETTERS EVERY 50' OR APPROVED SPACED EVERY 50'.
18. NEW WHITE PAINTED PEDESTRIAN CROSSING AT BEGINNING AND END OF ACCESS TRAILS.
19. NEW LANDSCAPE AREA.
20. NEW TRASH ENCLOSURE PER FRESNO STANDARDS. P-35 + P-36 + P-38.
21. NEW FIRE HYDRANT
22. NEW 6' HIGH CMU WALL - SEE P.M. STANDARDS (P-80 & P-81, P-82 + P-83)
23. EXISTING CURB + GUTTER TO REMAIN + CONFORM W/ PUBLIC WORKS STD P-3.
24. NEW 6' WIDE CONCRETE WALKWAY PER CITY STD. P-27.
25. NEW TRASH CAN - SEE CITY OF FRESNO NOTES #27.
26. NEW 6' WIDE DESIGNATED PEDESTRIAN WALKWAY PER CITY STD. P-27 (MIN. 5' WIDE)
27. NEW 6' WIDE CONCRETE WALKWAY PER CITY STD. P-27 (MIN. 5' WIDE)
28. NEW 6' WIDE CONCRETE WALKWAY PER CITY STD. P-27 (MIN. 5' WIDE)
29. NEW 6' WIDE CONCRETE WALKWAY PER CITY STD. P-27 (MIN. 5' WIDE)
30. NEW 6' WIDE CONCRETE WALKWAY PER CITY STD. P-27 (MIN. 5' WIDE)
31. NEW 6' WIDE CONCRETE WALKWAY PER CITY STD. P-27 (MIN. 5' WIDE)

SITE AREA BREAKDOWN

DESCRIPTION	AREA / NO.
GENERAL PLAN LAND USE/ZONING	CS, CL, SOM
SITE	4.66 Ac. or 203,011.31 Sq.Ft.
BUILDING -13 APT., 13 GAR., 1 CLUB	44,526 Sq.Ft. or 21.94%
LANDSCAPE ON-SITE	83,800 Sq.Ft. or 40.78%
LANDSCAPE OFF-SITE	Sq.Ft. or -%
AC PAVING ON-SITE	39,257 Sq.Ft. or 19.34%
HARDSCAPE (WALKS & S.D.S.) ON-SITE	15,853 Sq.Ft. or 7.71%
HARDSCAPE (WALKS & PATIO) OFF-SITE	Sq.Ft. or -%
UNITS	72
GARAGE PARKING	78 Spaces
COVERED PARKING	-- Spaces
OPEN PARKING	40 Spaces
TOTAL PARKING	118 Spaces

LEGEND

- INDICATES PROPERTY LINES
- INDICATES CENTER LINE
- INDICATES EASEMENT AREA
- 26' WIDE DESIGNATION FOR PUBLIC PEDESTRIAN + LANDSCAPE PURPOSES ONLY
- 26' WIDE DESIGNATION FOR PUBLIC PEDESTRIAN + LANDSCAPE DEDICATION ONLY + STREET TRANSFER VACATION.
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETAINED AS P.U.E. ON VESTING TENTATIVE PARCEL MAP NO. 2007-33

VICINITY MAP

JEFF CAZALY ARCHITECT
7516 N. ALLUVIAL, SUITE 104
FRESNO, CA. 93711
COMMERCIAL AND INDUSTRIAL DESIGN
jeff@jeffcazalyarchitect.com Fax: (559) 297-1100

NEW DEVELOPEMENT FOR:
BLYTHE CROSSING
HERNDON AVE. & BLYTHE AVE.
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

APARTMENT COMPLEX ARCHITECTURAL SITE PLAN

2006_086

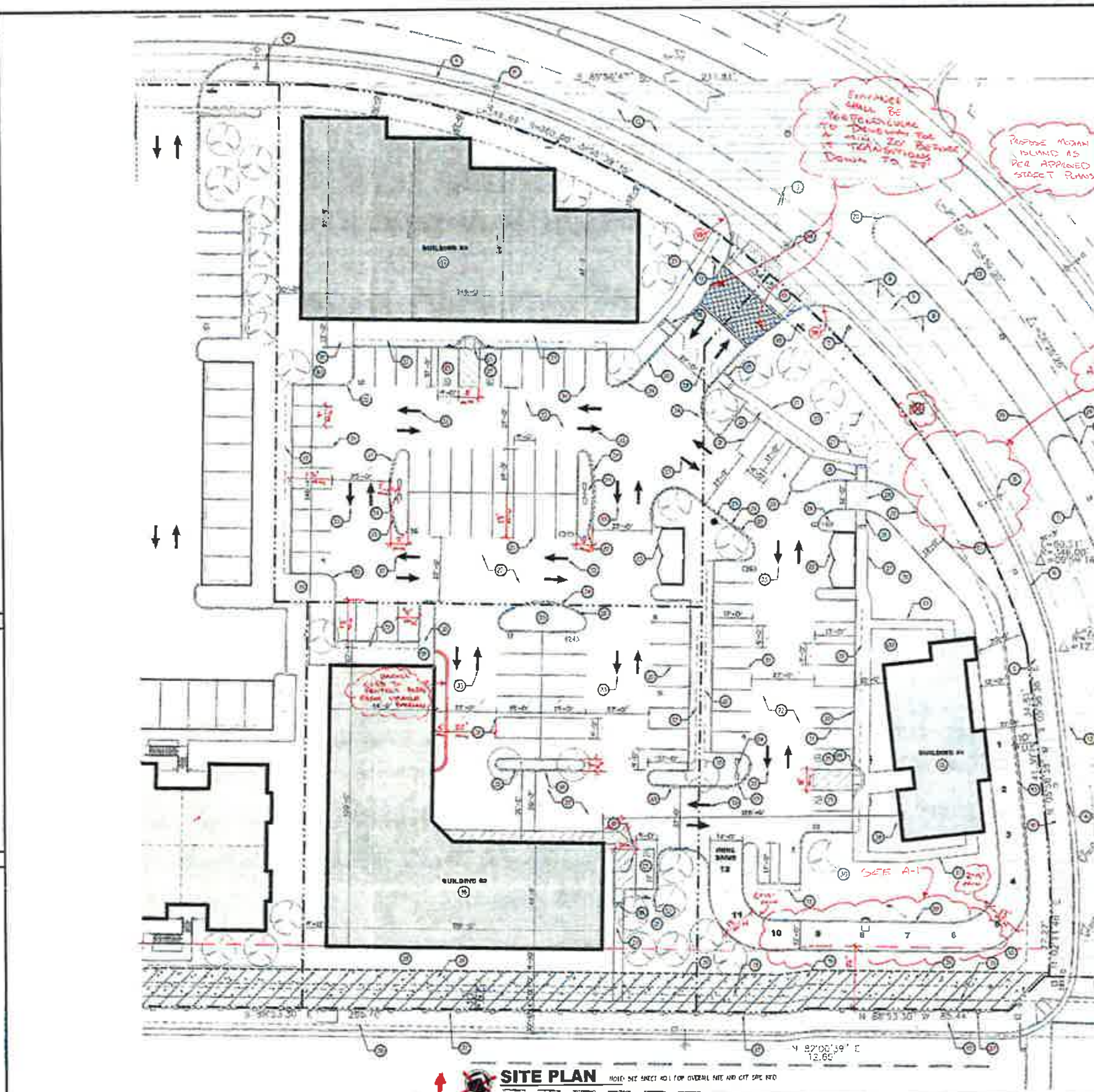
A0.2

City of Fresno Notes

City of Fresno Fire Dept. Notes

Site Plan Notes

Legal Description



SITE PLAN

KEYED NOTES :

LEGEND

TOTAL SITE SQUARE FOOTAGE	2.41 Ac. or 104,979.8 Sq.Ft.
ZONING - C2, EA, UGM	
PROJECT SQUARE FOOTAGE	
PROPOSED BUILDING #1.	SITE: 0.87 Ac. or 37,420.3 Sq.Ft. BLDG: 2,988 Sq.Ft.
PROPOSED BUILDING #2.	SITE: 0.88 Ac. or 29,049.2 Sq.Ft. BLDG: 8,860 Sq.Ft.
PROPOSED BUILDING #3.	SITE: .085 Ac. or 37,694.4 Sq.Ft. BLDG: 9,895 Sq.Ft.
TOTAL BUILDING SQUARE FOOTAGE	21,441 Sq.Ft.
PARKING RATIO = 4 SPACES / 1000 SF TOTAL PARKING REQUIRED	84
TOTAL PARKING PROVIDED	87
EXISTING SUBMITTALS:	VESTING TENATIVE PARCEL MAP 2007-33
PHYSICAL ADDRESS:	7035 N. BLYTHE AVE. FRESNO, CA. 93722

PROJECT INFORMATION

PROJECT LOCATION

VICINITY MAP

JEFF CAZALY ARCHITECT

COMMERCIAL AND INDUSTRIAL DESIGN

NEW DEVELOPEMENT FOR:

BLYTHE CROSSING

HERNDON AVE. & BLYTHE AVE.

A.P.N. 501-043-06

CITY OF FRESNO CALIFORNIA

ARCHITECTURAL SITE PLAN

2006_016

A0.3

City of FRESNO

PUBLIC WORKS DEPARTMENT:

DATE: July 10, 2017

TO: Kira Noguera
Development and Resource Management Department, Planning Division

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

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

PLAN AMENDMENT APPLICATION NO. A-16-017
REZONE APPLICATION NO. R-16-018

OWNER (S): Giorgio Russo
APN (S): 501-043-06
LOCATION: 7035 North Blythe Avenue

Trip Generation									
	Acres	**From**	**ADT'S**	**AM**	**PM**	**To**	**ADT'S**	**AM**	**PM**
	7.1	Commercial Community	3,962	89	344	4.66 Acres Residential Multi Family	492	38	46
						2.59 Acres General Commercial	1,445	32	126
Total							**1,937**	**70**	**172**

Highway Capacity					
	Existing	**ADT'S**	**Actual ADT's**	**Projected**	**ADT'S**
Herndon Avenue Expressway	6 - lane divided	56,000	Current counts unavailable	6 - lane divided	56,000
Blythe Avenue Collector	3- lane w/cont. left turn	13,000	Current counts unavailable	3- lane w/cont. left turn	13,000

Traffic Impact Study (TIS) required: Yes
The Developer/Owner should consult with the City of Fresno Traffic Engineering Section for the scope of the Traffic Impact Study (TIS). A trip distribution for the proposed project should be provided prior to consulting with the Traffic Engineering Section. The TIS shall identify the mitigation measures, which would mitigate the project and/or other related projects' significant impacts to a level of insignificance. Multiple-family residential and commercial shall be designed such that related traffic will not route through local residential streets.

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

RESUBMITTED APPLICATION EXHIBITS

REQUEST FOR **COMMENT**

CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

(Related Applications A-16-017, R-16-018)

Public Works Traffic and Engineering
ATTN: Jairo Mata

RECEIVED
SEP 19 '17
PUBLIC WORKS DEPT
ENGINEERING - TRAFFIC

Return Completed Form to:
Margo Lerwill
Development Services/Planning
Telephone: (559) 621-8153
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

DATE ROUTED: SEPTEMBER 19, 2017 **DATE DUE: OCTOBER 3**

If no response is received by the comment deadline, it will be assumed that you have no comments to submit.

CORRECTED EXHIBIT: A1, A2, A3 DATED SEPTEMBER 18, 2017

Please review and comment.

List conditions that have not been satisfied; if applicable:

SEE C.P. 2
CORRECTIONS NOT ADDRESSED

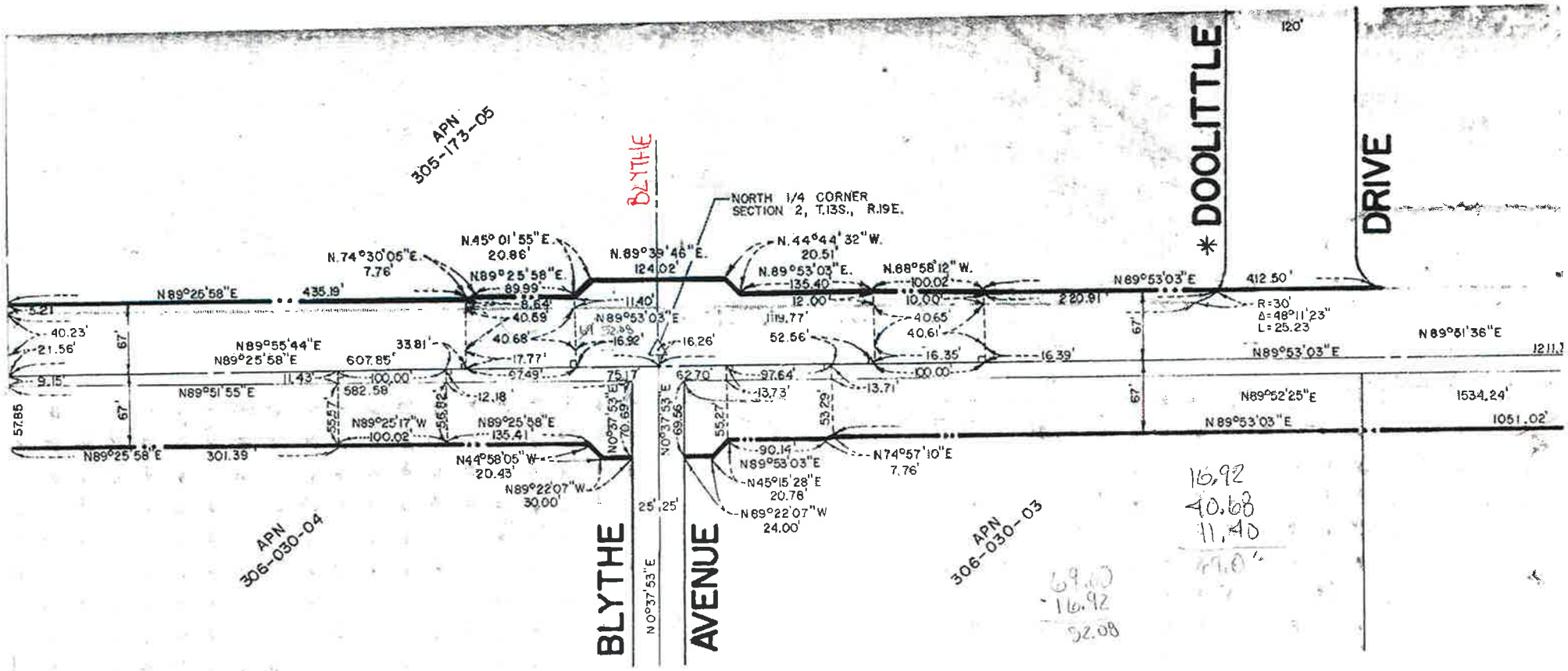
Is any additional information needed for you to complete your back check? (if yes, list specific information.):

☐ **APPROVED** ☐ **RESUBMIT**

Reviewed by: LG 10/26/17
Name and title Telephone Number Date

Attachments:

Brad



16.92
40.68
11.40
69.0'

69.00
- 16.92
52.08

229.79
435.19
39.99
+ 753.97
56.03
7.76
817.76

40.59
0.64
49.23

City of Fresno Notes

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. [illegible] SUCH OTHER MEANS AS MAY BE APPROVED.
3. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
4. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
5. [illegible] RESOURCE MANAGEMENT.
6. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT PRIOR TO INSTALLATION.
7. ALL HANDICAPPED STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
8. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 DB MEASURED AT THE NEAREST PROPERTY LINE.
9. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
10. [illegible]
11. [illegible]
12. VERIFY LOCATION OF UTILITY AND WATER/SITE LINES WITH UTILITY DEPARTMENT.
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

City of Fresno Fire Dept. Notes

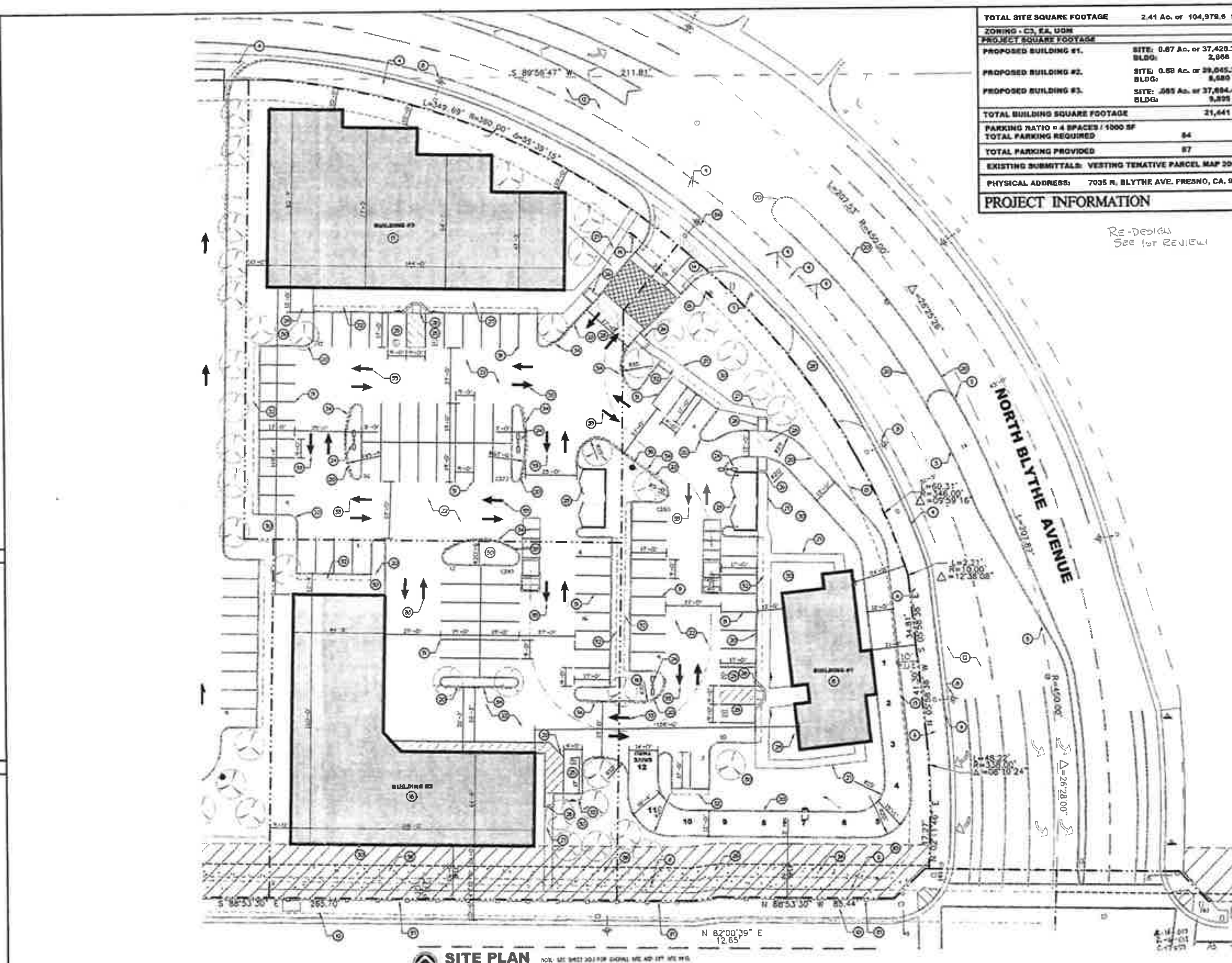
1. HYDRANTS ARE NOTED ON PLANS PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]

Site Plan Notes

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. HYDRANTS ARE NOTED ON PLANS PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS.
14. [illegible]

Legal Description

[illegible]



SITE PLAN
SCALE: 1"=20'-0"

TOTAL SITE SQUARE FOOTAGE	2.41 Ac. or 104,979.6 Sq.Ft.
ZONING - C3, EA, UGM	
PROJECT SQUARE FOOTAGE	
PROPOSED BUILDING #1.	SITE: 0.87 Ac. or 37,420.3 Sq.Ft. BLDG: 2,866 Sq.Ft.
PROPOSED BUILDING #2.	SITE: 0.69 Ac. or 29,045.2 Sq.Ft. BLDG: 8,580 Sq.Ft.
PROPOSED BUILDING #3.	SITE: .865 Ac. or 37,694.4 Sq.Ft. BLDG: 9,895 Sq.Ft.
TOTAL BUILDING SQUARE FOOTAGE	21,441 Sq.Ft.
PARKING RATIO = 4 SPACES / 1000 SF TOTAL PARKING REQUIRED	84
TOTAL PARKING PROVIDED	87
EXISTING SUBMITTALS: VESTING TENATIVE PARCEL MAP 2007-33	
PHYSICAL ADDRESS: 7035 N. BLYTHE AVE. FRESNO, CA. 93722	

PROJECT INFORMATION

RE-DESIGN
SEE 1st REVIEW

KEYED NOTES :

[illegible]

LEGEND

[illegible]

VICINITY MAP

CORRECTIONS NOT PROVIDED

JEFF CAZALY ARCHITECT
COMMERCIAL AND INDUSTRIAL DESIGN

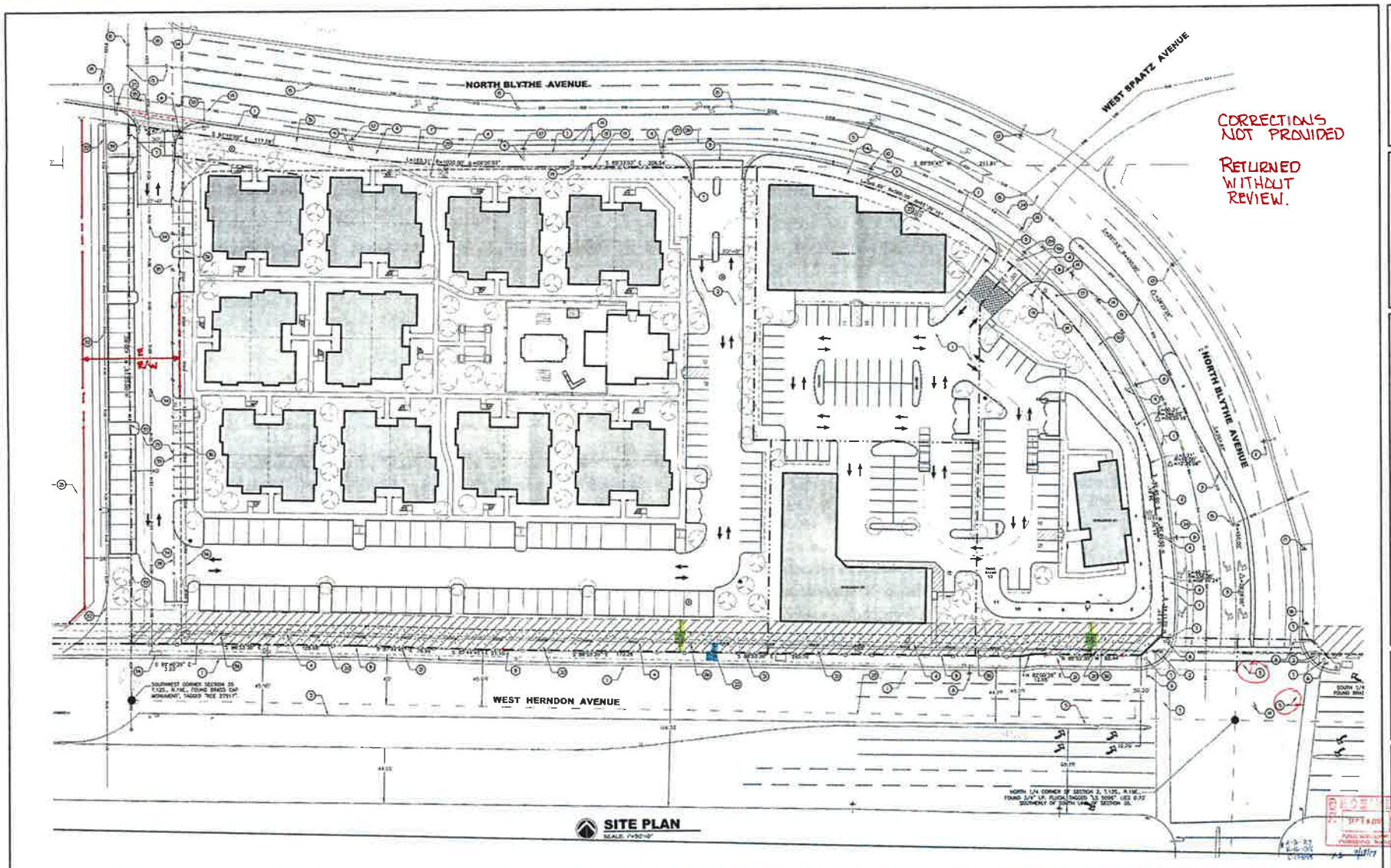
NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

ARCHITECTURAL SITE PLAN

2016_006

A0.3

CP3



CORRECTIONS NOT PROVIDED

RETURNED WITHOUT REVIEW.

JEFF CAZALY ARCHITECT
7038 N. BLYTHE AVE., SUITE 104
FRESNO, CA. 93722
COMMERCIAL AND INDUSTRIAL DESIGN
Tel (559) 231-1962
Fax (559) 231-1963
jeff@jeffcazalyarchitect.com

PROJECT:
NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

CONSULTANTS

SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

REVISIONS

JOB NUMBER: 2016_016

A0.1

C.P.3.

KEYED NOTES :

1. EXISTING CURB & GUTTER TO REMAIN & COMPLY w/ PUBLIC WORKS STD. P-5
2. EXISTING ACCESSIBLE RAMP PER CITY PW STANDARDS P-1 & P-10 INSTALL DETECTABLE WARNING DEVICE
3. EXISTING MEDIAN ISLAND
4. EXISTING HEDGE TO REMAIN
5. EXISTING CROSSWALK
6. EXISTING TRAFFIC SIGNAL
7. EXISTING TRAFFIC BOX
8. EXISTING STREET LIGHT
9. EXISTING STREET LIGHT TO BE REMOVED/RELOCATED
10. EXISTING STREET LIGHT BOX
11. EXISTING WHITE LIGHT POLE TO BE REMOVED/RELOCATED
12. EXISTING STREET LIGHT w/ TWO EXISTING WHITE LIGHTS
13. EXISTING STREET LIGHT w/ NO WHITE LIGHT & NO EXISTING WHITE LIGHT
14. EXISTING STREET LIGHT w/ DIRECTIONAL ARROW SIGN, ONE LIGHT, NO EXISTING WHITE LIGHT
15. EXISTING FIRE HYDRANT
16. EXISTING SIGNAL BOND BOX
17. EXISTING MANHOLE COVER (SANITARY SEWER)
18. EXISTING TRAFFIC SIGN
19. EXISTING BUS STOP SIGN
20. EXISTING MANHOLE COVER (STORM DRAIN)
21. EXISTING WATER VALVE
22. 10' WIDE DEDICATION FOR RIGHT PEDESTRIAN & LANDSCAPE PURPOSES. COMPLY
23. RIGHT-OF-WAY EASEMENT FOR PUBLIC STREET PURPOSES, DOCUMENT NO. MUNICIPAL 0.87 C
24. 15' FRESNO IRRIGATION DISTRICT PIPELINE BOOK NO. 2897, PG. 455, 0.87 C
25. PROPOSED TO FILE
26. AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
27. AREA TO BE ABANDONED AND VACATED AS PUE ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
28. EXISTING STREET LIGHT w/ TWO EXISTING WHITE LIGHTS TO BE RELOCATED
29. RELOCATED STREET LIGHT w/ NO EXISTING WHITE LIGHT
30. EXISTING STREET LIGHT w/ NO WHITE LIGHT & NO EXISTING WHITE LIGHT TO BE RELOCATED
31. RELOCATED STREET LIGHT w/ NO EXISTING WHITE LIGHT
32. EXISTING STREET LIGHT w/ NO WHITE LIGHT & NO EXISTING WHITE LIGHT TO BE RELOCATED
33. EXISTING SIGNAL BOND BOX TO BE RELOCATED
34. EXISTING 30" I.D. PIPELINE TO BE ABANDONED AND REMOVED
35. EXISTING STORM DRAIN INLET TO BE RELOCATED
36. RELOCATED STORM DRAIN INLET w/ NEW LATERAL TO EXISTING 24" RCP STORM DRAIN LINE
1. PROPOSED NEW COMMERCIAL/RETAIL DEVELOPMENT. SEE SHEET A0.2 FOR G.I. PLAN & INFO
2. PROPOSED NEW MULTI FAMILY 2 STORY APARTMENT DEVELOPMENT. SEE SHEET A0.3 FOR SITE PLAN & INFO
3. PROPOSED NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-10 AND P-5 PROVIDE 10' OF RED PAINTED CURB ON BOTH SIDES.
4. CONSTRUCT 12' TRUE COLLAR 12 PER P.W. STANDARD P-55, P-56 AND P-60 & P-61
5. 8'-HIGH EXPRESS WAY BARRIER FENCE PER P.W. STANDARD P-70 & P-75
6. INSTALL 20' WIDE SIGNAGE, LIGHT, BOARD AT LANDSCAPED SHOWN. SIGN WILL BE MOUNTED ON 8" X 8" CAP POST AND THE BOTTOM OF THE SIGN 7' ABOVE GROUND. LOCATED BOARD SIGNS AND APPROVED PROPER AGENCY SIGNAGE PROVIDE SIGNS SHALL BE NON PROJECTED BELOW THE LIGHT BOX OR OF THE SIGN FOR LIGHTS ON PARKING
7. NEW 6FT. DETACHED SIGN DESIGNING UNAUTHORIZED VEHICLE PARKING PER CVC 22658 & 22658 AUTHORIZED SIGNAGE PER CVC 22658 (a)

SITE SQUARE FOOTAGE
ZONING - C-3, B.A., UGM

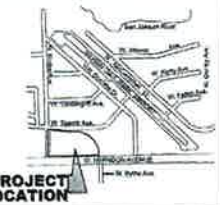
EXISTING SUBMITTALS: VESTING TENATIVE PARCEL MAP 2007-33

PHYSICAL ADDRESS: 7038 N. BLYTHE AVE. FRESNO, CA. 93722

PROJECT INFORMATION

EXISTING PROPOSED PARCEL LINES
FUTURE ?
PROPOSED LOT LINES
PROPOSED EASEMENT LINE
20' WIDE DEDICATION FOR RIGHT PEDESTRIAN + LANDSCAPE PURPOSES. COMPLY
PROPOSED ?
20' WIDE RIGHT PEDESTRIAN LANDSCAPE DEDICATION (RPL) + SIDEWALK EASEMENT (SEA)
AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
AREA TO BE ABANDONED AND VACATED AS PUE ON VESTING TENTATIVE PARCEL MAP NO. 2007-33

LEGEND



VICINITY MAP

CORRECTIONS NOT PROVIDED

City of Fresno Notes

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. [illegible] SUCH OTHER MEANS AS MAY BE APPROVED.
3. [illegible] TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
4. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
5. PRIOR TO THE FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY THE LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT AND RESOURCE MANAGEMENT.
6. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT PRIOR TO INSTALLATION.
7. ALL HANDICAPPED STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
8. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 Ldn MEASURED AT THE NEAREST PROPERTY LINE.
9. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
10. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. [illegible]
11. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, UC BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT IT SHALL BE PRESERVED.
12. VERIFY LOCATION OF UTILITY AND WATER/SITE LINES WITH UTILITY DEPARTMENT.
13. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY WATER DIVISION TO ARRANGE AND COORDINATE WORK.
14. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT. WHEN APPROVED BY THE DIRECTOR, THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES.
15. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. [illegible] FRESNO MUNICIPAL CODE (FMC) 11-209.
16. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEERED RETAINING WALL.
17. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. LOCATE ON PRIVATE PROPERTY.

City of Fresno Fire Dept. Notes

1. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN 8" WATER MAIN.
2. THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDE HYDRANT FLOW OF 1500 GPM WITH A MIN OF 8" WATER MAIN.
3. [illegible] PREVENT SHOULDER DEGRADATION.
4. STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET).
5. FIRE LANES ARE REPRESENTED AS ——— ON THE PLANS.
6. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY: "WARNING—VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE 22658 CALIFORNIA VEHICLE CODE—FRESNO POLICE DEPARTMENT 621-2300".
7. PROVIDE A COVENANT FOR SHARED FIRE FIGHTING ACCESS AND WATER SUPPLY.

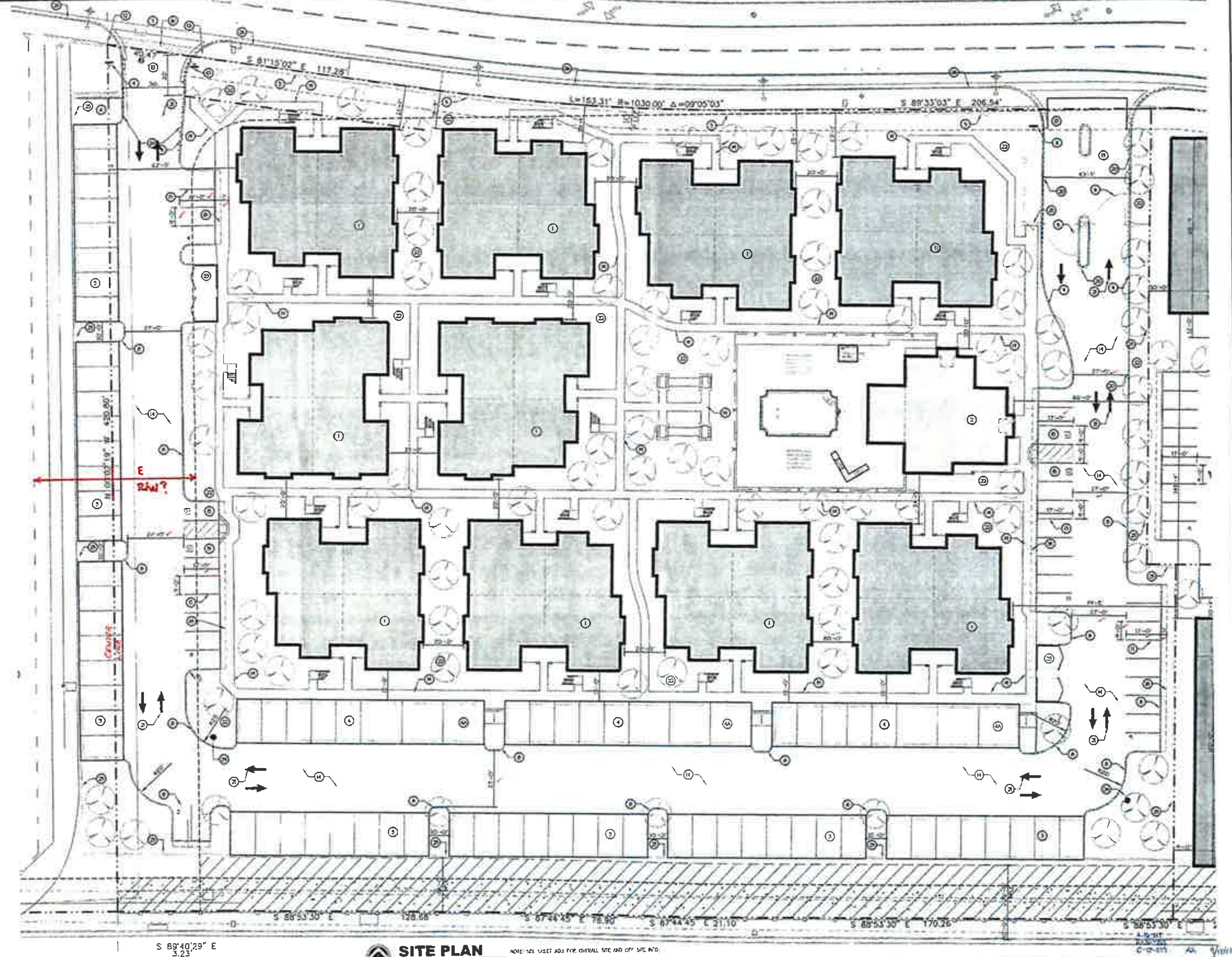
Site Plan Notes

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
4. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
5. ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2).
6. PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 5.106.5.2.
7. PROVIDE BICYCLE PARKING AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.
8. HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN 8" WATER MAIN.
9. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY: "WARNING—VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE—22658 CALIFORNIA VEHICLE CODE—TULARE POLICE DEPARTMENT 734-8116".
10. STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET). FIRE LANES ARE REPRESENTED AS ——— ON THE PLANS.
11. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING.
12. [illegible] ACCESSIBLE ROUTES OVER 200 FEET IN LENGTH WITH A CLEAR WIDTH OF LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM, OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A "T" SHAPED SPACE.
13. ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS.
14. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATIONS SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

Legal Description

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 8 [illegible] OF GILLAND LANDS IRRIGATED SUBDIVISION NO. 4, AS PER MAP RECORDED MAY 11, 1917 IN BOOK 8 PAGE 25 OF PLATS, FRESNO COUNTY RECORDS.

EXCEPT THEREFROM THAT PART OF LOT [illegible] LYING SOUTHEASTERLY OF THE CENTERLINE OF THE IRRIGATION CANAL.



SITE PLAN

SCALE: 1"=20'-0"

NOTE: SEE SHEET A0.1 FOR OVERALL SITE AND OFF SITE INFO.

KEYED NOTES

1. NEW 4465 Sq.Ft. 2-STORY APARTMENT BUILDING – (4,244 Sq.Ft. FOOTPRINT INCLUDING LIVING AREA, PATIOS & COVERED ENTRY)
2. NEW 1-STORY CLUBHOUSE BUILDING NO. 1 TYPE III – (3,026 Sq.Ft. FOOTPRINT INCLUDES COVERED PATIO)
3. NEW [illegible] Sq.Ft. 1-STORY 6 CAR GARAGE BUILDING TYPE "5-B" [illegible]
4. NEW [illegible] Sq.Ft. 1-STORY [illegible] CAR GARAGE BUILDING TYPE "5-B" [illegible]
5. NEW 6' HIGH ORNAMENTAL FENCING
6. NEW SECURITY GATE w/ KEYPAD + KNOX BOX
7. NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD P-2 AND P-6 PROVIDE 10' OF RED PAINTED CURB ON BOTH SIDES
8. NEW CONCRETE CURB PER CITY OF FRESNO
9. NEW CONC. CURB + GUTTER PER CITY OF FRESNO STD P-5.
10. NEW "STOP" SIGN – SEE CITY OF FRESNO NOTES #17
11. NEW SITE ENTRANCE SIGN (WARNING UNAUTHORIZED VEHICLE PARKING) PER CBC DIV. II SIN. [illegible] (SEC. 11B-502.8)
12. NEW CURB RAMP PER CITY OF FRESNO P.W. STD P-28
13. NEW CONCRETE DRIVE APPROACH. OWNER TO SELECT TEXTURE AND COLOR
14. NEW A.C. PAVING PER SOILS REPORT AND/OR CITY OF FRESNO P.W. STDS (P-21, P-22 + P-23) WHICH EVER IS MOST STRINGENT
15. NEW ACCESSIBLE PARKING STALL WITH DESIGNATED UNLOADING ZONE AND ACCESSIBLE RAMP WITH SIGNAGE PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 11B, 11B [illegible])
16. NEW 4' WIDE CROSSWALK WITH 4" WIDE STRIPES AT 36" OC
17. NEW WHITE PAINT PARKING STRIPING TYP.
18. NEW DASHED LINE INDICATES LOCATION OF 3 FT. VEHICLE OVERHANG. WITH NO OBSTRUCTIONS WITHIN THE 3 FT. OVERHANG. [illegible] ALLOWABLE WHERE WALKWAYS ARE ADJACENT TO PARKING. THE WALK SHALL BE 7' WIDE.
19. NEW CONCRETE WALK WITH TOOLED CONTROL JOINTS, EXPANSION JOINTS + BROOM FINISH. (7'-0" MIN WALK WHEN ADJ. TO PARKING TYP.)
20. NEW RED-PAINTED CURB w/ WHITE LETTERING READING "FIRE LANE" IN 3" LETTERS EVERY 50' OR APPROVED SIGN(S) EVERY 50'
21. NEW WHITE PAINTED DIRECTIONAL ARROWS AT BEGINNING AND END OF AISLES TYPICAL
22. NEW LANDSCAPE AREA
23. NEW [illegible] PER P.W. STANDARDS P-33, P-34 + P-36
24. NEW FIRE HYDRANT
25. NEW 6' HIGH CMU WALL – PER P.W. STANDARDS (P-93, P-94, P-95 + P-96)
26. EXISTING CURB + GUTTER TO REMAIN + COMPLY w/ PUBLIC WORKS STD P-5
27. NEW 4' WIDE CONCRETE SIDEWALK PER P.W. STD P-5.
28.
29.
30.
31.

SITE AREA BREAKDOWN

DESCRIPTION	AREA / NO.
GENERAL PLAN LAND USE/ZONING	[illegible]
SITE (SUBJECT PROPERTY) (PROPERTY TO BE PURCHASED)	4.64 Ac. or 202,011.61 Sq.Ft. .38 Ac. or 16,566.97 Sq.Ft. 5.04 Ac. or 219,378.84 Sq.Ft.
BUILDING – 13 APT., 15 GAR., 1 CLUB	72,194 Sq.Ft. or 32.87%
LANDSCAPE ON-SITE	90,3113.23 Sq.Ft. or 41.04%
LANDSCAPE OFF-SITE	Sq.Ft. or –%
AC PAVING ON-SITE	41,058 Sq.Ft. or 18.87%
HARDSCAPE (WALKS & S.D.Q.) ON-SITE	15,654.91 Sq.Ft. or 7.12%
HARDSCAPE (WALKS & PATIOS) OFF-SITE	Sq.Ft. or –%
UNITS	60
GARAGE PARKING	89 Spaces
COVERED PARKING	– Spaces
OPEN PARKING	34 Spaces
TOTAL PARKING	123 Spaces

LEGEND

- INDICATES PROPERTY LINES
- INDICATES CENTER LINE
- INDICATES EASEMENTS LINES
- 25' WIDE DEDICATION FOR BIKE, PEDESTRIAN + LANDSCAPE PURPOSES (BPL)
- 20' WIDE BIKE PEDESTRIAN LANDSCAPE DEDICATION (BPL) + STREET EASEMENT VACATION
- AREA TO BE ABANDONED FOR PUBLIC STREET PURPOSES ON VESTING TENTATIVE PARCEL MAP NO. 2007-33
- AREA TO BE ABANDONED AND RETAINED AS PUE ON VESTING TENTATIVE PARCEL MAP NO. 2007-33

VICINITY MAP

CORRECTIONS NOT PROVIDED

CP3

JEFF CAZALY ARCHITECT
COMMERCIAL AND INDUSTRIAL DESIGN

NEW DEVELOPEMENT FOR:

GINDER DEVELOPMENT
HERNDON AVE. & BLYTHE AVE.
A.P.N. 501-043-06
CITY OF FRESNO CALIFORNIA

APARTMENT COMPLEX ARCHITECTURAL SITE PLAN

2016_016

A0.2