

Category/Requirement Type	Westlake- 430 acre project entailing 2,600+/- du and 295,000 sf of commercial	Parc West- 160 acre project entailing 844 du (32.46% of the scope of Westlake)	Comments
Mitigation Measures:			
Aesthetics	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u>	Required prior to permits. Requirements are substantially the same and meet mitigations measures adopted for General Plan for purposes of shielding light and reducing glare.
Ag Resources	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u>	Required prior to occupancy and/or recordation of a Final Map. (Requirements are substantially the same: notifications to buyers of agricultural chemicals and recordation of right-to-farm covenant)
Air Quality	<u>Mitigation Applied.</u> Including for purposes of construction equipment, architectural coatings, traffic control, cool surfaces, exceedance of 2008 Title 24 Sds, sidewalks, tree planting, compliance with SJVAPCD rules & regs., compliance w/ GP Policies, & commercial operations	Air Quality and GHG/Energy Analysis Report prepared. Project does not result in cumulatively considerable net increase of any criteria pollutant; emissions are below SJVAPCD significance thresholds for criteria pollutants; will not expose sensitive receptors to substantial concentrations. However, project will be required to comply with Air Quality Plan and SJVAPCD rules and regulations (including Rule 9510, Regulation VIII, Rule 4641)	Required prior to grading & during construction. Requirements are substantially the same for residential uses; and, include subjectivity to SJVAPCD rules and regs and compliance with control measures; including reductions to emissions during construction and operational phases through on-site measures or payment of fees for off-site mitigation. Current Title 24 Sds applicable exceed 2008. Air Quality and GHG/Energy Analysis Report prepared.
Biological	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u>	Required prior to permits. Requirements are substantially the same (excepting those related to the lake feature) and pertain to pre-construction surveys and protection of sensitive or special status species.
Cultural Resources	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u>	Required during construction for subsurface. Requirements are substantially the same.
Energy		Air Quality and GHG/Energy Analysis Report prepared. Project will comply with Title 24 and CA Green Bldg Standards. Solar panels required.	Not applicable at time of Westlake project for CEQA.
Geology and Soils	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u>	Required prior to grading. Design-level geotechnical and SWPPP required. Requirements are substantially identical.
Greenhouse Gas Emissions	<u>Mitigation Applied.</u> Required compliance with Air Quality mitigation measures.	Air Quality and GHG/Energy Analysis Report prepared. Parc West project will incorporate features consistent with strategies of ARB's Scoping Plan and City of Fresno GHG Reduction Plan (e.g., low-emission fleets, Title 24 energy stds, Green Building Code stds, water efficient sts, solid waste recycling, etc.)	
Hazards and Hazardous Materials	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u>	Required prior to grading. Requirements are substantially the same excepting requirements associated with lake feature (e.g. mosquito control plan); include, soils testing, abandonment of septic and wells, and consultation with PG&E regarding electric power & high-pressure gas transmission lines.
Hydrology and Water Quality	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u> Also includes implementation of City of Fresno Water Conservation Program and State's Water Efficient Landscape Ordinance. SB 610 Water Supply Assessment prepared.	Required prior to grading. Requirements are substantially the same excepting those related to lake feature. Best Management Practices, SWPPP & RWQCB compliance required.
Land Use and Planning			
Mineral Resources			
Noise	<u>Mitigation Applied.</u>	<u>Mitigation Applied.</u>	Required prior to permits. Requirements are substantially the same. Require detailed acoustical analysis, potential prohibitions of two-story homes along Grantland Ave. Constructio activities to occur during City permissible hours.

Population and Housing			
Public Services	<p><u>Mitigation Applied.</u> Included: (1) Installation of Fire Sprinklers in all buildings; (2) Commencement and complete construction of Fire Station 18 at issuance of 201st residential unit or opening of high school at Koligian Educational Complex; (3) Avoidance of certain traffic interruptions (e.g., stop signs and undulations, emergency access for gates); (4) Consultation with City PD regarding security needs and payment of Police Impact fees; and, (5) Compliance with City open space policy, create or participate in creation of 3 ac. of on or off-site park space/1000 persons, submittal of "Parks and Open Space Plan" with path and trail linkages & maintenane of open spaces wthin HOA or CFD. Also included provisions for receipt of park fee credits in exchange for renovation of existing City Park facility to be determined (values subject to Development Agreement).</p>	<p>Fire sprinklers are required in all residential units in accordance with current building code requirements. Construction work on Fire Station 18 has commenced. Project will pay current Citywide Impact Fees (including Police). A Parc West land use plan identifying a proposed 2 acre park, trails, and links for connectivity has been submitted with the project plan amendment. Compliance with the City's current open space policy requires 0.6 ac. park space/1000 persons or 0.001884 ac./residential unit. A total of 844 total lots requires approx. 1.59 ac. of aggregate open space. Open spaces will require HOA or CFD maintenance and may be eligible for fee credits. A Development Agreement may or may not be proposed.</p>	
Recreation	<p><u>Mitigation Applied.</u> Same as Public Services above for open space. Compliance with City open space policy, create or participate in creation of 3 ac. of on or off-site park space/1000 persons, submittal of "Parks and Open Space Plan" with path and trail linkages & maintenane of open spaces wthin HOA or CFD. Also included provisions for receipt of park fee credits in exchange for renovation of existing City Park facility to be determined (values subject to Development Agreement).</p>	<p>A Parc West land use plan identifying a proposed 2 acre park, trails, and links for connectivity has been submitted with the project plan amendment. Compliance with the City's current open space policy requires 0.6 ac. park space/1000 persons or 0.001884 ac./residential unit. A total of 844 total lots requires approx. 1.59 ac. of aggregate open space. Open spaces will require HOA or CFD maintenance and may be eligible for fee credits. A Development Agreement may or may not be proposed.</p>	
Transportation/Traffic	<p><u>Mitigation Applied.</u> Included: (1) Payment of City of Fresno TSMI, FMSI, and RTMF fee programs and/or constructing improvements and receiving credits/reimbursements for portions included in fee program; (2) Applicant submittal of updated Traffic Impact Study at five year intervals to refine timing of traffic construction mitigation measures, and refine payment of impact fees and imposition of development conditions related to traffic circulation; (3) Roadways and access points to be designed to City or County of Fresno standards depending on jurisdiction; and, (4) All site plans to be reviewed by Fire & Police for emergency access.</p>	<p><u>Mitigation Applied.</u> Project required to pay into applicable transportation fee programs: FMSI, TSMI, and RTMF. Project responsible for paying its fair share cost percentages and/or constructing recommended improvements in Tables 3.17-13 and 3.17-13a (based upon Cumulative Year 2035 with Project AM Peak-hour impacts at Project-impacted intersections). Subject to reimbursements for costs in excess of the project's equitable responsibility as determined by City (to be itemized and enforced through conditions of approval or a developent agreement at the discretion of the City).</p>	<p>Requirements are substantially identical</p>
Tribal Cultural Resources			
Utilities and Service Systems			
Wildfire			
Conditions of Approval:			
Public Utilities:			<p>Requirements for sewer/water service are substantially identical, relative to project scope.</p>
Public Works:			
		<p>Installation of a traffic signal and a protected left turn phasing at Grantland and the Loop Road/Indianapolis Ave & identified lane configurations.</p>	<p>Required at 100 units</p>
		<p>Construct and dedicate Grantlant Ave with 3 southbound lanes, shoulder and raised concrete median island; Loop Road and trails along with street lighting systems and permanent improvements (w/in limits of subdivisions). Pay all applicable TSMI, FMSI & RTMF Fees.</p>	<p>Required with Tract 6212 &/or Tract 6276</p>
		<p>Construct and dedicate Veterans Blvd. and trail within limits of application.</p>	<p>Required with Tract 6276</p>
		<p>Dedicate and construct Veterans/Grantland Transition (temporary road)</p>	<p>Required with Tract 6276</p>
		<p>Installation of a traffic signal and a protected left turn phasing at Grantland and Ashlan & identified lane configurations.</p>	<p>Required at 200 units</p>
	<p>Install all-way stop-sign control with associated signing and striping at the intersection of Grantland/Shaw Aves (if warrants met).</p>		<p>Required at 216 units</p>
	<p>Coordinate with CUSD to develop school route plan for elementary schools</p>		<p>Required at 216 units</p>
	<p>Installation of Traffic Signal at Grantland & Indianapolis</p>		<p>Required at 446 units (+) 4.04 acres of commercial north of Ashlan Ave.</p>
	<p>Installation of Traffic Signal at Grantland and Ashlan.</p>		<p>Required at 446 units (+) 4.04 acres of commercial north of Ashlan Ave.</p>

	Dedicate and Construct Grantland Avenue from Gettysburg to Ashlan Aves. Dedicate and construct 3 southbound travel lanes and a raised concrete median island. 250' left turn pockets shall be constructed at all major intersections.		Required at 446 units (+) 4.04 acres of commercial north of Ashlan Ave.
		Construct the intersection of Grantland and Gettysburg including the installation of a traffic signal and a protected left turn phasing & identified lane configurations.	Required at 450 units
	Signalize intersection of Grantland and Whitesbridge Aves w/ protected left-turn phasing & identified lane configurations.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Install all-way stop-sign control with associated signing and striping at the intersection of Hayes/Shields (if warrants met).		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Widen and provide dedicated left-turn lanes and one through lane w/ shared right turn on all four approaches of intersection of Polk & Shields. All way stop to remain.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Construct eastbound and westbound left-turn lanes on Shields Ave. Existing all way stop control to remain.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Signalize intersection of Valentine/Shields w/ protected left-turn phasing & identified lane configurations.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Signalize intersection of Grantland/Ashlan w/ protected left-turn phasing & identified lane configurations.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Signalize intersection of Bryan/Ashlan w/ protected left-turn phasing. Existing lane configurations to remain.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Signalize intersection of Hayes/Ashlan w/ protected left-turn phasing & identified lane configurations		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Signalize intersection of Polk/Ashlan w/ protected left-turn phasing & identified lane configurations.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Optimize traffic signal timing at intersection of Cornelia/Ashlan. Restripe southbound left-turn lane to provide storage length of 325 feet.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Signalize intersection of Grantland/Shaw w/ protected left-turn phasing & identified lane configurations		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Signalize intersection of Bryan/Shaw w/ protected left-turn phasing & identified lane configurations.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Widen intersection of Hayes/Shaw w/ eastbound right-turn and westbound left-turn. Current one-way stop control to be maintained.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Install left-turn lanes at Grantland/Bryan Aves		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Install left-turn lanes at Bryan/Hayes Aves		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Ashlan Ave.: Dedicate and construct with median and two through lanes in each direction between Polk & Cornelia Aves.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Shields Ave.: Dedicate and construct with two-way left-turn lane and one through lane in each direction between Brawley & Valentine.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Develop school route plan with Central Unified at each phase of development.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Shaw Ave.: Dedicate and construct 2 eastbound travel lanes and 2 westbound travel lanes, a raised concrete median island from Polk to Hayes and 250' left turn pockets on major intersections.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Ashlan Ave.: Dedicate and construct 2 eastbound travel lanes and 2 westbound travel lanes, a raised concrete median island from Grantland to Polk in addition of the widening of Ashlan from Polk to Cornelia and 250' left turn pockets on major intersections.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Garfield Ave.: dedicate and construct 1 northbound travel lane and 1 southbound travel lane, a center 2-way left turn lane from Ashlan to Shaw and stripe 200' left turn pockets at major intersections		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
	Garfield Ave.: construct 150' westbound left turn pocket from Shaw to Garfield.		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.

	Install all-way stop at the intersection of Ashlan/Garfield		Required at 648 units (+) 6.99 acres of commercial north of Ashlan Ave.
		Installation of a traffic signal and a protected left turn phasing at Grantland and the Shields & identified lane configurations.	Required at 650 units
		Construct Veterans Blvd from Gettysburg to Shaw including 1 lane in each direction, shoulders, and median island.	Required at 650 units
	Signalize intersection of Grantland/Dakota Aves including left-turn pockets on each approach and a southbound right-turn pocket.		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Widen intersection of Ashlan/Blythe Aves for a second westbound left-turn lane.		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Shaw Ave.: Dedicate and construct 2 eastbound travel lanes and 2 westbound travel lanes, a raised concrete median island from Hayes to Bryan and 250' left turn pockets at all major intersections.		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Garfield Ave.: dedicate and construct 1 northbound travel lane and 1 southbound travel lane, a center 2-way left turn lane from Ashlan to Dakota and stripe 200' left turn pockets at major intersections.		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Install all-way stop at the intersection of Garfield/Dakota		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Grantland Ave.: Dedicate and construct 3 southbound travel lanes and 1 northbound travel lane, a raised concrete median island from Ashlan to Dakota and construct median w/ 250' left-turn pockets at all major intersections.		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Veterans Blvd.: Dedicate and construct 1 northbound and 1 southbound travel lane, a raised concrete median island from Gettysburg to Shaw, and construct median w/ 250' left-turn pockets at all major intersections.		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Grantland-Gettysburg Diagonal: (1) Dedicate and construct 1 travel lane for each direction, and a center two-way left-turn lane from Veterans north of Gettysburg to Gettysburg Ave at Bryan Avenue. Stripe 200' left turn pockets at all major intersections. (2) Dedicate and construct 1 northbound and 1 southbound, and a raised concrete median island from Veterans to Shaw, and construct median w/ 250' left-turn pockets at all major intersections. (3) Dedicate and construct a cul-de-sac at south end of the existing segment of Grantland Ave where Veterans Blvd joins Grantland Ave, in conjunction with construction of Veterans Blvd and the Grantland-Gettysburg diagonal connections.		Required at 1,020 units & 6.99 acres of commercial north of Dakota Ave.
	Signalize the intersection of Grantland/Shields Aves., including widening for left-turn pockets on each approach.		Required at 1,757 units & 6.99 acres of commercial north of Dakota Ave.
	Shaw Ave.: Dedicate and construct 2 eastbound and 2 westbound travel lanes, and construct concrete median island from Grantland to Bryan. Construct 250' westbound left-turn pocket at Grantland. Construct 250' westbound left-turn pocket to accommodate dual left-turn lanes at Veterans Blvd. Construct a 150' eastbound right-turn pocket at Veterans Blvd and Bryan Avenue. Construct 250' left turn pockets at all major intersections.		Required at 1,757 units & 6.99 acres of commercial north of Dakota Ave.
	Construct all EIR traffic mitigation measures not previously constructed with earlier phases, consistent with the 2021 Build-out or 2030 Build-Out scenario as applicable per EIR.		Required with balance of development covered by EIR and not developed with previous phases.
	Shields Ave.: Dedicate and construct 1 eastbound and 1 westbound travel lane, and a center two-way left turn lane from Garfield to Hayes Aves. Stripe 200' left-turn pockets at all major intersections.		Required with balance of development covered by EIR and not developed with previous phases.
	Garfield Ave.: Dedicate and construct 1 northbound and 1 southbound travel lane, and a center two-way left-turn lane from Dakota to Shields. Stripe 200' left turn pockets at all major intersections.		Required with balance of development covered by EIR and not developed with previous phases.
	Install an all-way stop at intersection of Garfield/Shields Aves.		Required with balance of development covered by EIR and not developed with previous phases.

	Grantland Ave.: Dedicate and construct 3 southbound travel lanes and 1 northbound travel lane, a a raised concrete median island from Dakota to Shields Aves., and construct median w/ 250' left-turn pockets at all major intersections.		Required with balance of development covered by EIR and not developed with previous phases.
	Dakota Ave.: Dedicate and construct 1 eastbound and 1 westbound travel lane and a center two-way left-turn lane from Grantland to Hayes. Stripe 200' left-turn pockets at all major intersections.		Required with balance of development covered by EIR and not developed with previous phases.