

AGENDA ITEM NO. 1 A
COUNCIL MEETING 01/12/2012
APPROVED BY


DEPARTMENT DIRECTOR

CITY MANAGER

January 12, 2012

FROM: PATRICK N. WIEMILLER, Director
Public Works Department

BY: SCOTT L. MOZIER, PE, City Engineer and Assistant Director
Public Works Department, Traffic and Engineering Services Division 

SUBJECT: ADOPT A RESOLUTION OF INTENTION TO VACATE PORTIONS OF "F" AND "G" STREETS NORTHWEST OF SANTA CLARA STREET AND A PORTION OF SANTA CLARA STREET BETWEEN "F" AND "G" (LOCATED IN COUNCIL DISTRICT NO. 3)

RECOMMENDATION

Recommend the Council adopt Resolution of Intention No. 1090-D for the proposed vacation of portions of "F" and "G" Streets northwest of Santa Clara Street and a portion of Santa Clara Street between "F" and "G" Streets and set the required public hearing at 10:00 a.m. on February 2, 2012.

EXECUTIVE SUMMARY

The Penstar Group is requesting the vacation of a four foot wide strip of public street easement along the northeasterly side of "F" Street and along the southwesterly side of "G" Street, both northwest of Santa Clara Street and along the northwesterly side of Santa Clara Street between "F" and "G" Streets as shown on Exhibit "A" of the attached Resolution of Intention. The purpose of the proposed vacation is to eliminate this four foot strip of public street right-of-way so that it can be incorporated into the development of the adjacent property in accordance to Conditional Use Permit No. C-10-085.

BACKGROUND

The Penstar Group is requesting the vacation of a four foot wide strip of public street easement along the northeasterly side of "F" Street and along the southwesterly side of "G" Street, both northwest of Santa Clara Street and along the northwesterly side of Santa Clara Street between "F" and "G" Streets as shown on Exhibit "A" of the attached Resolution of Intention. The existing distance between the curb and the street right-of-way lines is now 14 feet and the proposed vacation would result in a distance of 10 feet between the curb and the proposed street right-of-way line. The purpose of the proposed vacation is to eliminate this four foot strip of public street right-of-way so that it can be incorporated into the development of the adjacent property in accordance to Conditional Use Permit (CUP) No. C-10-085. The development proposed for CUP No. C-10-085 is a three story mixed use 93-unit single room occupancy development called Chinatown Sanctuary Gardens comprised of nine buildings totaling 40,480 square feet.

The Traffic and Engineering Services Division, other City departments and utility agencies have reviewed this proposal and determined that the right-of-way proposed for vacation is unnecessary for present or prospective public street purposes subject to the reservation of a public utility easement over a portion of the area to be vacated as shown on Exhibit "B" of the attached Resolution of Intention.

REPORT TO THE CITY COUNCIL

Adopt Resolution of Intention to Vacate Portions of "F", "G" & Santa Clara Streets

January 5, 2012

Page 2

During the February 2, 2012 hearing the Council will also consider adopting the Addendum to EA-10-085, a Finding of Conformity with Master Environmental Impact Report (MEIR) No. 10130 for Environmental Assessment No. EA-10-085, and the Finding of Conformity with Master Environmental Impact Report (MEIR) No. 10130 for Environmental Assessment No. EA-10-085 as amended by the Addendum to EA-10-085.

The City Attorney's Office has approved the attached Resolution of Intention as to form.

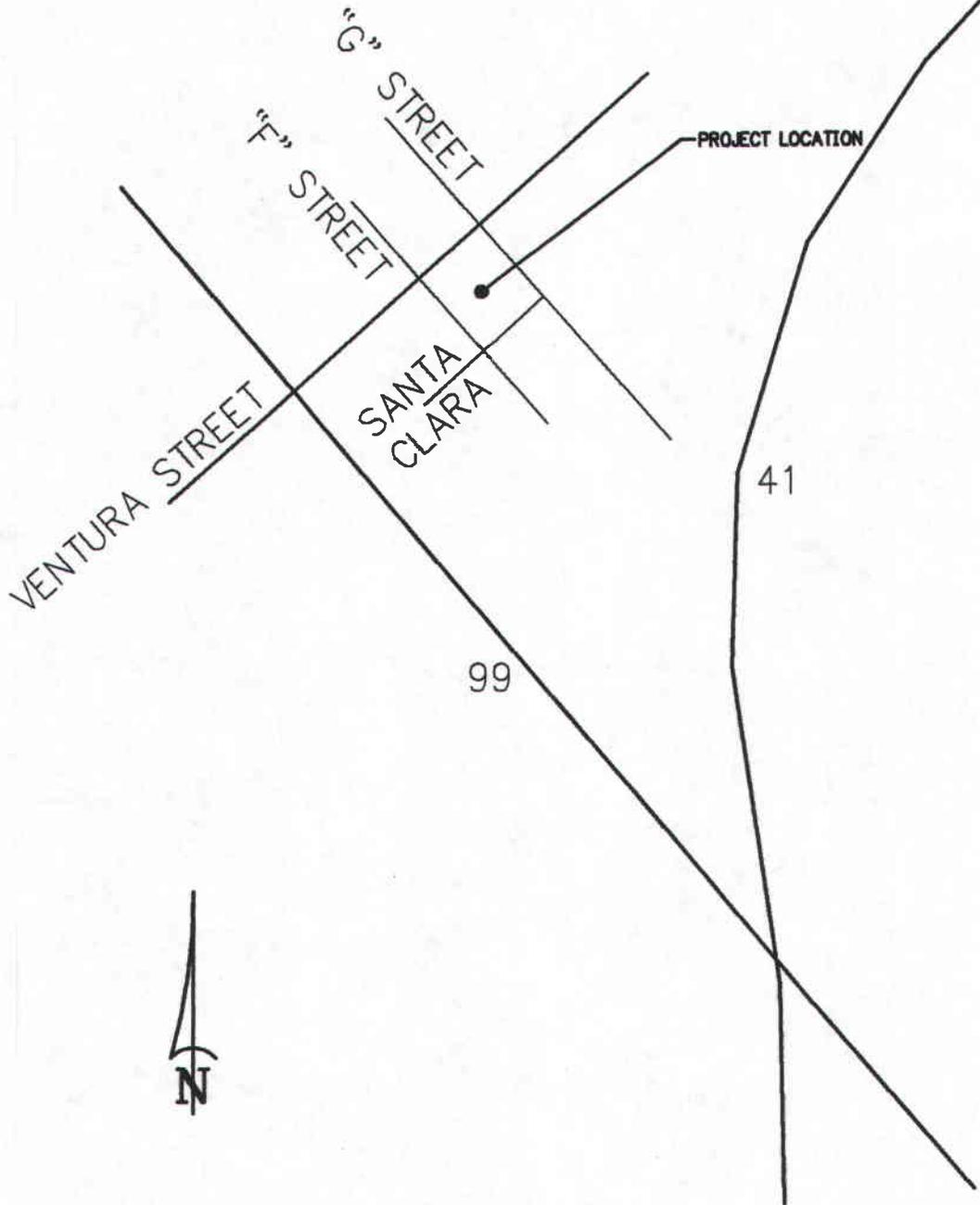
The vacation, if approved by the Council at the public hearing, will become effective when the vacating Resolution is recorded in the office of the Fresno County Recorder.

FISCAL IMPACT

There will be no impact to the City's General Fund.

- Attachments:**
1. Vicinity Map
 2. Addendum to Environmental Assessment (EA) No. EA-10-085 and EA-10-085
 3. Resolution of Intention No. 1090-D

P.W. File No. 11609



REVISED 08/08/11 MGG
 PLOT VIEW: VICINITY
 AUTOCAD ID: 10087.DWG

ATTACHMENT 1 (VICINITY MAP)

OF A PORTION OF THE MAP OF THE TOWN OF
 FRESNO, RECORDED IN BOOK 1, PAGE 2 OF MAPS,
 FRESNO COUNTY RECORDS

PREPARED FOR

THE PENSTAR GROUP

R.W.GREENWOOD ASSOCIATES, INC.

CIVIL ENGINEERING - LAND SURVEYING

2558 E. OLIVE AVE. - FRESNO, CALIFORNIA 93701 - Tel. (559) 268-7831

W.O. No. E-10087 SEPTEMBER 2010

Notes by _____

F.B. No. _____ Pg. _____

Dr. by PWL

Checked by _____

Drawing No. _____

Sheet 1 of 1

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT-
FINDING OF CONFORMITY / MEIR NO. 10130/MND FOR PLAN AMENDMENT A-09-02
(AIR QUALITY MND)
ADDENDUM TO EA-10-085**

<p>Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan</p>	<p style="text-align: center;">DATE RECEIVED FOR FILING:</p> <p style="text-align: center;">N/A</p>
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<p>Applicant: The Penstar Group 855 m Street, Suite 1110 Fresno, CA 93721</p>	<p>Initial Study Prepared By: Planner: Sophia Pagoulatos Date: May 14, 2010</p> <p>Addendum Prepared By: Planner: Sophia Pagoulatos Date: December 1, 2011</p>
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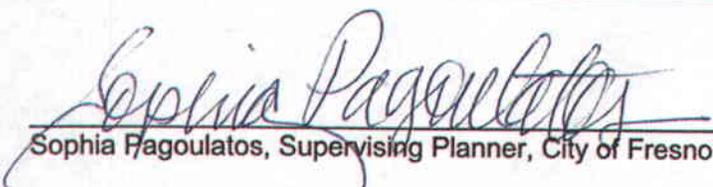
<p>Environmental Assessment Number: C-10-085 Application No. C-10-085</p>	<p>Project Location (including APN): 512 and portion of 518 F Street; portion of 503 G Street, City and County of Fresno, California</p> <p>APN 467-082-03, and portions of 467-082-04 and -20</p>
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Project Description:

EA No. C-10-085, adopted on June 4, 2010 related to a single room occupancy development located on Santa Clara Avenue between F and G Streets now incorporates the following addendum to the project description, which is a minor technical change and which does not trigger any conditions described in CEQA Section 15162:

Vacation of the northeasterly 4 feet of "F" Street and the southwesterly 4 feet of "G" Street from Santa Clara Street to 100 feet northwest and the northwesterly 4 feet of Santa Clara Street between "F" and "G" Streets

All other aspects of the project are within the scope of the original EA No. C-10-085.


Sophia Pagoulatos, Supervising Planner, City of Fresno

Date

Attachments: EA No. C-10-085

<p align="center">CITY OF FRESNO</p> <p align="center">NOTICE OF INTENT TO ADOPT A FINDING OF CONFORMITY</p>	<p>Filed with: FILED</p> <p align="center">MAY 14 2010</p> <p align="center">FRESNO COUNTY CLERK By <u><i>Debra M. Lopez</i></u> DEPUTY</p> <p align="center">FRESNO COUNTY CLERK 2221 Kern Street, Fresno, CA 93721</p>
<p>Project Title: Conditional Use Permit C-10-085 for Chinatown Sanctuary Gardens</p> <p>APNs 467-082-03, and portions of 467-082-04 and -20)</p>	
<p>APPLICANT:</p> <p>The Penstar Group 855 M Street, Suite 1110 Fresno, CA 93721</p>	
<p>PROJECT LOCATION:</p> <p>512 and portion of 518 F Street; portion of 503 G Street; Fresno City and County, CA 93706 On the north side of Santa Clara Street between F and G Streets Site Latitude: 36° 43 '32" N Longitude and -119° 47' 22" W</p>	
<p>PROJECT DESCRIPTION: Conditional Use Permit Application No. C-10-085 proposes the construction of a 3-story, mixed use (multiple family and commercial office) 93-unit single room occupancy development—Chinatown Sanctuary Gardens—comprised of 9 buildings totaling 40,840 square feet. The development will be fenced and gated with 24-hour security and on-site management. Parking area will be provided for 12 cars and 15 bike stalls. The project will include all required on- off-site public facility improvements necessary to serve the project, and possible vacation of the alley between F and G Streets. An expanded project description is included in the Initial Study.</p>	
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is fully within the scope of the Master Environmental Impact Report No. 10130 (MEIR) prepared for the 2025 Fresno General Plan (SCH # 2001071097) and Mitigated Negative Declaration prepared for Plan Amendment No. A-09-02 (SCH # 2009051016) (Air Quality MND). Therefore, the Planning and Development Department proposes to adopt a Finding of Conformity for this project.</p> <p>With the mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR or Air Quality MND. After conducting a review of the adequacy of the MEIR and Air Quality MND pursuant to Public Resources Code, Section 21157.6(b)(1), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and the Air Quality MND was adopted 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 and the Air Quality MND was adopted, 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</p>	

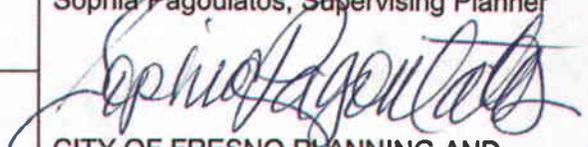
waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR, Air Quality MND, proposed environmental finding and the initial study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604. Please contact Sophia Pagoulatos at (559) 621-8062 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 June 15, 2010. Please direct comments to Sophia Pagoulatos, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721-3604; or by email to Sophia.Pagoulatos@Fresno.gov; or comments can be sent by facsimile to (559) 498-1026.

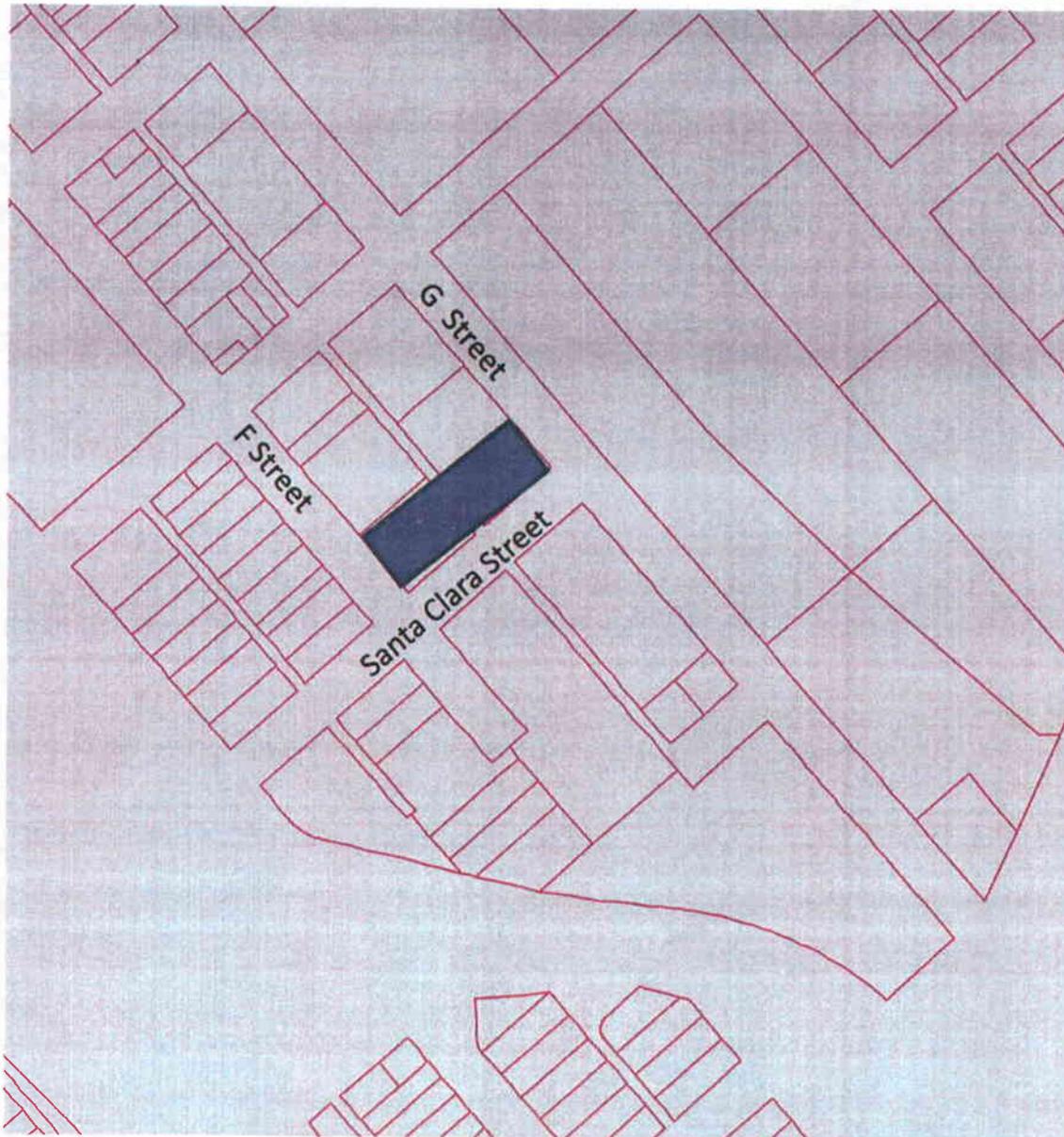
INITIAL STUDY PREPARED BY:
Sophia Pagoulatos, Supervising Planner

SUBMITTED BY:
Sophia Pagoulatos, Supervising Planner



CITY OF FRESNO PLANNING AND
DEVELOPMENT DEPARTMENT

DATE: May 14, 2010



Subject Property

VICINITY MAP

PLANNING AND DEVELOPMENT DEPARTMENT

**CONDITINAL USE PERMIT
APPLICATION NO. C-10-085**



Not To Scale

PROPERTY ADDRESS

APN: 467-082-03 and portions of 467-082-04
and -20

Zone District: C-M (*Commercial and Light
Manufacturing*) and M-1 (*Light Manufacturing*)

512 and portion of 518 F Street; portion of 503 G Street;.

By: S. Pagoulatos, May 14, 2010

**MODIFIED APPENDIX G TO ANALYZE
SUBSEQUENT PROJECT IDENTIFIED IN MEIR NO. 10130/MND FOR PLAN
AMENDMENT A-09-02 (AIR QUALITY MND)/INITIAL STUDY**

Environmental Checklist Form

1. **Project Title:** Conditional Use Permit C-10-085 for Chinatown Sanctuary Gardens
2. **Lead Agency Name and Address:**

City of Fresno
Planning & Development Department
2600 Fresno Street
Fresno, CA 93721
3. **Contact Person and Phone Number:**
Sophia Pagoulatos, Supervising Planner
(559) 621-8062
4. **Project Location:**

512 and portion of 518 F Street; portion of 503 G Street, City and County of Fresno, California
(APN 467-082-03, and portions of 467-082-04 and -20)
5. **Project Sponsor's Name and Address:**

The Penstar Group
Scott Anderson
855 M Street, Suite 1110
Fresno, CA 93721
6. **General Plan Designation:** Mixed Use Level 2
7. **Zoning:**

APNs 467-082-03, and -04: C-M (*Commercial and Light Manufacturing District*)
APN 467-082-20: M-1 (*Light Manufacturing District*)
8. **Description of Project:** Conditional Use Permit C-10-085 pertains to approximately 0.70 acres of property located on the north side of Santa Clara Street between F and G Streets in the Chinatown Expanded Redevelopment Area. The application proposes the construction of a 3-story, mixed use (multiple family and commercial office) 93-unit single room occupancy development—Chinatown Sanctuary Gardens—comprised of 9 buildings totaling 40,840 square feet. A conditional use permit is required for all mixed use projects proposed in the C-M (*Commercial and Light Manufacturing*) or M-1(*Light Manufacturing*) zone districts within the boundaries of the Central Area Community Plan.

Residential Summary:

Dwelling Unit Type: Efficiency Unit, 340 square feet (SF)

Ground Floor: 21 units (incl. manager)
Second Floor: 36 units (incl. manager)
Third Floor: 36 units
TOTAL 93 units @ approx. 32,000 SF

Non-Residential/Common Area Summary:

Common Room, Manager's Office:	1,200 square feet (SF)
Supportive Services Offices:	1,700 SF
Laundry:	340 SF
Miscellaneous:	1,000 SF
Covered walks and corridors:	2,600 SF
<u>Misc. Building Support Areas:</u>	<u>2,000 SF</u>
TOTAL:	8,840 SF

Operations:

The development will be fenced and gated with 24-hour security and on-site management. Supportive services will be provided from the supportive services offices Monday through Friday from 7:00 am to 7:00 pm. The number of on-site employees is estimated to be seven (7): two (2) working in housing management and five (5) working in supportive services.

Parking:

Parking area will be provided for 12 cars and 15 bike stalls. Target population will not have cars, as program qualifications include asset limitations. Therefore vehicular parking is designed to accommodate staff, service providers, and visitors.

Building Design:

The proposed structures will be constructed on a concrete slab foundation with a wood frame and stucco exterior. Metal and masonry decorative siding will also be constructed on the exterior for cosmetic purposes. Building design will be consistent with City of Fresno Noise Attenuation Design Guidelines.

All residences within the proposed project shall be served by a heating/ventilation/air conditioning (HVAC) system and high performance panel filter capable of achieving removal efficiencies for PM 2.5 of at least 80 percent (Minimum Performance Reporting Value – MERV- of 16). This HVAC system and related MERV rated filters will be maintained according to manufacturer's instructions.

Site Design:

The nine proposed buildings are arranged around the perimeter of the site to provide a secure, noise-protected courtyard area which includes gardens on the northeast portion and parking on the southwest portion. Various landscape features are incorporated, including planters at various elevations, vertical shades with climbing vines, and various features of the building that include landscaping. Both on-site trees and street trees are incorporated into the landscape plans.

Site Stewardship:

Prior to any ground disturbing activities the developers will contact the City of Fresno's Historic Preservation Project Manager and will arrange to have a qualified archaeologist who meets the Secretary of Interior's Professional Qualifications initiate a study pursuant to the current protocols developed by the State of California's Office of Historic Preservation. This protocol, in

short, includes additional research and potential sub-surface testing and/or ground penetrating radar and possible data retrieval.

Off-site Improvements

The project will include all required on- off-site public facility improvements necessary to serve the project, and possible vacation of the alley between F and G Streets.

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

	Planned Land Use	Existing Zoning	Existing Land Use
North	Residential Medium High Density	C-M <i>Commercial and Light Manufacturing District</i> M-1 <i>Light Manufacturing District</i>	Kerr Rug Warehouse Facility
South	Residential Medium High Density	C-M <i>Commercial and Light Manufacturing District</i> M-1 <i>Light Manufacturing District</i>	Poverello House Homeless Shelter
East	Residential Medium High Density	M-2 General Industrial District	Vacant
West	Residential Medium High Density	C-M <i>Commercial and Light Manufacturing District</i>	Single family dwelling

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

Fresno Metropolitan Flood Control District
San Joaquin Valley Air Pollution Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and CEQA Guidelines 15177(b)(2), the purpose of this MEIR initial study is to analyze whether the subsequent project was described in the Master Environmental Impact Report No. 10130 and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in MEIR No. 10130 ("MEIR") or the Mitigated Negative Declaration prepared for Plan Amendment A-09-02 to amend the Air Quality Element of the 2025 Fresno General Plan (SCH # 2009051016) ("Air Quality MND").

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.

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

outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
11. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 proposed project would not have any effect on a scenic vista, as no scenic vista is visible from or located in the project vicinity. The project would not impact scenic resources, as it is proposed on an infill site in an urbanized area. Additionally, no scenic highway is located in the project vicinity. The proposed project would not degrade the existing visual character or quality of the site and its surroundings, as the project location is a mixed use area in transition, with no notable scenic or aesthetic qualities and a significant amount of vacant property. The project area includes office and industrial uses, as well as a homeless shelter and some single family residences. The area is slated for redevelopment. There is no dominant or intact development form or pattern on the block in which the project is proposed. The project is proposed to be 3 stories or 39 feet in height, with one tower element proposed at approximately 42 feet in height. Heights in the project vicinity are not uniform, and range from approximately 20 feet or less to upwards of 60 feet (water tower to the north and a tower on the Kerr Rug facility. Standard conditions of approval for the special permit require architectural compatibility with the surrounding neighborhood, and that any lighting be hooded and downward directed.

Therefore, the project will not result in any aesthetic impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | |
|--|--|--|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | X |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | X |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | | | X |

The proposed project is an infill site within an urbanized neighborhood that part of the original City of Fresno plat established in 1885. It is surrounded by urban uses and does not contain any farmland or forest land, nor is the land under a Williamson Act contract. Therefore, the project will not result in any farmland or forestry impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

III. **AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any 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

Impact Analysis. The MEIR prepared for the 2025 Fresno General Plan requires that the most current version of the URBEMIS computer model 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. The SJVAPCD, in its letter to the City of Fresno Planning and Development Department dated May 4, 2010, stated that "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. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality." Because the project qualifies for Small Project Analysis Level (SPAL) as defined in the 2002 Guide for Assessing and Mitigating Air Quality Impacts, emissions have been pre-calculated for a project of this size and determined to have no possibility of exceeding the significance thresholds. SPAL maximums for multiple family low rise apartments are 220 units and for a government office use is 23,000 square feet. The proposed project is well below these SPAL limits and therefore did not require a project specific URBEMIS model run to be conducted.

However, because the project is to be located in an area currently zoned for commercial and light industrial and use, a screening level analysis for potential risk of human exposure to toxic air contaminants (TACs) associated with heavy-duty trucks in the project vicinity was recommended by the SJVAPCD. It was further recommended that if the screening level analysis indicated a risk of greater than 10 in one million, a health risk assessment should be prepared. The design of the proposed project addresses this concern by including high performance MERV level 16-rated air filters be installed as part of the Heating/Ventillation/Air Conditioning (HVAC) system, which is what is typically recommended as a way to mitigate Toxic Air Contaminants. Since this feature is integrated into the project (see project description), no TAC-related impacts would result from the project.

In certifying MEIR No. 10130 for the 2025 Fresno General Plan, the City of Fresno adopted a Finding of Overriding Considerations for air quality, holding that generation of air pollutants is an unavoidable significant impact tributary to population growth and the urban development necessary to house and employ the increased population; acknowledging that, with present technology, it may not be feasible to mitigate these impacts below a level of significance (see attached Exhibit A for a summary of the MEIR's findings). This project's mitigation measures, together with the implementation of the "Reasonably Available Control Measures" (RACM), as listed in table VC-3 of MEIR No. 10130, is expected to help the city improve its overall air quality (see Exhibit D attached,

Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio n	Less Than Significant Impact	No Impact
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for the list of MEIR mitigation measures applicable to this project). Wider implementation of air quality mitigation measures, and adoption of new Rules to regulate additional human activities, is acknowledged to be needed to help the San Joaquin Valley air basin attain its air quality goals.

In conclusion, since the intensity of the proposed project was assumed in the 2025 General Plan, no additional significant impacts would result from the project that were not already analyzed in the MEIR and Air Quality MND.

IV. BIOLOGICAL RESOURCES -- Would the project:

- | | |
|--|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | X |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | X |

The site is a 0.7 acre site in an urbanized area and is devoid of all vegetation. The site does not serve as habitat for candidate, sensitive, or special status species nor would the project have a significant impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. There

Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio n	Less Than Significant Impact	No Impact
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are no wetlands on the site, nor would the project interfere with the movement of any native resident or migratory fish or wildlife species, established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. In addition, the project would not conflict with any ordinances protecting biological resources, such as a tree protection ordinance. The city's landscaping requirements require preservation of any trees previously required under the Fresno Municipal code; there are no such trees on site. The City of Fresno does not have a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the project will not result in any biological impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

V. CULTURAL RESOURCES -- Would the project:

- | | |
|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5? | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5? | X |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | X |

Site Chronology. The proposed project is located on the southern parcels of Block 55 of the City's parent grid, which was originally platted in 1873 by the Contract and Finance Company, a subsidiary of the Central Pacific Railroad which founded the City of Fresno. The subject parcel(s) are a block west of the rail corridor that was built through the region in 1872. The Sanborn Fire Insurance Map of 1888 does not include Block 55 and thus it may be assumed that there were no buildings on the site at that time. (A dense in-filled "Chinatown" is four blocks north). By 1898 the Sanborn depicts a blacksmith shop and a small dwelling on the northern end of the block; a one story building on the subject parcel is depicted as demolished. It should be noted, however, that the east side of G street by this date is well developed with several fruit packing companies including the Griffin and Skelley Company which included an elevated water storage tank.

Block 55 was in-filled by 1906. The subject parcel east of the alley is depicted as a "box storage yard," and was presumably owned and used by the Griffin and Skelley Company. North of the subject parcel on Block 55 are several small businesses and dwellings including a saloon and restaurant which included an outdoor "bowling alley." It is quite possible this was a bocce ball court. West of the alley on block 55 are several small one-story homes and outbuildings.

By 1918 the subject parcel east of the alley (block 55) had a 30,000 gallon sprinkler tank, 88 feet tall that was apparently owned by the fruit packers, the Griffin and Skelley Company who had over the years substantially enlarged their facilities on the east side of G Street. The tank is noted as the primary source of water for fire suppression for the Griffin Company buildings. The west side of the Block 55 alley has numerous single family residences and outbuildings.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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In 1935 a building permit was issued to the California Packing Corporation (501 G Street, lots 8-16, block 55) for an auto repair shop, box storage yard and a 35,000 gallon water tank. By 1948 these lots were still used as a Box Storage yard for the California Packing Corporation and a 90 foot water tank was depicted on the parcel, although west of the previous location. It is unknown whether the 1935 permit was for a new water tank, or was issued in order to relocate the one previously on site. Regardless, the dimensions and height of the water tank are close to that located on the parcel in 1918. The tank was noted as the primary source of water for the California Packing Corporation's fire suppression. Two single family homes remain across the alley facing F Street and in addition there are several one story and two-story residences or outbuildings along the alley.

Impact Analysis. There are no buildings today on the parcels although the 90 foot water tower (as previously discussed) is extant and is located immediately north of the current project boundary. The proposed project does not incorporate this feature nor are there plans to remove or demolish the water tank, which serves as a landmark for the neighborhood. Any future projects that may impact this resource will need to include an architectural survey to evaluate whether or not the water tank is eligible for the Local, California or National Registers and is thus a "historical resource" pursuant to CEQA. But since the proposed project does not cause a substantial adverse change in the significance of a historical resource pursuant to '15064.5, any impacts to historical resources are considered less than significant.

Although there are no above ground resources on the subject parcels it may be assumed that there are sub-surface resources, particularly so for the parcel(s) west of the alley that once included early residences and outbuildings. The project itself includes the city's recommended protocol for avoiding any substantial adverse change in the significance of an archaeological resource pursuant to '15064.5, therefore impacts to archaeological resources are less than significant.

VI. GEOLOGY AND SOILS -- Would the project:

- | | |
|--|---|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | X |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | X |
| ii) Strong seismic ground shaking? | X |
| iii) Seismic-related ground failure, including liquefaction? | X |
| iv) Landslides? | X |
| b) Result in substantial soil erosion or the loss of topsoil? | X |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | X |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

X

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

X

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. As noted below, this project is not in the dam failure inundation area for that river.

Fresno is classified 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 Planning and Development Department as may be applicable to building modification and rehabilitation projects.

There are no geologic hazards or unstable soil conditions known to exist on the project site, nor are there any apparent unique or significant land forms such as vernal pools. The subject property is on level terrain and does not have expansive clay or soils with high erosion potential. Despite long-term overdrafting of groundwater that has lowered the static groundwater level under Fresno by as much as 100 feet over the past century, surface subsidence has not been noted in the vicinity of the city.

Development of this property requires compliance with grading and drainage standards of the City of Fresno, Fresno Metropolitan Flood Control District, and Fresno Irrigation District. Therefore, with adherence to the above standards and project conditions, the project will not result in any soils or geology-related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Greenhouse gas emissions impacts associated with a development of this type would normally be generated by vehicular trips. The project is estimated to generate 50 average daily trips and approximately 5 peak hour trips, which is not considered significant by 2025 Fresno General Plan MEIR standards (100 peak hour trips is the threshold requiring a traffic study). In addition, the San Joaquin Valley Air Pollution Control District, in its letter dated May 4, 2010 (see Exhibit A), did not cite any potential impacts related to vehicle trips generated by the project. In addition, the project is subject to Indirect Source Review, which will result in further reduction of emissions.

Since the intensity proposed for the project was assumed in the 2025 General Plan, no additional significant impacts would result from the project that were not already analyzed in the MEIR and Air Quality MND. It should be noted that the Air Quality MND incorporated an analysis and mitigation measures related to greenhouse gas emissions; the proposed project falls within the scope of this analysis and any applicable mitigation measures from the MND are applied to the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS --

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

X

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

X

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

X

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

X

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

X

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

X

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

X

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

X

The project will not generate or use hazardous materials, is not in an airport hazard zone, is not near any wildland fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans. Therefore, the project will not result in any hazards-related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?

X

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?

X

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

X

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

X

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water 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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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

Mitigation measures for the Fresno 2025 General Plan MEIR require that projects estimate future water demand. The applicant will be required to submit a water demand study as part of the building permit process.

MEIR mitigation measures further require participation in the development of groundwater recharge in an amount equal to the project's estimated water consumption. Alternative measures to satisfy this requirement include paying 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, which provide significant opportunity to recharge groundwater with collected storm water run-off and surface water obtained from the Fresno Irrigation District and United States Bureau of Reclamation.

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.

When development permits are issued, the subject property will be required to contribute to the completion of the Fresno Metropolitan Flood Control District's master planned storm drainage facilities, and to preserve the patency of irrigation canals and pipelines for delivering surface water to recharge/percolation basins. Fees to support expansions and service enhancements of the City's water utility, including recharge activities, are also imposed as conditions of approval for special permits.

In order to protect surface and groundwater, project conditions require that storm water pollution prevention measures and a stormwater discharge permit shall be obtained from Regional Water Quality Control Board for any grading construction at the project location.

The subject property does not appear to have any extant water wells or on-site waste (septic) disposal systems. However project conditions require that any pre-existing domestic or agricultural water wells and/or waste (septic) disposal systems that may be on the site 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.

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. Subsequent special permits for multi-family development will be required to install sewer 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.

The attached letter from Fresno Metropolitan Flood Control District dated May 14, 2010 (see Exhibit C) notes that:

The property does not appear to be located within a flood prone area.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio n	Less Than Significant Impact	No Impact
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The property is north of the hazard area depicted on the dam failure inundation map for Pine Flat Dam and south of the hazard area depicted on the dam failure map for Friant Dam. There are no oceans or lakes in or near the City of Fresno, so tsunamis and seiches are not possible.

Therefore, with project conditions imposed, the project will not result in any hydrology or water-related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

X. LAND USE AND PLANNING -- Would the project:

- | | |
|---|---|
| a) Physically divide an established community? | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | X |

The project consists of a conditional use permit application to facilitate the development of a mixed-use 93-unit single-room-occupancy facility on an existing vacant property. The project is located in the southernmost portion of the Chinatown Redevelopment Area, and within a sub-area identified in the Central Area Community Plan as the Social Service Area. The proposed project is located just north of the Poverello House, which provides emergency shelter and various social services. The remainder of the surrounding area contains scattered industrial and single family uses in addition to vacant property, and does not have the character of a consolidated neighborhood.

No pedestrian or vehicular circulation would be obstructed by the development. The alley between F and G Streets may be vacated or closed, however F and G Streets provide alternative connections in very close proximity to the alley, and these streets will remain open.

The development is consistent in scale and type with the existing development in the neighborhood. Its contemporary design relates both to the adjacent emergency shelter and the surrounding industrial buildings. While the proposed 3-story buildings would be taller than the shelter to the south and the single family residences to the west, the scale is in keeping with the industrial buildings and related tower elements in the immediate vicinity and also in keeping with mixed use development standards in the Fresno Municipal Code. No established community would be divided by this project.

The project is consistent with land use plans, policies and regulations for the area and would not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, the project will not result in any land use or planning impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 property is not located in an area designated for mineral resource preservation or recovery. Therefore, the project will not result in any mineral resource-related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The State Route 99 and the Union Pacific Railroad are the primary sources of noise in the project area. Residential development potentiated by this project would constitute a sensitive receptor. For residential land use, policy H-1-a of the 2025 Fresno General Plan Noise Element sets a 60 Ldn dB (and conditionally 65 Ldn dB) standard for outdoor activity areas and a 45 Ldn dB standard for interior spaces. The project is proposed in the Central Area, which encourages high density mixed use development. It should be noted that it is very common for downtowns to have more intense noise environments than the more suburban portions of the city. In this particular case, the effects of the noise are mitigated by the design of the project, which places all common open space in the interior courtyard which is surrounded on 75% of the perimeter by a 39-foot tall building mass and on the remaining 25% by a six foot block wall. In addition, the project will be consistent with the Noise Attenuation Guidelines enforced by the City of Fresno, which require building shell construction materials and techniques that ensure that the interior environment will meet the 45 Ldn dB standard.

The project site is 0.5 miles outside of the outermost land use restricted zone (the Traffic Pattern Zone) of the Fresno Chandler Airport and is therefore outside of any potential area that would be affected by airport noise.

Therefore, the project will not result in any noise-related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

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 |

While this project would provide for a potential increase in population at this individual site, the new population would still be within the limits of the 2025 Fresno General Plan population projection for the Central Area Plan Area. The population in the Central Area was estimated to be 14,919 in the year 2000, and was projected to grow to 27,764 by the year 2025, for a net increase of 12,845 persons, or 514 persons per year, on average. If population growth were uniform in the Central Area, according to these projections, the Central Area would have grown in population by 5,140 between the years 2000 and 2010, or by 1,658 dwelling units (at 3.1 persons per household). To date, the construction of dwelling units in the central area has been well below this limit, with constructed or approved units numbering below 500. Therefore the proposed project, with 93 total dwelling units (and projected population of 93 persons) would not exceed population thresholds for the Central Area.

The project would not displace any existing households on the site, which is currently vacant. Therefore, the project will not result in any population or housing impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 |
| Schools? | X |
| Parks? | X |
| Other public facilities? | X |

The entitlement for this project has been conditioned upon approval by the Fresno Fire Protection Bureau; City of Fresno Department of Public Utilities (to ensure fire suppression water flow as well as utility service); City of Fresno Department of Public Works (to ensure adequate access for emergency response and emergency egress); Fresno Metropolitan Flood Control District (to ensure adequate drainage and flood control); Fresno Irrigation District (to ensure continued patency of irrigation canals).

The project will be required to pay development impact fees for transportation facilities, firefighting, police, drainage/flood control, parks, and Fresno Unified School District, as well as development fees adopted in September and imposed County-wide (in incorporated as well as unincorporated areas) to support libraries, the justice system, and other County services. Project conditions for the entitlement incorporate design measures that also ensure adequate public services. Therefore, with project conditions imposed, the project will not result in any public service impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

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 | X |

Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio n	Less Than Significant Impact	No Impact
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the environment?

As noted above, entitlement requires payment of park impact fees to support construction of park facilities. One park is located within ½ mile of the proposed development (Frank H. Ball Park). Therefore, with project conditions imposed, the project will not result in any recreation-related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

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 |
| 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 proposed project is located at the intersection of two local streets and a collector. Santa Clara and F Streets are the local streets, and G Street is a collector. According to the Traffic Engineering Division of the Public Works Department, all of these streets currently operate well within acceptable levels. General plan policy and MEIR mitigation measures require that a traffic impact study be completed for any project that would generate 100 or more peak hour trips. Such a study was not required for the proposed project, as average daily trips were calculated at 50 and peak hour trips could be estimated at approximately 10% of this, or 5. This quantity of trips is considered to be well within the capacity of the surrounding roadways, according to the Public Works Traffic

Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio n	Less Than Significant Impact	No Impact
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Engineering Division, in its memo dated April 22, 2010 (attached as Exhibit D).

MEIR mitigation measures and entitlement conditions of approval will require adherence to City standards for roadway construction, including geometrics (lane curvature and turning radii), number and widths of travel and turn lanes, signalization and signage, bikeways, sidewalks, trails, and bus turnouts. All special permit applications will be reviewed and conditioned by the Fresno Fire Protection Bureau to ensure adequate emergency access at all phases of construction and occupancy. The City's Planning and Development Department will apply appropriate conditions for numbers of on-site parking spaces and bike rack slots, and the Public Works Department will ensure that parking areas for the planned multi-family development shall comply with the City of Fresno Parking Manual.

Therefore, with project conditions imposed, the project will not result in any transportation or traffic-related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- | | |
|---|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | X |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | X |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | X |

No treatment plant capacity enhancements would be required for development potentiated by this project. As noted previously, future development permit conditions will include connections to public water and sewer

Potentially Significant Impact	Less Than Significant with Mitigation Incorporatio n	Less Than Significant Impact	No Impact
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systems; installation and funding of drainage facilities; and payment of impact fees to provide for planned incremental buildout of planned utility infrastructure networks.

Conditions of approval for subsequent special permits will also include measures for properly storing solid waste on the site to allow for safe trash truck pickup and minimize littering, and for segregating solid waste to maximize recycling to continue the City's compliance with State solid waste diversion laws (Fresno currently has the highest rate of solid waste recycling/landfill diversion among large cities in the United States). Landfill capacity serving the City, at the American Avenue Landfill operated by Fresno County, is adequate for the foreseeable future.

Therefore, with project conditions imposed, the project will not result in any utility or service system related impacts beyond those analyzed in the Fresno 2025 General Plan MEIR and Air Quality MND.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

X

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

X

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

X

As noted in preceding sections of this Initial Study, development of the site would not adversely impact habitat of any listed native species. There is no evidence in the record to indicate that the increment of environmental impacts that would be potentiated 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. This project is fully consistent with policies of the 2025 Fresno General Plan, the 2008-2013 City of Fresno Housing Element, and the Bullard Area Community Plan to provide or increase densities in order to accommodate Fresno's population while limiting consumption of agricultural land, vehicle miles traveled, and vehicle trips.

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project, as identified in the MEIR pursuant to Section 21157(b)(2) of the Public

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Resources Code and CEQA Guidelines Section 15177, falls within the scope of a MEIR, provided that the project does not cause additional significant impacts on the environment that were not previously examined by the MEIR and the Air Quality MND.

Relative to this specific project proposal, the environmental impacts noted in the MEIR and the Air Quality MND, pursuant to the 2025 Fresno General Plan land use designation, include impacts associated with the medium high density residential planned land use designation specified for the subject property. Based on this Initial Study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in MEIR No. 10130 because its, location, land use designation and permissible densities and intensities are set forth in Figure I-1 of MEIR No. 10130; (2) The proposed project is fully within the scope of the MEIR and Air Quality MND because it will not generate additional significant effects on the environment not previously examined and analyzed by the MEIR or Air Quality MND for the reasons set forth in the Initial Study; and there are no new or additional mitigation measures or alternatives required.

It has been further determined that all applicable mitigation measures of MEIR No. 10130 and the Air Quality MND have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Guidelines Section 15177(b)(3).

Technical Attachments:

- Exhibit A: Letter from the San Joaquin Valley Air Pollution Control District dated May 4, 2010
- Exhibit B: Cultural Resources Memorandum dated May 14, 2010
- Exhibit C: Fresno Metropolitan Flood Control District letter of requirements dated May 14, 2010
- Exhibit D: City Traffic Engineering letter with review comments and transportation-related conditions dated April 22, 2010

CAO033010



May 4, 2010

Sophia Pagoulatos
City of Fresno
Planning Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

**Agency Project: Conditional Use Permit C-10-085 – Chinatown Sanctuary Gardens
District CEQA Reference No: 20100251**

Dear Ms. Pagoulatos:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referral for the project referenced above. The project would allow the construction and operation of a 40,840 square foot, 3-story, mixed use (multi-family residential and commercial office) development in nine (9) buildings to be located at 512 "F" Street, in Fresno, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons per year NOx, 10 tons per year ROG, and 15 tons per year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have a less than significant impact on air quality.
2. The project is to be located in an area currently zoned for commercial and light manufacturing land uses and near a freeway and railroad tracks. To avoid potential land use conflicts arising from potential health risks to future tenants the District recommends a screening level analysis for potential risk associated with heavy-duty trucks allowed by the commercial and manufacturing land uses, the trains using the tracks located east of the project site, and any known stationary sources of toxic air contaminants in the project vicinity. If the screening level analysis indicates a risk of greater than 10 in one million, the District recommends the preparation of a health risk assessment (HRA). For more information regarding screening level analysis and HRAs, please contact Mr. Leland Villalvazo, Supervising Air Quality Specialist, by phone at (559) 230-6000 or by e-mail at hramodeler@valleyair.org.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95358-8718
Tel: (209) 557-6400 FAX: (209) 557-8475

Central Region (Main Office)
1900 E. Gettysburg Avenue
Fresno, CA 93728-0244
Tel: (559) 230-6000 FAX: (559) 230-8081

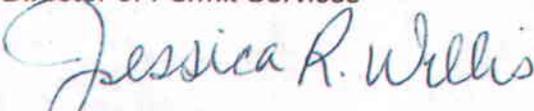
Southern Region
34948 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

3. Based on information provided to the District, at full build-out, the proposed project would exceed 50 residential dwelling units. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review). The District recommends that demonstration of compliance with District Rule 9510 (Indirect Source Review), before issuance of the first building permit for each project phase including payment of all applicable fees, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found on the District's website at: <http://www.valleyair.org/ISR/ISRHome.htm>.
4. The proposed project will be subject to District rules and regulations, including: 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). 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.
5. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Jessica Willis at (559) 230-5818.

Sincerely,

David Warner
Director of Permit Services



for Arnaud Marjollet
Permit Services Manager

DW:jw

Karana Hattersley-Drayton

To: Sophia Pagoulatos
Subject: Historic Review of C-10-085

Sophia- Thank you for the opportunity to review the Conditional Use Permit Application No C-10-085. The proposed project is for a 3-story mixed use complex to be located on .69 acres bounded by F and G Streets at Santa Clara Street at the south end of Chinatown.

I have reviewed building permits and the 1906, 1918 and 1948 Sanborn Fire Insurance Maps for the two parcels (512 F Street and 503 G Street). By 1906 there were four 1-story dwellings located on the F Street parcel. The G Street property was noted as a "Box Storage Yard" with no extant permanent structures.

By the 1918 Sanborn map what is now 512 F Street had been subdivided into two lots (addressed as 510 and 504 F) and there were minor additions and changes to the homes. The G Street property was still designated as a "Box Storage Yard" and there were two one story buildings for auto storage or repairs and one "Iron clad" linear storage building. In addition, located at the northeast corner of the parcel was a 88' tall 30,000 gallon sprinkler tank (Griffin and Skelley Company). A 1935 building permit was issued to the California Packing Corporation (for unknown work) with the use of the site noted as auto repair shop, box storage yard and 35,000 gallon tank.

By the 1948 Sanborn the tank had apparently been relocated to the northwest corner of the parcel. California Packing Corporation was listed as the occupant/owner and the use of the property was "box storage yard."

A water tower is extant on the property and is thus at least 60 years of age and possibly much older. It is a significant landmark for southwest Fresno.

The proposed project does not appear to include this tower. The tower is not currently a designated historic resource but, should there be any possibility of its demolition, it would need to be evaluated for possible designation to the Local Register of Historic Resources.

Due to the numerous former residences on the F Street portion of the proposed site, I recommend that the project include archaeological testing, thus beyond what would occur in a Phase I pedestrian survey. This block is part of the original City grid and we need to approach sub-surface resources pursuant to current State of California Office of Historic Preservation protocols.

My comments are predicated on the assumption that all funding is private or City funds, rather than federal. Should there be any federal funds or permits involved in this process, Section 106 of the National Historic Preservation Act will be invoked and a historic survey of the surrounding area will be required.

Please do not hesitate to contact me should you have questions and/or wish a list of appropriate archaeological personnel.

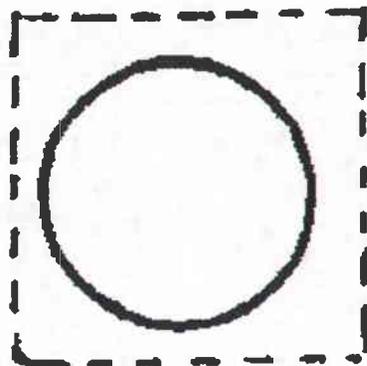
Karana



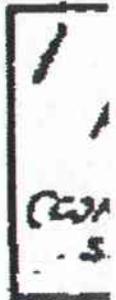
Karana Hattersley-Drayton, M.A.
Historic Preservation Project Manager
City of Fresno
(559) 621-8520

● U.H.

531
STN.
CONN.



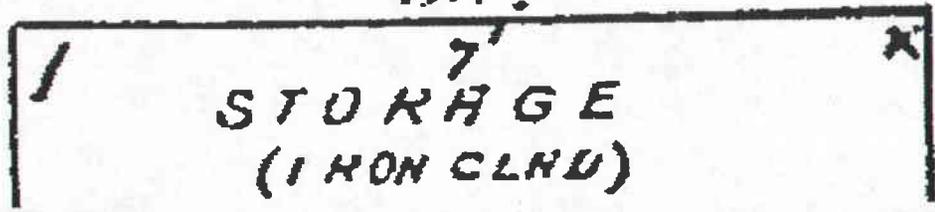
3000 GALLON
TANKER TR.,
ELEVATED 28
(GRIFIN & SKELLEY CO)



BOX STORAGE YARD

x

511 1/2



7'
STORAGE
(IRON CLAD)

550.10
II,

**CITY OF FRESNO - PLANNING AND DEVELOPMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
CONDITIONAL USE PERMIT APPLICATION NO. C-10-085**

F. M. F. CD

Return Completed Form to:

Sophia Pagoulatos
Development Services/Planning
Email: Routing@fresno.gov
Telephone: 559-621-8277
Planning & Development Department
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-10-085 was filed by Scott Anderson, The Penstar Group, representing Fresno Historic Chinatown, LLC, the Fresno Housing Authority, and Poverello House, and pertains to 0.69 acre of property bound by F and G Streets, and the northerly side of Santa Clara Street. The applicant proposes the construction of a 3-story, mixed use (multiple family and commercial office) development—Chinatown Sanctuary Gardens—comprised of 9 buildings totalling 40,840 square feet. The development will be fenced and gated with 24-hour security and on-site management. Parking area will be provided for 12 cars and 15 bike stalls. The property is in the C-M (Commercial and Light Manufacturing) and M-1 (Light Manufacturing) zone districts.

APN: 467-082-03 and 467-082-20 (portion) ZONING: C-M & M-1 ADDRESS: 512 F Street

DATE Routed: May 3, 2010

COMMENT DEADLINE: May 13, 2010

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

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

Refers to FMFCD Notice of Requirements for CUP 2010-085

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:

Mitzi MOLINA, ENG. II
Name and Title

(559) 456-3292
Telephone Number

5/14/10
Date

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

PUBLIC AGENCY

Kevin Fabino
Planning & Development Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721

DEVELOPER

SCOTT ANDERSON
THE PENSTAR GROUP
855 "M" STREET, SUITE 1110
FRESNO, CA 93721

PROJECT NO.	<u>2010-085</u>	PRELIMINARY FEE(S) (See below)	
DRAINAGE AREA	<u>" III " " - "</u>	DRAINAGE AREA	<u>" III " \$5,080.00</u>
DATE	<u>5/14/10</u>	DRAINAGE AREA	<u>" - " -</u>
APN	<u>467-082-03, 04 & 20</u>	TOTAL FEE	<u>\$5,080.00</u>
		ADDRESS	<u>512 F STREET</u>

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.

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 February 28, 20 11 based on the site plan submitted to the District on 05/03/10 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.

CUP

No. 2010-085

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

- 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.

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

1. a. Drainage from the site shall be directed to Santa Clara, F, and G Streets.
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1 // 2
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".
 None required.
3. The following final improvement plans shall be submitted to the District for review prior to final development approval:
 Grading Plan Storm Drain Plan Final Map
 Street Plan Water & Sewer Plan Other
4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno 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. Temporary service is available through existing facilities.
 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.)

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

- _____ Appears to be located within a 500 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District.
- X _____ Does not appear to be located within a flood prone area.
6. _____ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.
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, approved August 1999, (modified December 2002.) 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 to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
- b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office.) A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

CUP

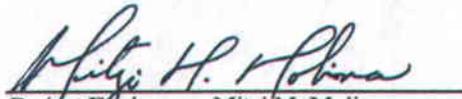
No. 2010-085

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

Page 4 of 4

- 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.


Gerald E. Lakeman
District Engineer


Project Engineer: Mitzi M. Molina

C: BRIAN LANE
KONING EIZENBERG
1454 25TH ST.
SANTA MONICA, CA 90404

OTHER REQUIREMENTS
EXHIBIT NO. 2

No surface run-off shall be directed towards the alley.

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.

Development No. CUP 2010-085

(4)



DATE: April 22, 2010

TO: Sophia Pagoulatos, Development Services/Planning
Planning and Development Department, Planning Division

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

SUBJECT: Conditions of Approval for C-10-085
APN: 467-082-03 and 467-082-20 portion
ADDRESS: 512 F Street

SITE PLAN REQUIREMENTS: This site plan is incomplete. Please provide the following information prior to Building Permits:

A. General Requirements

1. **Legend:** Provide line type and utility symbols
2. **Parcel of Record:** Provide legal description.
3. **Property Lines:** Identify and dimension existing and proposed property lines.
4. **Scope of work:** All items shall be listed as existing, proposed or future.

B. Offsite Information:

1. **Street Improvements:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), ADA ramps (provide radius), street lights (specify if wood or metal pole), traffic signals.
2. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, tree wells, etc.

C. Onsite Information:

1. **Parking Lots:** (proposed)
 - a. **Curbs:** 6" high
 - b. **Walkways:** provide width adjacent to parking stalls (7' min)
 - c. **Disability parking, ramps, signage:** provide details
 - d. **Paving:** per Public Works Standards P-41, P-42, P-43
2. **Walls or Fencing:** Identify proposed walls and fences complete with location height and type of material.

D. Other Important Information:

1. **Lot Line Merger:** 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.

Questions relative to dedications, street improvements or off-street parking geometrics may be directed to Ann Lillie at (559) 621-8690 / ann.lillie@fresno.gov, Engineering Division, Traffic Planning Section.

Submit the following, as applicable, in a single package to the City of Fresno Public Works Department Engineering Division (559-621-8650), Plan Check and GIS Mapping Section and Traffic Engineering, for review and approval, **prior** to issuance of building and street work permits: Street Improvement Plans, Signing and Striping Plans, Street Lighting Plans and Signal Plans.

When preparing Street Plans and/or Traffic Control Plans for projects in the City of Fresno contact Traffic Engineering (Randy Schrey) in advance to make sure that sidewalks or an approved accessible path remain open during construction.

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

Survey Monuments and Parcel Configuration

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.

The proposed buildings are shown over lot lines: a **Lot Merger** is required to establish this configuration **prior** to building permits. Contact the Planning and Development Department for details.

Street Dedications, Vacations and Encroachment Permits

Identify all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, news stands, trash receptacles, tree wells, etc. within the public right of way. Also, identify the required 4' minimum path of travel 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 Title 24 requirements cannot be met.**

Alley:

1. If gates within alley are approved, vacate **entire 20' of existing F/G alley right-of-way from Santa Clara to Ventura, prior** to building permits. Contact Jim Polsgrove of the Public Works Department, at (559) 621-8692. A feasibility study for all proposed vacations of existing public rights of way is required to be completed **prior** to building permits.

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

Street Improvements

All improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed for Collectors and 55 MPH for Arterials. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer. **Street / Alley Construction Plans are required and shall be approved by the City Engineer.** The performance of any work within the public street rights-of-way (including

pedestrian and utility easements) requires a **STREET WORK PERMIT** prior to commencement of work. Contact the City of Fresno Public Works Department, Engineering Services Section at (559) 621-8686 for detailed information. All required street improvements must be completed and accepted by the city prior to occupancy.

Repair all damaged and/or off grade off-site concrete **and/or alley** improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600.

G Street: Collector (80')

1. Modify or replace the existing ramp at the intersection of G and Santa Clara to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. "Detectable Warning Devices" are required, if not existing. Reference Public Works Standards **P-28** thru **P-31**, **P-86** and **P-87**.
2. Construct concrete sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **14'** commercial pattern. Construct **4' x 6'** tree wells per Public Works Standard **P-8**. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, **Section 26-2.11(C)**.
3. 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 Permit of Occupancy is issued or the building is occupied per Fresno Municipal Code (FMC) 11-209.

Santa Clara Street: Local (80')

1. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **14'** commercial pattern. Construct **4' x 6'** tree wells per Public Works Standard **P-8**. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, **Section 26-2.11(C)**.
2. Construct **26'** of permanent paving (measured from face of curb) within the limits of this application.
3. Construct an underground street lighting system to Public Works Standards for downtown or as approved by the City Traffic Engineer.

F Street: Local (80')

1. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **14'** commercial pattern. Construct **4' x 6'** tree wells per Public Works Standard **P-8**. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, **Section 26-2.11(C)**.
2. Construct **26'** of permanent paving (measured from face of curb) within the limits of this application.

Alley:

1. **Proposed gates across public alley are not to city standards. Either remove or provide verification of approval. If approved, vacation of entire F/G alley from Santa Clara to Ventura may be required.**

2. Construct a concrete alley approach to Public Works Standard P-13.
3. Construct alley paving per Public Works Standard P-12.

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) P-41, P-42, P-43.
2. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on Exhibit "A".
3. **Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, prior to permits.**
4. **Provide ADA details, wheel stops may be required.**

Traffic Impact Study

This development will generate a total count of **50** Average Daily Trips (A.D.T.), per City Traffic Engineer, Bryan Jones, April 15, 2010.

A Traffic Impact Study is not required

Traffic Signal Mitigation Impact (TSMI) Fee:

This project shall pay its TSMI Fee **at the time of building permit** based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual.

Fresno Major Street Impact (FMSI) Fees:

This entitlement is in the **Infill Area**; therefore pay all applicable City-wide regional street impact fees.

State of California Department of Transportation (Caltrans) Fees:

Applicant shall pay fair share contribution as determined by the State of California Department of Transportation (Caltrans) to be collected by the City of Fresno Public Works Department Traffic Engineering, (559) 621-8820, **prior** to a Building Permit.

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 building permits.

EXHIBIT D

MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097 ENVIRONMENTAL ASSESSMENT NO. A-09-02 FINDING OF MITIGATED NEGATIVE DECLARATION FOR THE 2025 FRESNO GENERAL PLAN

Project/EA No.C-10-085

Date: May 14, 2010

Mitigation Monitoring Checklist

Following is the mitigation monitoring checklist from MEIR No. 10130 as applied to the above-noted project's environmental assessment, required by City Council Resolution No. 2002-378 and Exhibit E thereof (adopted on November 19, 2002) to certify the MEIR for the 2025 Fresno General Plan Update. On June 25, 2009, through its Resolution No. 2009-146, the City Council adopted Environmental Assessment No. A-09-02 confirming the finding of a Mitigated Negative Declaration prepared for General Plan Amendment Application No. A-09-02 which updated the Air Quality Section of the Resource Conservation Element of the 2025 Fresno General Plan and incorporated additional and revised mitigation measures as necessary within the following monitoring checklist.

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

NOTE: Letters B-Q in mitigation measures refer to the respective sections of Chapter V of MEIR No. 10130

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>B-1. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an Average Daily Traffic (ADT) level of service (LOS) D or better in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning; Planning and Development Dept.</p>						X
<p>B-2. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS E in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning; Planning and Development Dept.</p>						X

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
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<p>B-3. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning; Planning and Development Dept.</p>						X
<p>B-4. For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <p>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</p> <p>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning; Planning and Development Dept.</p>	X					

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			A	B	C	D	E	F	
Traffic Impact Studies.									
B-5. Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Planning and Development Dept.	X						
B-6. New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.	Prior to approval or prior to funding of major street project.	Public Works Dept./Traffic Planning; Planning and Development Dept.	X						
B-7. Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.	Ongoing	Public Works Dept./Traffic Planning; Planning and Development Dept.	X					X	

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<p>C-1. In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs.</p> <p>a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals.</p> <p>b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements.</p> <p>c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations.</p> <p>d. Adopted state and SJVAPCD protocols, standards, and thresholds of significance for greenhouse gas emissions shall be utilized in assessing and approving proposed development projects.</p> <p>e. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.</p>	Ongoing	Planning and Development Department Dept.					X	

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<p>C-2. For development projects potentially meeting SJVAPCD thresholds of significance and/or thresholds of applicability for the Indirect Source Review Rule (Rule 9510) in their unmitigated condition, project applicants shall complete the SJVAPCD Indirect Source Review Application prior to approval of the development project. Mitigation measures incorporated into the ISR analysis shall be incorporated into the project as conditions of approval and/or mitigation measures, as may be appropriate.</p>	Ongoing	Planning and Development Department Dept. SJVAPCD	X					
<p>C-3. The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.</p>	Ongoing	Various city departments	X					
<p>C-4. The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as:</p> <ul style="list-style-type: none"> a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions. b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit. c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible. d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use. 	Ongoing	Fresno Area Express					X	

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D-1. The City shall monitor impacts of land use changes and development project proposals on water supply facilities and the groundwater aquifer.	Ongoing	Dept of Public Utilities and Planning and Development Dept					X	
D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, intentional recharge facilities, potable and recycled water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing (City-wide); and prior to approval of land use entitlement as applicable	Department of Public Utilities and Planning and Development Department					X	
D-3. The City shall implement the future water supply plan described in the City of Fresno Metropolitan Water Resources Management Plan Update and shall continue to update this Plan as necessary to ensure the cost-effective use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities					X	
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban stormwater pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department					X	

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D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods. The City shall expand this protected area in the Riverbottom pursuant to expanded floodplain and/or floodway maps, regulations, and policies adopted by the Central Valley Flood Protection Board and the National Flood Insurance Protection Program.	Ongoing	Planning and Development Department					X	
D-6. The City shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Allowable construction in this area from being damaged by the intensity of flooding in the riverbottom; b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Planning and Development Department					X	
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Planning and Development Department					X	

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<p>D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management and use of all sources of water available to the planning area, and shall periodically update this plan to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development. Project-specific and city-wide water conservation measures shall be directed toward assisting in reaching the goal of balancing City groundwater operations by 2025.</p>	Ongoing	Department of Public Utilities					X	
<p>D-9. The City shall continue its current water conservation programs and implement additional water conservation measures to reduce overall per capita water use within the City with a goal of reducing the overall per capita water use in the City to its adopted target consumption rate. The target per capita consumption rate adopted in 2008 is a citywide average of 243 gallons per person per day, intended to be reached by 2020 (which includes anticipated water conservation resulting from the on-going residential water metering program and additional water conservation by all customers: 5% by 2010, and an additional 5% by 2020.)</p>	Ongoing	Department of Public Utilities	X				X	

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<p>D-10. All development projects shall be required to comply with City Department of Public Utilities conditions intended for the City to reach its overall per capita water consumption rate target. Project conditions shall include, but are not limited to, water use efficiency for landscaping, use of artificial turf and native plant materials, reducing turf areas, and discouraging the development of artificial lakes, fountains and ponds unless only untreated surface water or recycled water supplies are used for these decorative and recreational water features, as appropriate and sanitary.</p>	<p>Prior to approval of land use entitlement</p>	<p>Department of Public Utilities</p>	X					
<p>D-11. When and if the City adopts a formal management plan for recycled and/or reclaimed water, all development shall comply with its standards and requirements. Absent a formal management plan for recycled and/or reclaimed water, new development projects shall install reasonably necessary infrastructure, facilities and equipment to utilize reclaimed and recycled water for landscape irrigation, decorative fountains and ponds, and other water-consuming features, provided that use of reclaimed or recycled water is determined by the Department of Public Utilities to be feasible, sanitary, and energy-efficient.</p>	<p>Prior to approval of development project</p>	<p>Department of Public Utilities</p>				X	X	

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			<p>D-12. All applicants for development projects shall provide data (meeting City Department of Public Utilities criteria for such data) on the anticipated annual water demand and daily peak water demand for proposed projects. If a development project would increase water demand at a project location (or for a type of development) beyond the levels allocated in the version of the City's Urban Water Management Plan (UWMP) in effect at the time the project's environmental assessment is conducted, the additional water demand will be required to be offset or mitigated in a manner acceptable to the City Department of Public Utilities. Allocated water demand rates are set forth in Table 6-4 of the 2008 UWMP as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES (Analysis shall include acreage to all street centerlines.)</th> <th colspan="3">PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:</th> </tr> <tr> <th>01/01/2005 THROUGH 12/31/2010</th> <th>01/01/2010 THROUGH 12/31/2024</th> <th>AFTER 01/01/2025</th> </tr> </thead> <tbody> <tr> <td>Single family residential</td> <td>3.8</td> <td>3.5</td> <td>3.5</td> </tr> <tr> <td>Multi-family residential</td> <td>6.5</td> <td>6.2</td> <td>6.2</td> </tr> <tr> <td>Commercial and institutional</td> <td>2</td> <td>1.9</td> <td>1.9</td> </tr> <tr> <td>Industrial</td> <td>2</td> <td>1.9</td> <td>1.9</td> </tr> <tr> <td>Landscaped open space</td> <td>3</td> <td>2.9</td> <td>2.9</td> </tr> <tr> <td>South East Growth Area</td> <td>3.4</td> <td>3.2</td> <td>3.2</td> </tr> </tbody> </table> <p>NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan</p>	FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES (Analysis shall include acreage to all street centerlines.)	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:			01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025	Single family residential	3.8	3.5	3.5	Multi-family residential	6.5	6.2	6.2	Commercial and institutional	2	1.9	1.9	Industrial	2	1.9	1.9	Landscaped open space	3	2.9	2.9	South East Growth Area	3.4	3.2	3.2	Prior to approval of development project	Department of Public Utilities	X		
FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES (Analysis shall include acreage to all street centerlines.)	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:																																						
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D-13. The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities					X	
E-1. The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.	Ongoing	Planning and Development Department					X	
E-2. To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.	Ongoing	Planning and Development Department					X	
E-3. The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	Ongoing	Planning and Development Department					X	

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<p>E-4. Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered:</p> <p>a. Including a buffer zone of sufficient width between proposed residences and the agricultural use.</p> <p>b. Restricting the intensity of residential uses adjacent to agricultural lands.</p> <p>c. Informing residents about possible exposure to agricultural chemicals.</p> <p>d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences.</p> <p>e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.</p>	Ongoing	Planning and Development Department						
<p>F-1. The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.</p>	Ongoing	Dept. of Public Utilities and Planning and Development Department						
<p>F-2. The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.</p>	Ongoing	Dept. of Public Utilities						

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F-2-a. The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.	Ongoing	Dept. of Public Utilities					X	
F-3. The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. This shall include provision of tertiary treatment facilities to produce recycled water for landscape irrigation and other non-potable uses. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Dept. of Public Utilities					X	
F-4. The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.	Ongoing/prior to approval of land use entitlement	Dept. of Public Utilities and Planning and Development Department	X				X	

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F-5. The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Dept. of Public Utilities					X	
G-1. Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.						X
H-1. Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.	Ongoing/prior to construction	Parks and Recreation Dept.; Planning and Development Dept.						X
I-1. Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement	Planning and Development Dept.						X

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I-2. Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall including siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.	Ongoing/prior to approval of land use entitlement	Planning and Development Dept.						X
I-3. Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net less of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						X
I-4. Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						X
I-5. Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						X

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I-6. All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						X
J-1. If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures: a. Amending construction plans to avoid the resources. b. Setting aside sites containing these resources by deeding them into permanent conservation easements. c. Capping or covering these resources with a protective layer of soil before building on the sites. d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them. e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.	Ongoing/prior to approval of land use entitlement	Planning and Development Dept.	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No.C-10-085

Date: May 14, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
			<input checked="" type="checkbox"/>					
J-2. An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologist recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	Ongoing/prior to submittal of land use entitlement application	Planning and Development Dept.	<input checked="" type="checkbox"/>					
J-3. If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Planning and Development Dept./ Historic Preservation Commission staff	<input checked="" type="checkbox"/>					
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff	<input checked="" type="checkbox"/>					
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	

A - Incorporated into Project
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**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. C-10-085

Date: May 14, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 Fresno General Plan.)</p> <p>The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4.</p> <ul style="list-style-type: none"> ■ Site Planning. See Chapter V for more details. ■ Barriers. See Chapter V for more details. ■ Building Designs. See Chapter V for more details. 	Ongoing/upon submittal of land use entitlement application	Planning and Development Dept.	X					
<p>K-3. The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.</p>	Ongoing/prior to building permit issuance	Planning and Development Dept.	X					
<p>L-1. Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.</p>	Ongoing	Planning and Development Dept.	X					

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**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. C-10-085

Date: May 14, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
N-1. The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.	Ongoing	Planning and Development Dept.	X					
Q-1. The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.	Ongoing	Planning and Development Dept.	X					

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

RESOLUTION OF INTENTION NO. 1090-D

RESOLUTION OF INTENTION TO VACATE PORTIONS OF "F" AND "G" STREETS
NORTHWEST OF SANTA CLARA STREET AND A PORTION OF SANTA CLARA STREET
BETWEEN "F" AND "G"

WHEREAS, it is the intention of the Council of the City of Fresno, State of California (the "City"), to order the vacation of a four foot wide strip of public street easement along the northeasterly side of "F" Street and along the southwesterly side of "G" Street both northwest of Santa Clara Street and along the northwesterly side of Santa Clara Street between "F" and "G" Streets, located exclusively within the City; for further particulars as to the proposed vacation, reference is hereby made to the attached Exhibits "A" and "B", incorporated herein by reference and on file in the Office of the City Clerk of the City at Fresno City Hall, 2600 Fresno Street, Fresno, California, 93721; and

WHEREAS, the purpose of the proposed vacation is to eliminate this four foot strip of public street right-of-way so that it can be incorporated into the development of the adjacent property in accordance to Conditional Use Permit (CUP) No. C-10-085; and

WHEREAS, the Council will also consider adopting the Addendum to EA-10-085, a Finding of Conformity with Master Environmental Impact Report (Meir) No. 10130 for Environmental Assessment No. EA-10-085, and the Finding of Conformity with Master Environmental Impact Report (Meir) No. 10130 for Environmental Assessment No. EA-10-085 as amended by the Addendum to EA-10-085.

NOW, THEREFORE, IT IS RESOLVED BY THE COUNCIL OF THE CITY AS FOLLOWS:

1. The hour of 10:00 a.m. on February 2, 2012, in the Council Chambers in Fresno City Hall, is hereby fixed as the time and place when and where all persons interested in or objecting to the proposed vacation may appear before the Council and be heard in relation thereto.

2. The Council elects to proceed under the provisions of Chapter 3, commencing with Section 8320, of the Public Streets, Highways, and Service Easements Vacation Law of the State of California.

3. The Public Works Director of the City is directed to cause notices of the proposed vacation to be published and posted for the time and in the manner prescribed by the provisions of Sections 8322 and 8323 of the California Streets and Highways Code.

4. The Council preliminarily determines that the public street proposed to be vacated is not useful as a bicycle path or route under applicable general, specific, or community plans and policies. If the Council does not rescind such preliminary determination, based on evidence or public testimony presented to it, orally or in writing, at or before the February 2, 2012 hearing, the Council may proceed to make a final determination, at the public hearing, that the public street be vacated as provided herein.

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CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting thereof, held on the _____ day of _____, 2012.

AYES:
NOES:
ABSTAIN:
ABSENT:

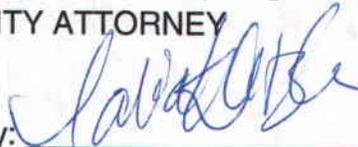
Mayor Approval: _____, 2012
Mayor Approval/No Return: _____, 2012
Mayor Veto: _____, 2012
Council Override Vote: _____, 2012

REBECCA E. KLISCH
City Clerk

BY: _____
, Deputy

APPROVED AS TO FORM:

JAMES C. SANCHEZ
CITY ATTORNEY

By:  12/23/11
Talia Kolluri-Barbich, Deputy

P.W. FILE 11609

Resolution of Intention No. 1090-D

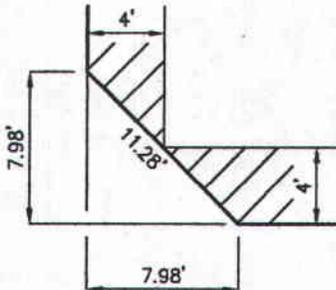
PREPARED BY

R. W. GREENWOOD ASSOCIATES, INC.
 2558 EAST OLIVE AVENUE
 FRESNO, CALIFORNIA 93701
 Ph. (559) 268-7831

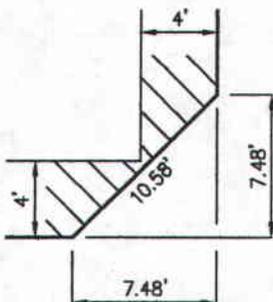
LEGEND



INDICATES AREA TO BE VACATED.



DETAIL "A"



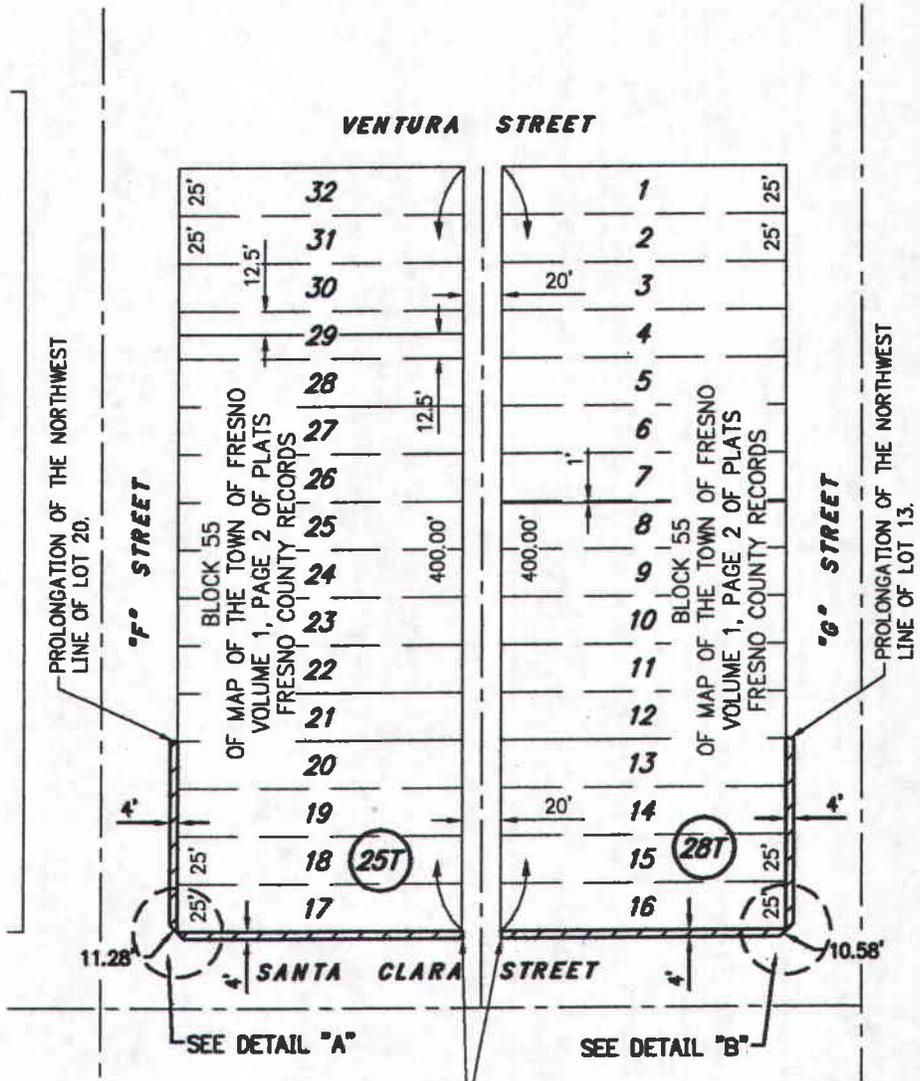
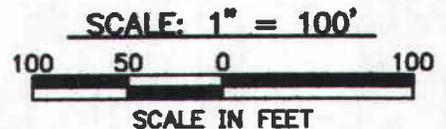
DETAIL "B"



mwg
 MARK W. GREENWOOD LS 6945

12/05/11
 DATE

ASSESSOR PARCELS	
#	APN
25T	467-082-25T
28T	467-082-28T



PROLONGATION OF THE ALLEY
 RIGHT OF WAY LINES.

REVISED 12/05/11 MGG
 REVISED 08/09/11 MGG
 PLOT VIEW: PLOT EASE 01
 AUTOCAD ID: 10087.DWG

EXHIBIT "A"

A PORTION OF THE MAP OF THE TOWN OF FRESNO,
 RECORDED IN BOOK 1, PAGE 2 OF MAPS,
 FRESNO COUNTY RECORDS

**PUBLIC STREET EASEMENT
 TO BE VACATED**

R.W.GREENWOOD ASSOCIATES, INC.

CIVIL ENGINEERING — LAND SURVEYING

2558 E. OLIVE AVE. — FRESNO, CALIFORNIA 93701 — Tel. (559) 268-7831

W.O. No. E-10087 SEPTEMBER 2010

Notes by _____
 F.B. No. _____ Pg. _____
 Dr. by PWL
 Checked by _____
 Drawing No. _____

Sheet 1 of 1

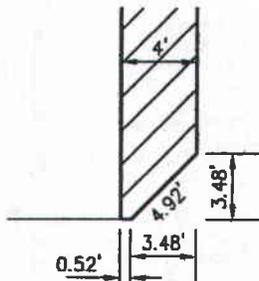
PREPARED BY

R. W. GREENWOOD ASSOCIATES, INC.
 2558 EAST OLIVE AVENUE
 FRESNO, CALIFORNIA 93701
 Ph. (559) 268-7831

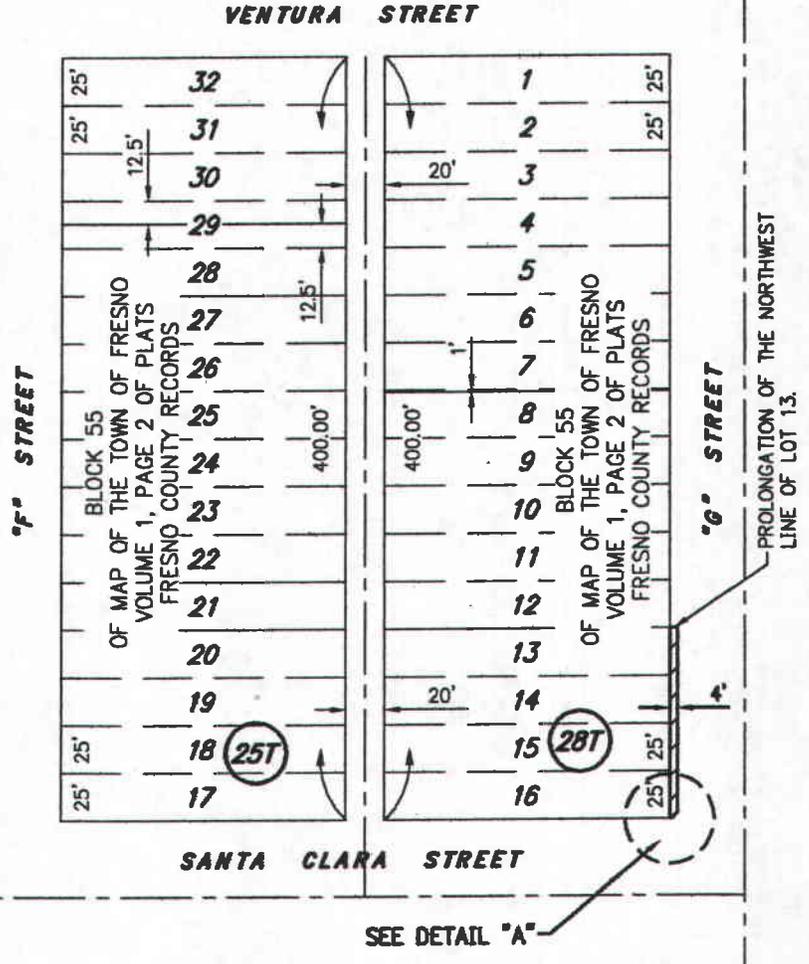
LEGEND



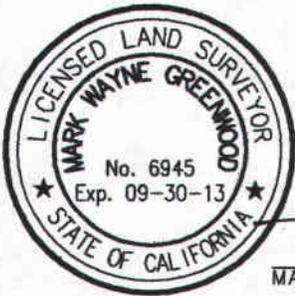
INDICATES AREA TO BE RESERVED AS A PUBLIC UTILITY EASEMENT.



DETAIL "A"

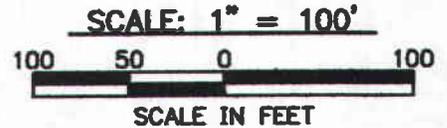


ASSESSOR PARCELS	
#	APN
25T	467-082-25T
28T	467-082-28T



Mark W. Greenwood
 MARK W. GREENWOOD LS 6945

12/05/11
 DATE



REVISED 12/05/11 MGG
 REVISED 10/19/11 MGG
 REVISED 10/14/11 MGG
 REVISED 08/09/11 MGG
 PLOT VIEW: PLOT EASE 01
 AUTOCAD ID: 10087.DWG

EXHIBIT "B"

A PORTION OF THE MAP OF THE TOWN OF FRESNO,
 RECORDED IN BOOK 1, PAGE 2 OF MAPS,
 FRESNO COUNTY RECORDS

**RESERVATION OF A
 PUBLIC UTILITY EASEMENT**

R.W.GREENWOOD ASSOCIATES, INC.

CIVIL ENGINEERING — LAND SURVEYING

2558 E. OLIVE AVE. — FRESNO, CALIFORNIA 93701 — Tel. (559) 268-7831

W.O. No. E-10087 SEPTEMBER 2010

Notes by _____
 F.B. No. _____ Pg. _____
 Dr. by PWL
 Checked by _____
 Drawing No. _____

Sheet 1 of 1