



# REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-A  
COMMISSION MEETING 08.5.15

August 5, 2015

APPROVED BY



DEPARTMENT DIRECTOR

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

THROUGH: BONIQUE EMERSON, Planning Manager  
Development Services Division 

BY: STAFF   
Development Services Division

SUBJECT: CONSIDERATION OF REZONE APPLICATION NO. R-15-008 AND SITE PLAN REVIEW S-15-068 PERTAINING TO APPROXIMATELY 19.54 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF SOUTH CHERRY AVENUE, SOUTH OF EAST NORTH AVENUE IN THE COUNTY OF FRESNO

## RECOMMENDATION

Staff recommends that the Planning Commission take the following actions

1. **RECOMMEND APPROVAL (to the City Council)** of the environmental finding of a Finding of Conformity with Fresno General Plan Master Environmental Impact Report as Environmental Assessment No. R-15-008/S-15-068/ANX-15-001 dated July 2, 2015.
2. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-15-008 proposing to amend the Official Zone Map and prezone an approximately 19.54 acre subject site located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno from the AL-20 (*Limited 20-Acre Agricultural [Fresno County]*) zone district to the M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district.
3. **APPROVE** Site Plan Review Application No. S-15-068 which proposes to construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods, contingent upon city council approval of the rezone, future annexation, and the related environmental assessment.

## EXECUTIVE SUMMARY

Site Plan Review Application No. S-15-068, Rezone Application No. R-15-008 and Annexation No. ANX-15-001 were filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertain to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the subject property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district. The proposed rezoning of the property in accordance

with Rezone Application No. R-15-008 would bring the subject property into conformance with the planned land use of Heavy Industrial designated for the site by the Fresno General Plan.

The subject site is currently located within Fresno County. Therefore, the subject property is proposed to be annexed to the City of Fresno and to be detached from the Fresno County Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission. The annexation and rezoning of the subject property will facilitate the construction a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods.

### PROJECT INFORMATION

PROJECT	See description above in executive summary
APPLICANT	Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford
LOCATION	3264 South Cherry Avenue; Located on the east side of South Cherry Avenue, south of East North Avenue in the City and County of Fresno, California (APN: 329-011-07 (County) <b>(Council District 3, Councilmember Baines)</b> )
SITE SIZE	± 19.54 acres
LAND USE	Heavy Industrial
ZONING	Existing - <i>AL-20 (Limited 20-Acre Agricultural [Fresno County])</i> Proposed - <i>M-3/UGM (Heavy Industrial/Urban Growth Management)</i>
PLAN DESIGNATION AND CONSISTENCY	Pursuant to Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the proposed M-3 zone district classification for the subject property and the designated Heavy Industrial planned land use designation of the subject property may be found consistent.
ENVIRONMENTAL FINDING	Finding of Conformity dated July 2, 2015
PLAN COMMITTEE RECOMMENDATION	The District 3 Plan Implementation Committee considered and approved the application on July 20, 2015.
STAFF RECOMMENDATION	Recommend that the Planning Commission recommend approval to the City Council of the proposed rezone application and environmental finding, and approve the site plan upon council approval of the rezone and future annexation of the subject site.

**BORDERING PROPERTY INFORMATION**

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Heavy Industrial	<b>M-3/UGM</b> <i>Heavy Industrial District</i>	Industrial
<b>South</b>	Heavy Industrial	<b>AL-20</b> <i>Limited 20-Acre Agricultural District (Fresno County)</i>	Agricultural
<b>East</b>	Heavy Industrial	<b>M-3/UGM</b> <i>Heavy Industrial District</i>	Industrial
<b>West</b>	Heavy Industrial	<b>AL-20</b> <i>Limited 20-Acre Agricultural District (Fresno County)</i>	Agricultural

**ENVIRONMENTAL FINDING**

The Development and Resource Management Department staff has prepared an Initial Study (See Attached "Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study") to evaluate the proposed applications in accordance with the land use and environmental policies and provisions of lead agency City of Fresno General Plan adopted by the Fresno City Council on December 18, 2014 and the related Master Environmental Impact Report (MEIR) SCH No. 2012111015. The proposed rezone will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted zoning and planned land use designation. Moreover, it is not expected that the proposed development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of the MEIR 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 the MEIR as provided by CEQA Guidelines Section 15177(b)(3).

Therefore, the project proposal has been determined to be within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines and staff has properly published a Finding of Conformity to MEIR SCH No. 2012111015 dated July 2, 2015. In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR

was certified; and, that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

## **BACKGROUND / ANALYSIS**

### **Background**

Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford has filed applications that pertain to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the subject property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district. The proposed rezoning of the property in accordance with Rezone Application No. R-15-008 would bring the subject property into conformance with the General Plan planned land use designation of Heavy Industrial.

The subject site is currently located within Fresno County. Therefore, the subject property is proposed to be annexed to the City of Fresno and to be detached from the Fresno County Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission. The annexation and rezoning of the subject property will facilitate the construction a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods.

Pursuant to Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the proposed M-3 zone district classification for the subject property and the designated Heavy Industrial planned land use designation of the subject property may be found consistent.

### **Land Use Plans and Policies**

#### Fresno General Plan

The subject property is designated Heavy Industrial by the Fresno General Plan. The following policies will be applied to any future land use applications submitted for the site and will ensure that the future development will not be detrimental to the surrounding community:

**Policy LU-G.1:** The County acknowledges that the cities have primary responsibility for planning within their LAFCO-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.

**Policy LU-7-a: Incentives for Diversity of Industries, Increased Food Processing and Manufacturing, and related Employment Opportunities in Fresno.** Use the City's Capital Improvement Program to set priorities for location and timing of water, sewer, and transportation infrastructure investments by the City and initiate implementation programs to encourage development of target industries as identified under Policy ED-3-c, in employment land use areas designated on Figure LU-1: Land Use Diagram.

**Commentary:** *The South Industrial Area, (which is the area in which this proposed project is to be located) located generally south of Jensen Avenue within the City's SOI, intersected by State Routes 41 and 99, and containing over 1,000 acres designated for industry, is one such priority industrial development area for major infrastructure improvements.*

**Policy ED-3-f: Strategic Infrastructure.** *Strive to provide necessary major street infrastructure and utility capacities for properly zoned land, consistent with the General Plan, so this land can be can be efficiently and effectively developed in a timely manner. Ensure the City's public works, public utilities, and mass transit capital improvement plans are aligned to support the economic development objectives in the General Plan (for example the water and sewer infrastructure are currently available to the proposed site).*

In conclusion, the proposed project is consistent with policies of the Fresno General Plan. The proposed project promotes reinvestment within the City of Fresno sphere of influence. The total investment in construction costs is estimated at \$11,900,000. In addition the off-site costs (such as street improvements) are estimated at \$700,000 while city fees are estimated at \$650,000. That brings the total investment in this project to well over \$13,250,000 when "soft costs" are included such as engineering costs, architectural fees, loan fees, interest, etc. The project also preserves and protects resources by developing adjacent to the city's current boundary. This development conserves resources and takes advantage of existing infrastructure.

#### Edison Community Plan

The subject property is designated for heavy industrial planned land uses by the Edison Community Plan and the North Avenue Industrial Triangle Specific Plan. Upon reviewing the policies contained in the Plans staff has determined that there are no policies that are applicable or are more restrictive than those contained in the Fresno Municipal Code or the Fresno General Plan.

#### Site Plan

The Site Plan has been reviewed by all relevant City Departments. Once all the conditions of approval are satisfied the Site Plan will provide for adequate parking, circulation both on-site and off-site, fire protection (with the installation of a fire hydrant at the rear of the property), drainage and attractive landscaping along the street frontage.

#### Council District Plan Implementation Committee

The District 3 Plan Implementation Committee considered and approved the application on July 20, 2015.

#### Public Notice

This public hearing was noticed to surrounding property owners within 350 feet of the subject property. See attached Exhibit C (Noticing Map).

**Site Plan Review Findings**

Based upon analysis of the site plan review application and subject to the applicant's compliance with all of the conditions of approval noted, staff concludes that the following required findings of Section 12-405-A-3 of the Fresno Municipal Code (FMC) can be made.

<b>FINDINGS PER FRESNO MUNICIPAL CODE SECTION 12-405-A-3</b>	
<p>a. <i>All applicable provisions of this Code are complied with and, in addition, that the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and surrounding property is protected from adverse effect: (1) facilities and improvements; (2) vehicular ingress, egress, and internal circulation; (3) setbacks; (4) height of buildings; (5) location of services; (6) walls; (7) landscaping; (8) lighting; (9) signs; (10) recycling areas.</i></p>	
Finding a:	<p>The site is 19.47 acres and is adequate in size to allow for a 372, 960 square foot warehouse building. The traffic division has ensured there will be adequate off-site and on-site circulation. The payment of drainage fees ensures that flooding will not be a problem. Landscaping and lighting along South Cherry Avenue will also be required. All on-site lighting will be directed downward. The project meets setbacks requirements and the height of the building will comply the standards in the M-3 zone district and all other requirements.</p>
<p>b. <i>All special conditions required by the city as a condition in a covenant, agreement, or special permit are met.</i></p>	
Finding b:	<p>A maintenance agreement in the local Community Facilities District is required to ensure the proper maintenance of landscaped area and the hardscaped area.</p>

**CONCLUSION**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan, the Edison Community Plan, and the North Avenue Industrial Triangle Specific Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Rezone Application No. R-15-008 and Site Plan Review S-15-068 are appropriate for the subject property.

## **ATTACHMENTS**

- Exhibit A: Vicinity Map
- Exhibit B: Aerial Photograph
- Exhibit C: Public Hearing Noticing Map
- Exhibit D: Fresno General Plan Land Use and Circulation Map
- Exhibit E: Proposed Zoning Exhibit
- Exhibit F: Site Plan Review S-15-068 Conditions of Approval
- Exhibit G: Environmental Assessment No. R-15-008/S-15-068/ANX-15-001

Exhibit A  
Vicinity Map

# City of Fresno

 **User Drawn Redlines**

**Parcels**

-  Parcels
-  City Limits
-  Fresno County



SCALE 1 : 12,274

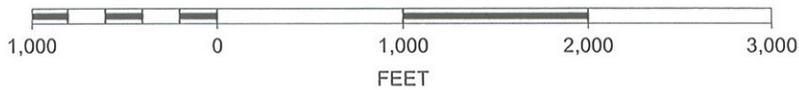


Exhibit B  
Aerial Photograph

# City of Fresno

 User Drawn Redlines

**Parcels**

 Parcels

**Aerials**

 City Limits

 Fresno County



SCALE 1 : 12,274

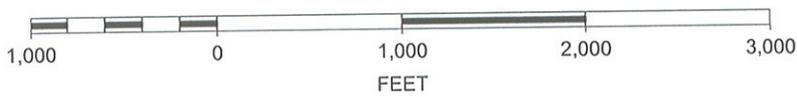
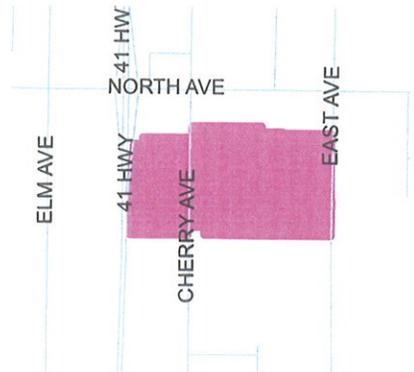


Exhibit C  
Noticing Map

199478 S-15-068

Offered at: 350 Feet, Legal Notices, Owners  
2911007



Address List Map, c:\gisdm5\automap\adrlst.mxd, Tue Jul 14 14:01:53 2015



Exhibit D  
Fresno General Plan Land Use Map

# City of Fresno

 User Drawn Redlines

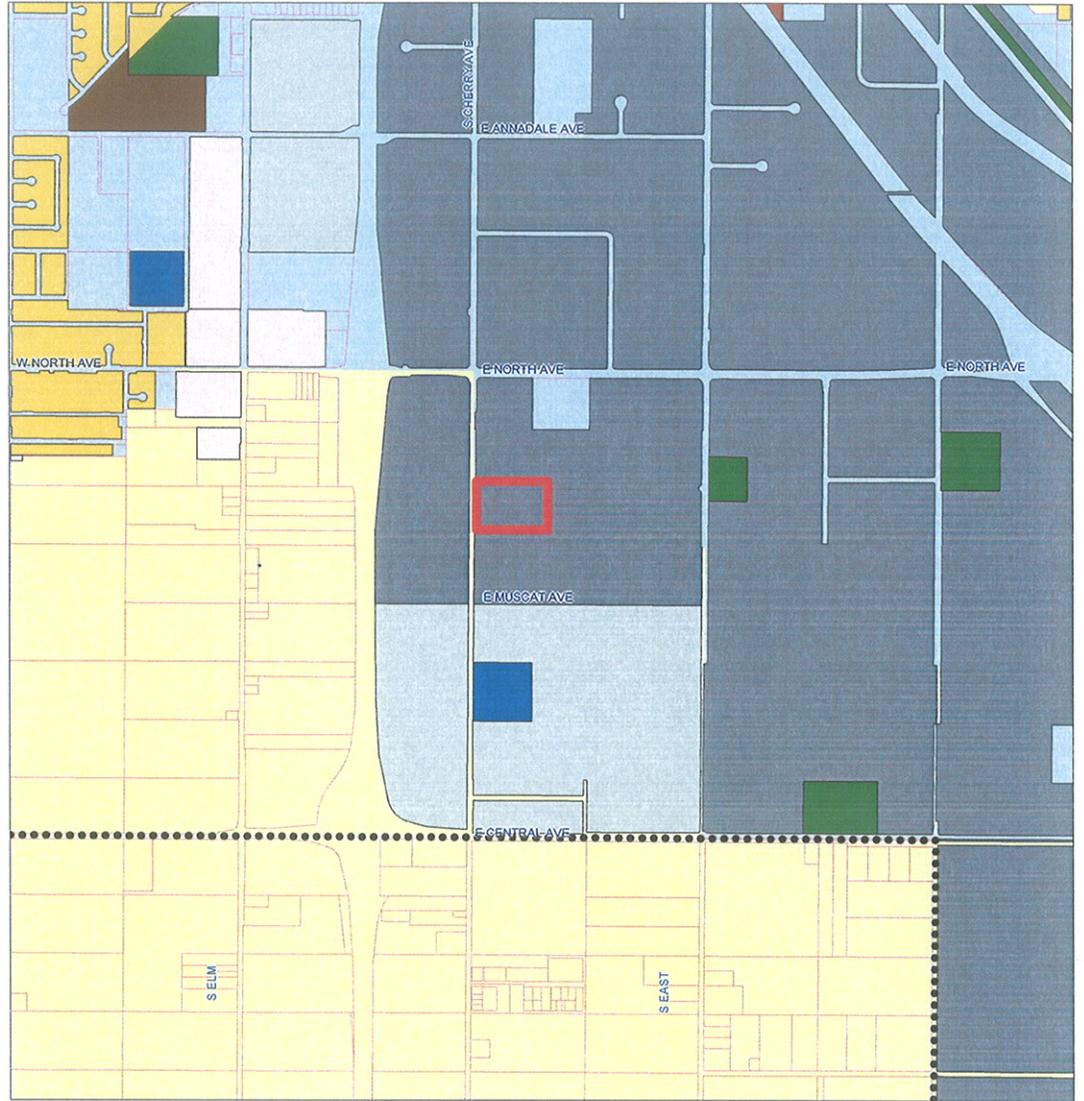
**Fresno**

-  Incorporated Cities
-  Unincorporated Cities

**General Plan**

**Parcels**

-  Parcels
-  City Limits
-  Fresno County



SCALE 1 : 25,912

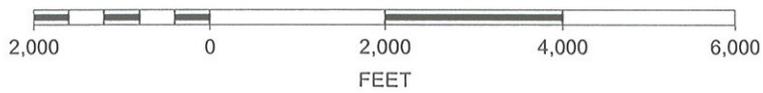
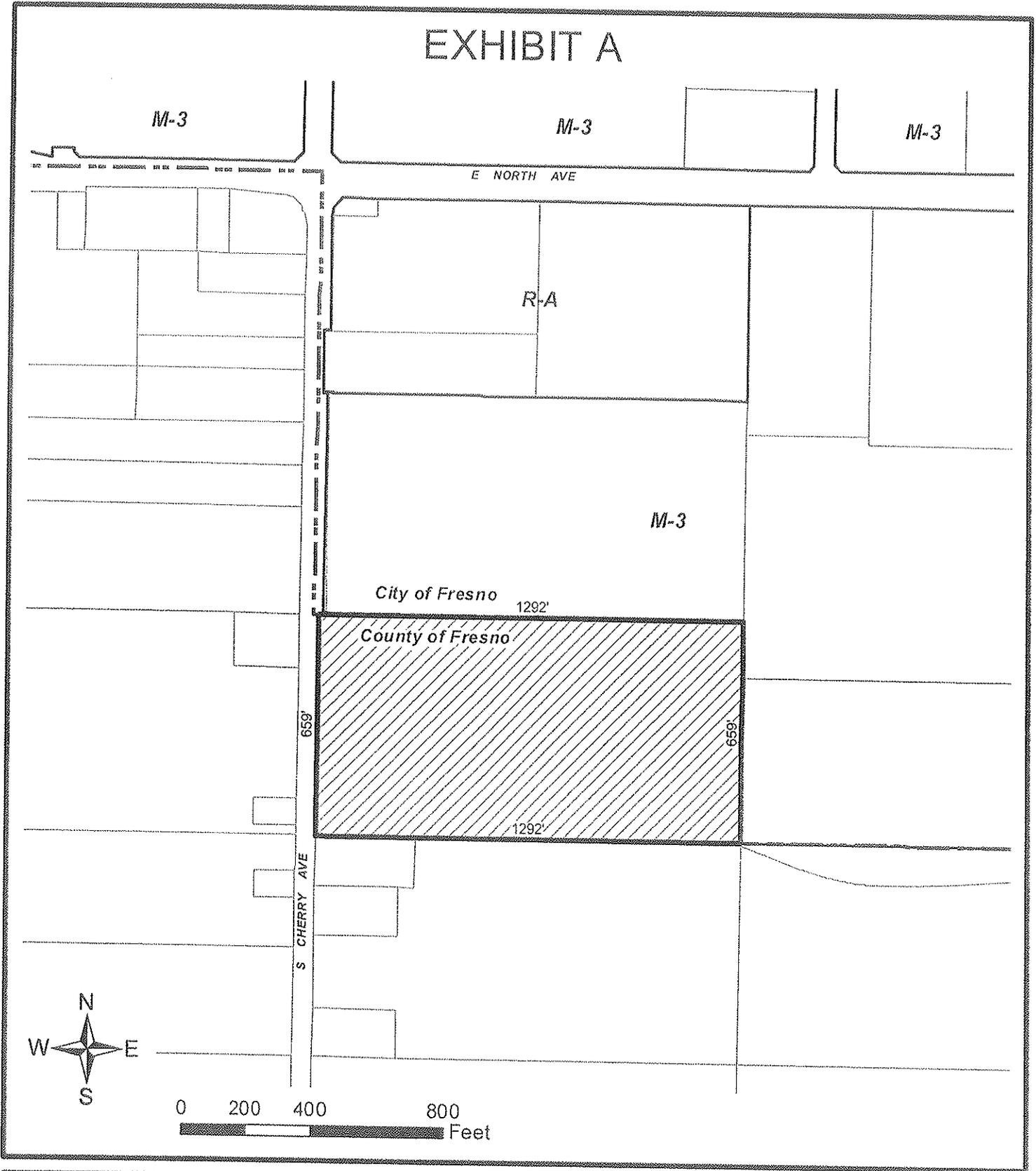


Exhibit E:  
Proposed Zoning Map

# EXHIBIT A



R-15-008  
Site Plan Review S-15-068  
Annexation ANX-15-001  
APN: 329-011-07  
3264 South Cherry Avenue

--- City Limits

 AL-20 (County) to M-3/UGM, 19.54 Acres

Exhibit F  
Site Plan Review Document

**CITY OF FRESNO  
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**CONDITIONS OF APPROVAL  
AUGUST 5, 2015**

**SITE PLAN REVIEW APPLICATION NO. S-15-068  
3264 South Cherry Avenue  
(APN: 329-110-07)**

The Planning Commission will consider approval of Site Plan Review Application No. S-15-068 at a noticed public hearing on August 5, 2015 at 6:00 p.m. Staff recommends that the special permit application be approved subject to the conditions listed in this document.

**Project Description:** Site Plan Review Application No. S-15-068 pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the subject property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district. The proposed rezoning of the property in accordance with Rezone Application No. R-15-008 would bring the subject property into conformance with the planned land use designation of Heavy Industrial.

The subject site is currently located within Fresno County. Therefore, the subject property is proposed to be annexed to the City of Fresno and to be detached from the Fresno County Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission. The annexation and rezoning of the subject property will facilitate the construction a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods.

**CONDITIONS OF APPROVAL**

**PART A – ITEMS TO BE COMPLETED**

The following items are required prior to issuance of building permits, occupancy, or commencement of land use activity as noted below:

Planner to initial when completed		
<input type="checkbox"/>	1.	Development shall comply with Exhibits A (make corrections as required by both the Traffic Division and the Fire Department), F, E, C-1, C-2, C-3, C-4, C-5, and C-6, all dated June 4, 2015. Transfer all comments and

		conditions to the corrected exhibit(s) and <b>submit to planner at least 15 days prior to issuance of building permits.</b>
<input type="checkbox"/>	2.	Comply with memo from the Traffic Division, dated July 13, 2015, including requirement for street dedication (can take up to 2 months). <b>Please submit site plan changes to planner at least 15 days prior to issuance of building permits.</b>
<input type="checkbox"/>	3.	Comply with requirements from Public Utilities, including comments from Sewer Division dated July 2, 2015 and Water Division dated July 6, 2015. <b>Please submit site plan changes to planner at least 15 days prior to issuance of building permits.</b> This revised site plan must be submitted and approved <b>prior to issuance of building permits.</b>
<input type="checkbox"/>	4.	Comply with memo from the Fire Department dated June 30, 2015 which requires a new fire hydrant at the rear of the property; <b>Please submit site plan changes to planner at least 15 days prior to issuance of building permits.</b>
<input type="checkbox"/>	5.	Comply with memo from Parks Supervisor dated July 16, 2015 regarding street trees. Contact Hilary Kimber at 559-621-1345 to ensure that street tree requirements have been met and revise landscape plan accordingly if necessary. Hilary Kimber must approve the revised landscape plan prior to issuance of building permits.
<input type="checkbox"/>	6.	There are no requirements regarding lot coverage by buildings and structures. Buildings shall not exceed sixty feet in height.
<input type="checkbox"/>	7.	Please show all vehicle access gates on the revised site plan. There shall be two vehicle access to the site from the street. This must be shown on revised site plan prior to issuance of building permits. This revised site plan must be reviewed and approved prior to issuance of building permits.
<input type="checkbox"/>	8.	Parking lot shading shall be provided pursuant to the attached Performance Standards for Parking Lot Shading dated February 13, 2006. Provide shade calculations on the revised landscape plan. This revised landscape plan must be reviewed and approved prior to issuance of building permits.
<input type="checkbox"/>	9.	Each residential parcel of land or lot shall have a minimum of one medium-sized tree (30—60 feet at maturity) for each required parking space, plus one medium sized tree for each residential unit. Two small trees (15—30 feet at maturity) shall be counted as one medium-sized tree. All present and future tree planting and shrub planting shall conform to the corner cut-off provisions of Sections <u>13-227</u> and <u>13-228</u> of this Code. Provide medium-sized tree count on the revised landscape plan. This revised landscape plan must be reviewed and approved prior to

		issuance of building permits.
<input type="checkbox"/>	10	Comply with memo from Fresno Metropolitan Flood Control District dated July 1, 2015 and pay the flood control fee of \$111,588. <b>Fee must be paid at least 15 days prior to issuance of building permits.</b>
<input type="checkbox"/>	11	Add applicable notes/details on the site plan from the attached "General Notes and Requirements for Entitlement Applications", unless otherwise noted in these conditions of approval.
<input type="checkbox"/>	12	Comply with the following requirements prior to issuance of building permits: A. Landscape and Feature Maintenance: Comply with memo from Traffic Division dated June 16, 2015 regarding annexing into the City of Fresno's Community Facilities District No. 9 or by some other mechanism (approximate process is 3-4 months). Contact Ann Lillie at (559) 621- 8690 to begin the process. B. Maintenance Covenant: A maintenance covenant is required for all city maintenance requirements not included in the annexation to CFD No. 9. All items must be completed at that time of issuance of building permits.
<input type="checkbox"/>	13	Comply with memo from San Joaquin Valley Air Pollution Control District dated June 22, 2015. <b>Please provide evidence of compliance with the District's requirement to planner at least 15 days prior to issuance of building permits.</b>
<input type="checkbox"/>	14	Comply with memo from the Solid Waste Management Division dated June 25, 2015 in which Solid Waste agreed that the containers could be set in the docking bays instead of block wall enclosures.
<input type="checkbox"/>	15	Comply with memo from Fresno County Public Health Department dated June 19, 2015.
<input type="checkbox"/>	16	Comply with memo from Fresno Irrigation District date June 25, 2015 which requires undergrounding the ditch along the southern property line and boring under South Cherry Avenue and extending piping beyond the ultimate right of way of South Cherry Avenue.

PART B – OTHER REQUIREMENTS

1. Planning/Zoning/Environmental Compliance Requirements

- a) Development and operation shall take place in accordance with the attached "General Notes and Requirements for Entitlement Applications" as applicable.

- b) Development shall take place in accordance with the policies of the updated Fresno General Plan, the Edison Community Plan and the North Avenue Industrial Triangle Specific Plan and the planned land use designation.
- c) Development shall take place in accordance with the M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and all other applicable sections of the Fresno Municipal Code.
- d) Development shall comply with the operational statement submitted for the proposed project dated May 21, 2015.
- e) Property development standards and zoning requirements are contained in the attached "Property Development Standards Checklist" prepared for Site Plan Review Application No. S-15-068 and dated July 2, 2015. Any future revisions to the proposed project shall comply with these conditions.

2. City and Other Services

See above.

3. Miscellaneous Requirements

- a) Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
  - i) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
  - ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
  - iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- b) Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the health, safety and welfare of the community, and recommend conditions for development that would on the whole enhance the project and its relationship to the neighborhood and environment.

### APPEALS

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans and policies, those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the health, safety and welfare of the community, and recommend conditions for development that would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Section 12-405 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received at the Development and Resource Management Department by August 20, 2015. The written request should be addressed to Jennifer K. Clark, Director, and include the application number referenced above.

### BACKCHECK PROCESS

**Please Note:** To complete the back-check process for building permits relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with three copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants or dedications, and any required studies or analyses to Bruce Barnes in the Development Services Division for final review and approval, at least 15 days before applying for building permits.

It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the "corrected exhibits" are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Conditions of Approval  
Site Plan Review Application No. S-15-068  
August 5, 2015  
Page 6

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

The exercise of rights granted by this special permit must be commenced by August 5, 2019, (four years from the date of approval). There is no extension. All improvements must be installed prior to the operation of the proposed use.

Enclosures: Exhibits A, F, E, C-1, C-2, C-3, C-4, C-5, and C-6, all dated June 4, 2015.  
Operational Statement  
General Notes and Requirements for Entitlement Applications  
Comments from other Agencies and City Departments

C: JAF

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
 REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
 AND ENTITLEMENT APPLICATION REVIEW OF  
 SITE PLAN REVIEW APPLICATION NO. S-15-068**

PW/Traffic Engineering - Louise Gilio

**RECEIVED**

JUN 17 2015

**TRAF ENGIN DIV**

**Return Completed Form to:**  
 Bruce Barnes, Development Services/Planning  
 Email: [Bruce.Barnes@fresno.gov](mailto:Bruce.Barnes@fresno.gov) and  
[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)  
 Development and Resource Management  
 2600 Fresno Street, Third Floor  
 Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

**Site Plan Review Application No. S-15-068** was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

**APN: 329-011-07 ZONING: County AL-20/Proposed City M-3/UGM ADDRESS: 3264 S Cherry Avenue**

**DATE ROUTED: June 16, 2015 COMMENT DEADLINE: June 29, 2015**

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

YES

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

STREET DEDICATION REQUIRED SUBMIT EARLY TO AVOID DELAYS  
 (2-MONTH PROCESSING TIME)  
 ANNEXATION REQD

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

~~YES, RESUBMIT ONCE TRAFFIC REVIEW FEE IS PAID.~~ SEE EMAIL FOR CONDITIONS + CPI.  
 JAVO MAN ENGINEER II 8714 7.13.15

~~REJECTED~~  
 REVIEWED BY: L. Gilio 8678 6/19/15  
 Name and Title Telephone Number Date



**DATE:** July 13, 2015

**TO:** Bruce Barnes  
Development and Resource Management Department

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

**SUBJECT:** Conditions of Approval for **S-15-068**

**ADDRESS:** **3264 South Cherry Avenue**

**APN:** **329-011-07**

**ATTENTION:**

The items below require a separate process with additional fees and timelines, in addition to the CUP/SPR permit process. In order to avoid delays in obtaining a building permit, the following items shall be submitted to the Public Works contacts shown below.

X	<b>Maintenance Agreement / CFD</b>	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov
X	<b>Deed (up to 2 month processing time)</b> Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by <b>the applicant's engineer</b> . The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership <b>prior</b> to the issuance of building permits.	Jeff Beck	(559) 621-8560 jeff.beck@fresno.gov

**PUBLIC IMPROVEMENT REQUIREMENTS**

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

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current ADA regulations.

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

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

### South Cherry Avenue: Collector

1. Dedication and / or Vacation Requirements
  - a. Dedicate **36' - 42'** of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard **P-54**.
2. Construction Requirements:
  - a. Construct **20'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
  - b. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern and transition to the existing **8'** pattern as shown on Exhibit "A". 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).
  - c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-8** for Collectors.
  - d. Site Plan approval of a street type approach **P-76** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2**, and **P-6**. Redesign is required, see **Exhibit "A" and Attachment "A"**.

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

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.

### Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) **P-21, P-22, P-23**.
2. Install **30"** state standard "STOP" sign(s) at location(s) shown. Sign shall be mounted on a **2"** galvanized post with the bottom of the sign **7'** above ground; located behind curb and immediately behind a major street sidewalk.
3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.
4. Gates: Provide a minimum of **20'** from the gate to the back of walk.

- When no masonry wall is required, wheel stops in the form of a 6" high concrete curb or other approved fixed barrier, placed a minimum distance of 3' from the property line, or the building to be protected, shall be installed.

**Irrigation / Canal Requirements**

The developer shall enter into an agreement with the Fresno Irrigation District providing for piping the **North Central No. 26 Canal** and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and approval. **Identify the proposed easement or cross section on the site plan.**

**Trip Generation:** This development will generate the following Average Daily Trips (A.D.T.), based upon the code(s) of the Institute of Transportation Engineers' Trip Generation Manual shown below:

Description/ ITE code	Size	ADT	AM Peak Hour	PM Peak Hour
Proposed Warehousing / 150	372,960 SF	1,328	112	119
Existing Single Family Home / 210	8 Units	76	6	8
	<b>Total:</b>	<b>1252</b>	<b>106</b>	<b>111</b>

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay all applicable TSMI Fees 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. Contact the Public Works Department, Frank Saburit at (559)621-8797.

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

**FMSI Requirements:**

**THE FMSI REQUIREMENTS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO OCCUPANCY.**

**South Cherry Avenue: Collector**

- Dedicate and construct (2) 17' center section travel lanes and a 2-way left turn lane **within the limits of this application.** Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed.
- Piping of the **North Central No. 26** canal shall extend passed the ultimate right of way on the opposite side of Cherry Avenue. Submit plans to Fresno Irrigation District and City of Fresno Public Works Traffic and Engineering for review and approval.

**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](http://www.fresnocog.org). Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

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

**A. General Requirements**

1. **Legend:** Provide line types and utility symbols
2. **Scale:** Site plan must be drawn to 1"= 30' or larger for the portion shown on **Exhibit "A"**.
3. **Parcel of Record:** Identify the entire parcel at the time of permits and a legal description.
4. **Property Lines, and Easements:** Identify and dimension.
5. **Scope of work:** All items shall be listed as existing or proposed.

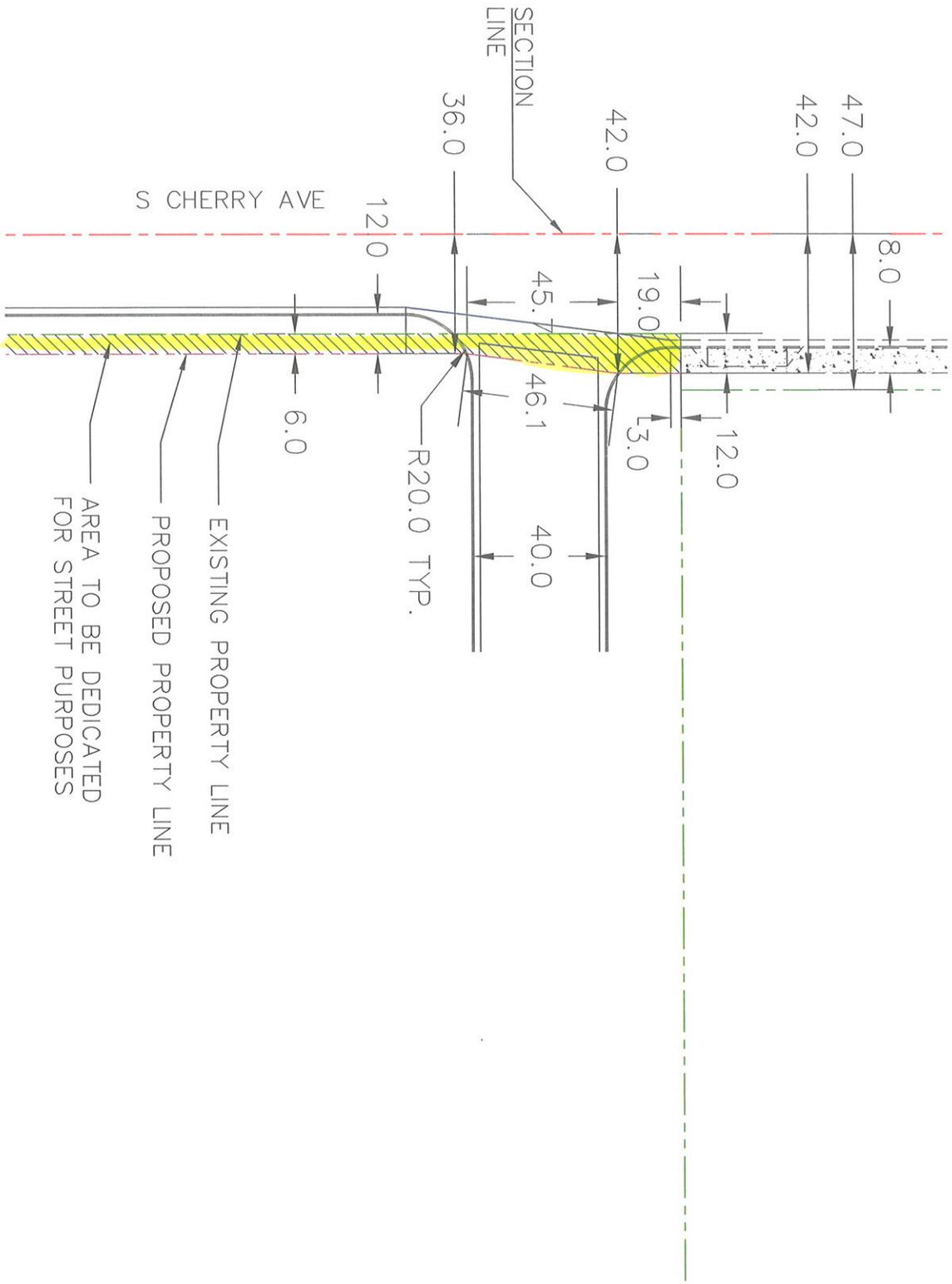
**B. Offsite Information:**

1. **Section Line:** Identify.
2. **Street Improvements and Furniture:** 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), utility poles, guy wires, signs, tree wells, etc.
3. **ADA:** Identify the required 4' minimum path of travel along the public sidewalk adjacent to property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if Title 24 requirements cannot be met.
4. **Canals:** Provide a proposed cross section complete with dimensions on the site plan.

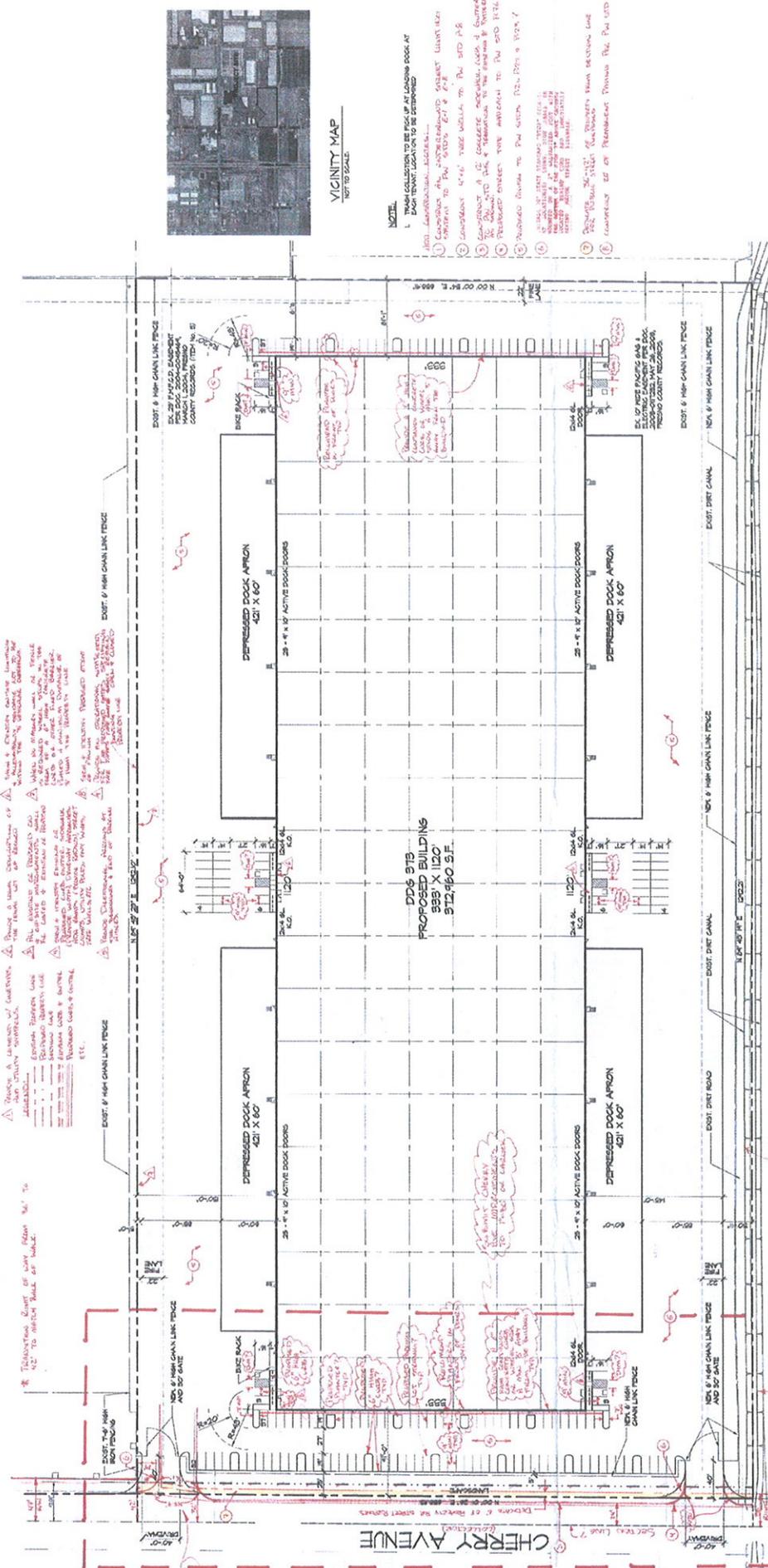
**C. Onsite Information:**

1. **Access:** Provide pedestrian, vehicular and service access. Identify in the operational statement the maximum size of vehicle to enter and exit the site. Provide turning templates on the site plan for all large vehicles.
2. **Parking Lot:**
  - a. **Stalls:** Provide length and width. Identify the 3' vehicular overhang adjacent to continuous curbing. No obstructions shall be within the 3' overhang
  - b. **Curbs and/ or Wheel Stops:** 6" high
  - c. **Directional flow of traffic:** Provide directional arrows at beginning and end of aisles.
  - d. **Lighting / Disability signage:** not to be within the 3' vehicular overhang
  - e. **Planters:** provide planter dimensions
5. **Gates:** Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, **prior** to permits.

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



ATTACHMENT "A"



**NOTE**

1. THESE CALLOUTS TO BE PICK UP AT LANDING DOCK AT DOOR FRONT LOCATION TO BE IMPROVED
2. LANDSCAPE WITH TREES, SHRUBS, AND GRASS...
3. CONSIDERATION TO THE PROPOSED DOCK APRON...
4. CONSIDERATION TO THE PROPOSED DOCK APRON...
5. CONSIDERATION TO THE PROPOSED DOCK APRON...
6. CONSIDERATION TO THE PROPOSED DOCK APRON...
7. CONSIDERATION TO THE PROPOSED DOCK APRON...
8. CONSIDERATION TO THE PROPOSED DOCK APRON...
9. CONSIDERATION TO THE PROPOSED DOCK APRON...
10. CONSIDERATION TO THE PROPOSED DOCK APRON...

**LANDSCAPE DATA**

1. UNDERSTAND ALL EXISTING UTILITIES AND RECORD THEM AS SHOWN ON THE SITE PLAN SECTION
2. LANDSCAPE WITH TREES, SHRUBS, AND GRASS...
3. CONSIDERATION TO THE PROPOSED DOCK APRON...
4. CONSIDERATION TO THE PROPOSED DOCK APRON...
5. CONSIDERATION TO THE PROPOSED DOCK APRON...
6. CONSIDERATION TO THE PROPOSED DOCK APRON...
7. CONSIDERATION TO THE PROPOSED DOCK APRON...
8. CONSIDERATION TO THE PROPOSED DOCK APRON...
9. CONSIDERATION TO THE PROPOSED DOCK APRON...
10. CONSIDERATION TO THE PROPOSED DOCK APRON...

**BUILDING DATA**

COUNTY OF FRESNO  
 AL 2000000 / AGRICULTURAL ZONING  
 10 SUBSTITUTED  
 20-04-07  
 BUILDING CODES  
 54, 54.0000000 & 54.0000000  
 VAS, FIRE SPRINKLERED

**PARKING DATA**

PARKING REQUIRED: 120  
 PARKING PROVIDED: 120

**PARCEL**

SITE AREA: 220,142 SQ FT  
 COVERAGES: 43 %

**BUILDING DATA**

BUILDING AREA: 572,460 SQ FT  
 FENCED AREA: 504,078 SQ FT  
 LANDSCAPE AREA: 42,240 SQ FT

**PROPOSED SITE PLAN**

1" = 50'

**RECEIVED**

JUN 17 2015

TEARF ENGINE DIV

1815 S. GARDEN ST. SUITE 200  
 FRESNO, CA 93707  
 TEL: 559.233.4800  
 FAX: 559.233.4801

**G B D H**

**DESIGN GROUP, INC.**

14 911824991 for 911824940

**DDG 373 - 3206 South Cherry Ave., Fresno**

FRESNO COUNTY, CALIFORNIA

1815 S. GARDEN ST. SUITE 200  
 FRESNO, CA 93707  
 TEL: 559.233.4800  
 FAX: 559.233.4801

**JBB DEVELOPMENT INC**

1815 S. GARDEN ST. SUITE 200  
 FRESNO, CA 93707  
 TEL: 559.233.4800  
 FAX: 559.233.4801

**BUILDING DATA**

COUNTY OF FRESNO  
 AL 2000000 / AGRICULTURAL ZONING  
 10 SUBSTITUTED  
 20-04-07  
 BUILDING CODES  
 54, 54.0000000 & 54.0000000  
 VAS, FIRE SPRINKLERED

**PARKING DATA**

PARKING REQUIRED: 120  
 PARKING PROVIDED: 120

**PARCEL**

SITE AREA: 220,142 SQ FT  
 COVERAGES: 43 %

**BUILDING DATA**

BUILDING AREA: 572,460 SQ FT  
 FENCED AREA: 504,078 SQ FT  
 LANDSCAPE AREA: 42,240 SQ FT

**PROPOSED SITE PLAN**

1" = 50'

**RECEIVED**

JUN 17 2015

TEARF ENGINE DIV

1815 S. GARDEN ST. SUITE 200  
 FRESNO, CA 93707  
 TEL: 559.233.4800  
 FAX: 559.233.4801

**G B D H**

**DESIGN GROUP, INC.**

14 911824991 for 911824940



**DATE:** June 16, 2015

**TO:** Bruce Barnes, Project Manager  
Development and Resource Management Department

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

**SUBJECT:** CONDITIONS OF SITE PLAN REVIEW APPLICATION NO. 2015-068 FOR MAINTENANCE REQUIREMENTS

**ADDRESS:** 3264 South Cherry Avenue  
**APN:** 329-011-07

**ATTENTION:**

The item below requires a separate process with additional costs and timelines. In order to avoid delays with the development approval, the following items shall be submitted for processing to the Public Works Department, Traffic and Engineering Services Division **prior** to Building Permits.

<b>X</b>	<b>Private Maintenance Covenant</b>	Ann Lillie	(559) 621-8690 <a href="mailto:ann.lillie@fresno.gov">ann.lillie@fresno.gov</a>
<b>X</b>	<b>CFD Annexation Request Package</b>		

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this development as a condition of approval by the Public Works Department. These requirements are based on City records, standards and the proposed improvements depicted for this development 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 and shall require a revision of this letter.

Any change affecting the items in these conditions requires revision of this letter.

Delays to the final development approval will occur if the maintenance requirements are not met. Time-lines for the processing of the annexation to the CFD and private maintenance covenant require three to four months and SHALL be completed prior to Building Permit approval.

All applicable construction plans for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD and private maintenance covenant process and shall be deemed technically correct. If Landscape and Irrigation Plans

are required, approval of the plans is required prior to the finalization of the CFD process and the approval of this development.

### **1. The Property Owner's Maintenance Requirements**

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Commercial, Industrial and Multi-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 ("CFD No. 9").

The following public improvements (existing and proposed) are eligible for Services by CFD No. 9 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within public street rights-of-way along **South Cherry Avenue**.
- Concrete curb and gutters, valley gutters, sidewalks and curb ramps in the street rights-of-way along **South Cherry Avenue**.
- All costs associated with the street lights (including repair and replacement) in the street rights-of-way along **South Cherry Avenue**.

### **2. The Property Owner may choose to do one or both of the following:**

- The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
- **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans as applicable) are considered technically correct.
- The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**
- The annexation process takes from three to four months and **SHALL** be completed prior to building permit approvals. The review and approval of Landscape and Irrigation Plans are required to be approved by the Public Works Department prior to the completion of the annexation process.
- Public improvements not listed above will require special approval by the Public Works Department Director or his designee.

- The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in a maintenance covenant or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For any questions regarding these conditions please contact me at (559) 621-8690 / [ann.lillie@fresno.gov](mailto:ann.lillie@fresno.gov)



# County of Fresno

DEPARTMENT OF PUBLIC HEALTH  
DAVID POMAVILLE, DIRECTOR

June 19, 2015

Bruce Barnes  
Development & Resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

LU0018089  
2602

Dear Mr. Barnes:

PROJECT NUMBER: S-15-068

**Site Plan Review Application No. S-15-068** was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

APN: 329-011-07

ZONING: County AL-20/Proposed City M-3/UGM

ADDRESS: 3264 S Cherry Avenue

Recommended Conditions of Approval:

- If the tenant(s) are proposing to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

***Promotion, preservation and protection of the community's health***

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: [EnvironmentalHealth@co.fresno.ca.us](mailto:EnvironmentalHealth@co.fresno.ca.us) ❖ [www.co.fresno.ca.us](http://www.co.fresno.ca.us) ❖ [www.fcdph.org](http://www.fcdph.org)

Equal Employment Opportunity ❖ Affirmative Action ❖ Disabled Employer

Bruce Barnes  
June 19, 2015  
S-15-068  
Page 2 of 2

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

---

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda  
DN: cn=Kevin Tsuda, o=Fresno  
County Department of Public Health,  
ou=Environmental Health Division,  
email=ksuda@co.fresno.ca.us, c=US  
Date: 2015.06.19 13:37:23 -0700

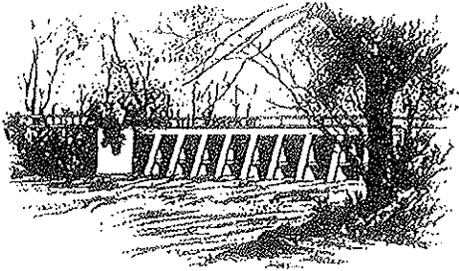
Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-3271

---

kt

cc: Hector Sandoval- Environmental Health Division (CT 18.00)  
Dirk Poeschel- Consultant ([dirk@dplds.com](mailto:dirk@dplds.com))



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF  
**FRESNO**  
**IRRIGATION DISTRICT**

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

June 23, 2015

Mr. Bruce Barnes  
Ms. Joann Zuniga  
City of Fresno  
Development and Resource Management Department  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Site Plan Review Application No. S-15-068  
S/E North and Cherry avenues  
FID's North Central No. 26

Dear Mr. Barnes and Ms. Zuniga:

The Fresno Irrigation District (FID) has reviewed the Site Plan Review Application No. S-15-068 pertaining to approximately  $\pm 19.54$  acres of property located on the east side of Cherry Avenue, south of North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a  $\pm 372,960$  square feet state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District. The APN is 329-011-07. FID has the following comments:

1. FID's North Central Canal No. 26 runs westerly and traverses through the southern portion of the subject property as shown on the attached FID exhibit map. FID owns the following:
  - a. Area of Concern: Records do not show a recorded easement, however FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 10. The reach of canal affected by the development consists of an earthen, open channel canal, with its banks at grade.

- b. FID requires the applicant to replace the existing canal across the subject parcels with new 42-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
  - c. FID requires the applicant grant a 40-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment.
2. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
3. FID requires it review, approve and be made a party to signing all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
4. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the pipeline, or result in drainage patterns that could adversely affect FID.
5. FID does not typically allow private facilities to encroach into its easement. If any facility is proposed within FID's easement, FID will require its review and approval. If FID allows the encroachments, the Private party will be required to enter into the appropriate agreement which will be determined by FID. FID requires all block walls and fences to be located outside of the easement. Buildings will not be allowed within the easement or over the pipeline.
6. FID requires its easements be shown on all maps with proper recording information, and that FID be made a party to signing the final map.

7. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
8. For informational purpose, the head of a privately owned canal known as the Steyer Canal No. 316 comes off the southeast corner of the subject property and runs southerly, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private canal. FID's records indicate that the canal is active and will need to be treated as such. FID can supply the City with a list of users for this private line upon request.
9. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
10. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at (559) 233-7161 extension 7406 or [ssaetern@fresnoirrigation.com](mailto:ssaetern@fresnoirrigation.com).

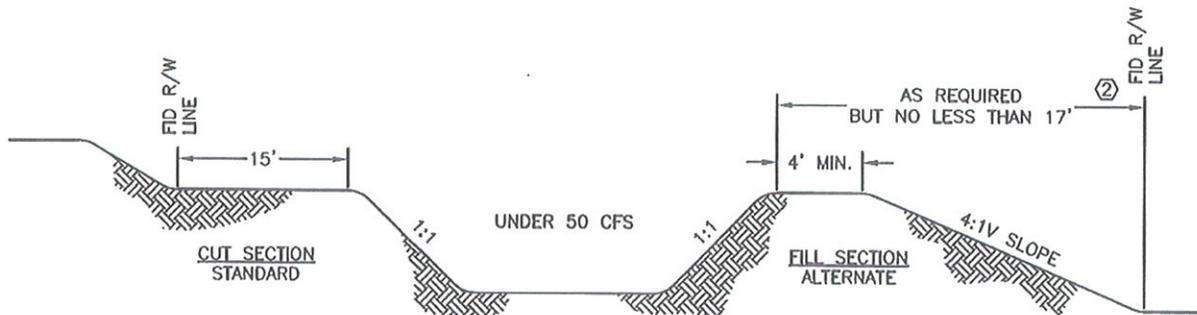
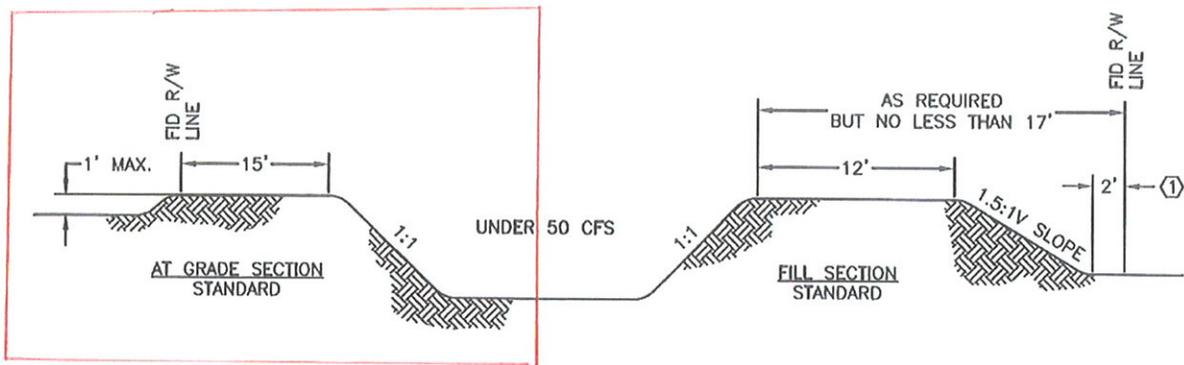
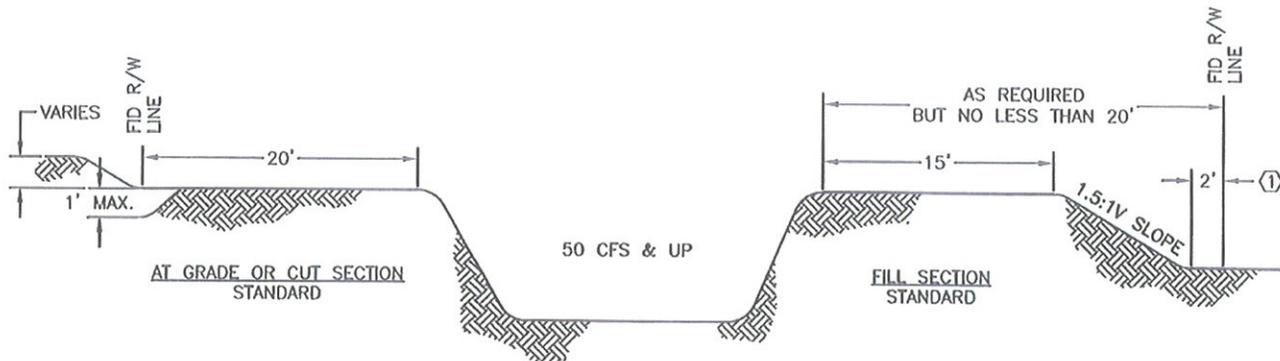
Sincerely,



Laurence Kimura, P.E.  
Chief Engineer – Special Projects

Attachment





NOTES:

ALL PRIVATE FACILITIES TO BE LOCATED OUTSIDE FID RIGHT-OF-WAY.

① ADD 2 FEET TO EMBANKMENT WIDTH TO ESTABLISH OVERALL RIGHT-OF-WAY WIDTH TO ACCOMMODATE GRADER BLADE CLEARANCE.

② THE ALTERNATE SECTION CAN NOT BE USED IF THE OVERALL WIDTH EXCEEDS THE STANDARD WIDTH AND IS PERMITTED ONLY WHEN DISTRICT OPERATIONS AND MAINTENANCE FUNCTIONS DO NOT REQUIRE A STANDARD ROADWAY.

DISTRICT CANAL RIGHT-OF-WAY REQUIREMENTS



**DEPARTMENT OF PUBLIC UTILITIES  
ADMINISTRATION DIVISION  
MEMORANDUM**



*Providing Life's Essential Services*

**Date:** July 2, 2015

**To:** BRUCE BARNES, Planner II  
Planning and Development

**From:** KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities, Planning and Engineering Division

**Subject:** SEWER REQUIREMENTS FOR SITE PLAN REVIEW S-15-068

**General**

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County Fresno, 3294 S. Cherry Avenue & APN: 329-110-07. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehouse to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

**Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is a 12-inch sewer main in South Cherry Avenue. Sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of a sewer house branch shall be required.
2. On-site sanitary sewer facilities shall be private.
3. Abandon any existing on-site private septic systems.
4. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

**Sewer Fees**

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



*A Nationally Accredited Public Utility Agency*

1. Sewer Lateral Charge.
2. Oversize Sewer Service Area: 31.
3. Sewer Facility Charge (Non-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



Department of Public Utilities – Water Division



**DATE:** July 6, 2015

**TO:** BRUCE BARNES, Project Manager  
Development Department/Current Planning

**THROUGH:** MICHAEL CARBAJAL, Division Manager  
Department of Public Utilities, Water Division

**FROM:** ROBERT A. DIAZ, Senior Engineering Technician  
Department of Public Utilities, Water Division

**SUBJECT:** WATER REQUIREMENTS FOR SITE PLAN S-15-068

**General**

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County Fresno, 3264 S. Cherry Avenue & APN: 329-110-07. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehouse to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

**Water Service**

Nearest water main to serve the proposed project is a 14-inch main located in South Cherry Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Installation of water service & meter box shall be required.
2. On-site water facilities shall be private.
3. Seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.





FIRE DEPARTMENT

DATE: June 30, 2015

TO: BRUCE BARNES, Project Manager  
Development and Resource Management Department

FROM: RANDI EISNER, Senior Fire Prevention Inspector *Randi Eisner*  
Fire Department, Community Risk Reduction Unit

SUBJECT: S-15-068 - 3264 S Cherry

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

1. ( ) This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
2. ( ) All revisions to plans shall be called out with a cloud or delta.
3. ( ) Provide a site plan that shows compliance with all site plan requirements noted on site plan review.
4. ( ) Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4 ½ inch outlet shall face the fire lane. In addition to the site utility plan, the fire hydrants shall be shown on the site plan.
5. ( ) Show location of fire sprinkler risers and fire department connection(s).
6. ( ) Note on plan: Two means of ingress/egress must be provided. This access must be maintained during all phases of development.

7. ( ) Provide note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus.
8. ( ) All required fire access lanes shall be provided and maintained with an approved "all weather" surface capable of supporting 80,000 lb. vehicles (minimum 4" of base rock over compacted or undisturbed native soil or per approved engineered plans) year-around and during all phases of development with 24 feet minimum width or other approved method that would prevent shoulder degradation.
9. ( ) Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.
10. ( ) Dual entry drives require intermediate turn-arounds when the length exceeds 700 feet.
11. ( ) Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate/s. All electrified gates shall be equipped with both the Best electric cylinder lock 1W7B2 and "Click to Enter" system. Gates/fences shall not obstruct minimum width required for fire lanes.
12. ( ) Provide approved visual recognition/feature sign at the "Click to Enter" gate locations.
13. ( ) Electric gates shall be provided with battery back-up.
14. ( ) Streets listed shall be identified as fire lanes as provided in the California Vehicle Code, Section 22500.1. Designate curbs as fire lanes (red curb with "Fire Lane" in 3 inch white letters every 50 feet or approved signs every 50 feet).
15. ( ) Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."
16. ( ) Loading zones shall not be located in required fire lanes.
17. ( ) All back checks will be performed between the hours of 1:30 p.m. and 3:00 p.m. Monday – Friday, at Fresno Fire Department located at 911 H Street. No appointment is necessary. Applicants must be at the front counter and sign the log before 3pm or you will be required to come back another day.
18. ( ) Fire Department back check items require a wet signature from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
SITE PLAN REVIEW APPLICATION NO. S-15-068

**Return Completed Form to:**

Bruce Barnes, Development Services/Planning

Email: [Bruce.Barnes@fresno.gov](mailto:Bruce.Barnes@fresno.gov) and

[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

APN: 329-011-07 ZONING: County AL-20/Proposed City M-3/UGM ADDRESS: 3264 S Cherry Avenue

DATE ROUTED: June 16, 2015

COMMENT DEADLINE: June 29, 2015

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

YES. PLEASE  
SEE ATTACHED.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

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

IRRIGATION PLANS FOR ONSITE CHINESE PISTACHE

REVIEWED BY:

A. Kiml PSTI

X-1345

6.25.15

Name and Title

Telephone Number

Date

DRC 5/28/15; Level 4 Review

Future Council District 3; Fresno General Plan, Edison Community Plan, North Avenue Industrial Triangle Specific Plan

---

## DEPARTMENT OF PUBLIC WORKS

---

TO: **Bruce Barnes, Project Manager**  
Development and Resource Management Department

FROM: **Hilary Kimber, Parks Supervisor II (559.621.1345)**  
Public Works, Median Island Maintenance

DATE: July 16, 2015

SUBJECT: Site Plan No. S-15-068; (APN: 329-011-07) 3264 South Cherry Avenue:

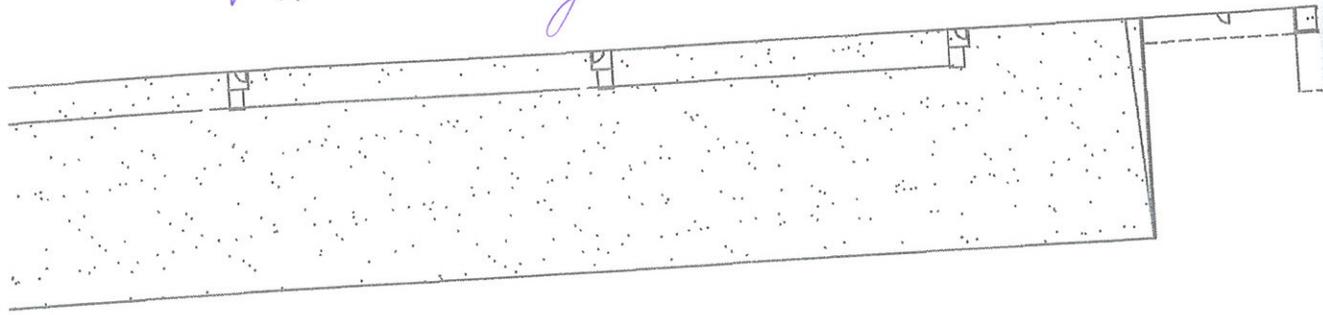
The Department of Public Works offers the following comments regarding the proposed project located on the east side of South Cherry Avenue south of East North Avenue in the County:

### GENERAL REQUIREMENTS

1. The Developer is required to provide street trees on all public street frontages per Fresno Municipal Code. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage. Irrigation is required for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB1881.
2. There are approximately 660 lineal feet of street frontage along S. Maple Ave. resulting in the requirement of eleven (11) street trees.
3. The site plan dated June 10, 2015 submitted by Lynn Hays Kyle. indicates a eleven (11) onsite Keith Davey Pistache (*Pistacia chinensis* 'Keith Davey') trees to be planted within ten feet of the back of the monolithic sidewalk. These trees meet the requirement as onsite trees planted in-lieu-of street trees.
4. Trees shall be planted in accordance with the City of Fresno "Standard and Specifications".
5. Public Works requires a landscape and irrigation plan to the scale of 1"=20' to be submitted prior to the installation of onsite trees planted in-lieu-of street trees..

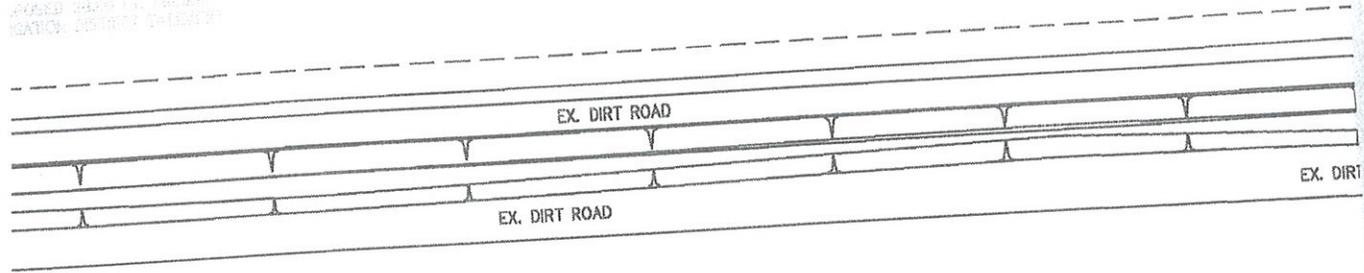
MYOPORUM PARVIFOLIUM  
VERBENIA  
CREEPING MYOPORUM

MAKE CHANGE TO LANDSCAPE PLAN per Hilary!!



The  
Bruce B.

PLANTING SCHEDULE  
DATE: 08/17/17



LYNN HAYS KYLE  
Landscape Architect  
  
10471 Ferguson Rd.  
Clovis, CA 93619  
Ph: (559)298-4014  
Calif. License #2503

550.10  
"AW2"

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
SITE PLAN REVIEW APPLICATION NO. S-15-068

FMFCD

**Return Completed Form to:**  
Bruce Barnes, Development Services/Planning  
Email: [Bruce.Barnes@fresno.gov](mailto:Bruce.Barnes@fresno.gov) and  
[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

APN: 329-011-07 ZONING: County AL-20/Proposed City M-3/UGM ADDRESS: 3264 S Cherry Avenue

DATE ROUTED: June 16, 2015

COMMENT DEADLINE: June 29, 2015

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

REFER TO FMFCD NOTICE OF REQUIREMENTS FOR SPR 2015-068.

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):

NO.

REVIEWED BY: RICK LYONS, ENG. TECH. III 456-3292 7/1/15  
Name and Title Telephone Number Date

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

File No. 210.412

Page 1 of 5

**PUBLIC AGENCY**

BRUCE BARNES  
DEVELOPMENT SERVICES/PLANNING  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721

**DEVELOPER**

JOHN BRESLFORD, JBB DEVELOPMENT, INC.  
7519 N. INGRAM AVE, SUITE 104  
FRESNO, CA 93711

PROJECT NO: 2015-068

ADDRESS: 3264 S. CHERRY AVE.

APN: 329-110-07

SENT: 7/1/15

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
AW2	\$111,588.00	NOR Review	\$700.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$3,560.00 Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
<b>Total Drainage Fee: \$111,588.00</b>		<b>Total Service Charge: \$4,260.00</b>	

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/16 based on the site plan submitted to the District on 6/16/15 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**FR SPR No. 2015-068**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 5

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

1.  a. Drainage from the site shall BE DIRECTED TO  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".  
 None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Drainage Report (to be submitted with tentative map)  
 Other  
 None Required
  
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
 d. See Exhibit No. 2.
  
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.
  
6.  The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FR  
SPR  
No. 2015-068

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

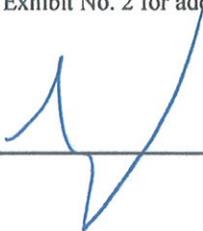
Page 3 of 5

FR  
SPR  
No. 2015-068

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10.   X   See Exhibit No. 2 for additional comments, recommendations and requirements.



Peter Sanchez  
District Engineer



Rick Lyons  
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 5

CC:

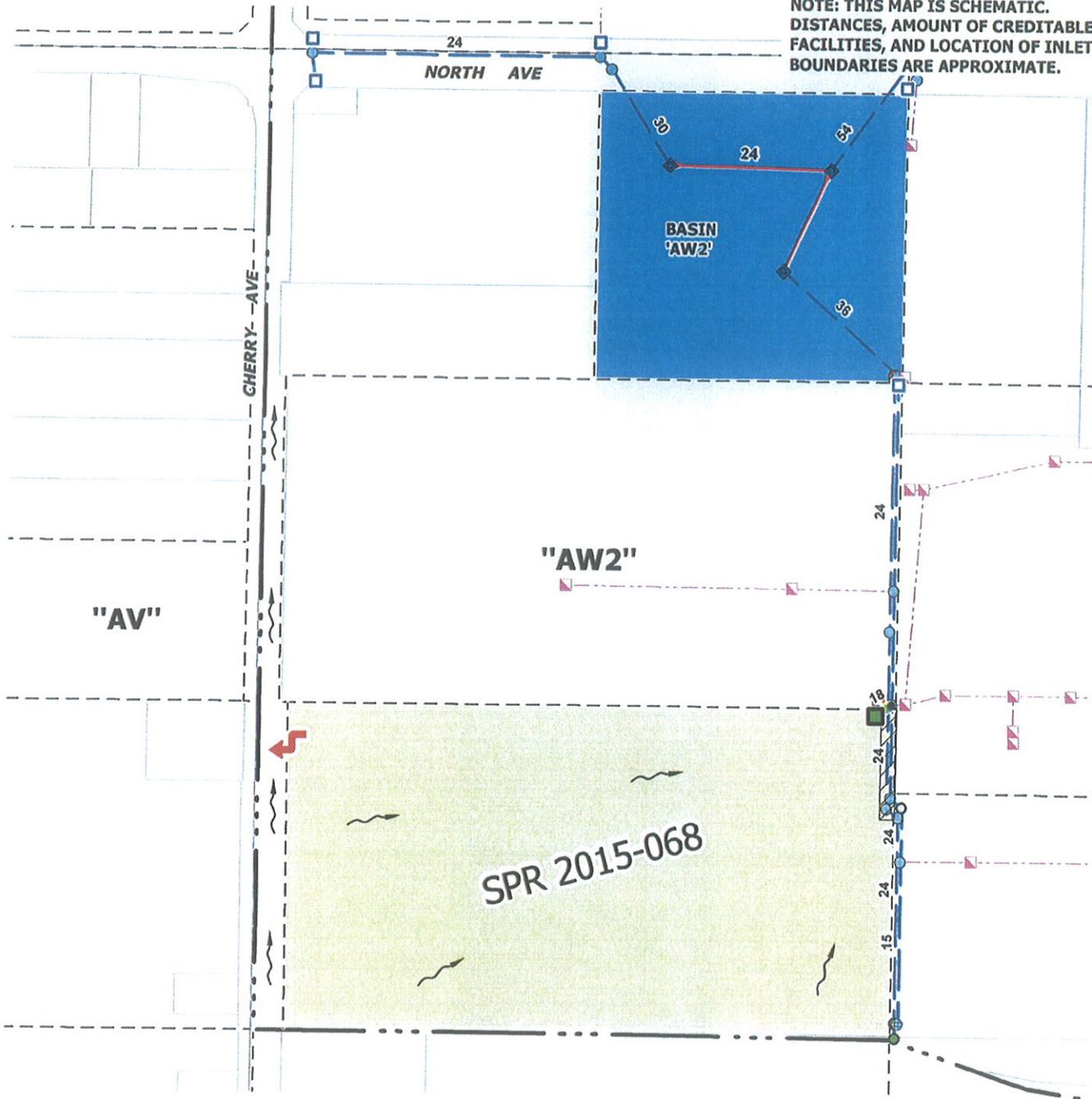
DIRK POESCHEL, LAND DEVELOPMENT SERVICES, INC.

923 VAN NESS, SUITE 200

FRESNO, CA 93721

**FR SPR No. 2015-068**

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



**LEGEND**

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Inlet With 18" Lateral
- Existing Master Plan Facilities
- Private Facilities
- Major Storm Breakover
- Inlet Boundary
- Drainage Area Boundary
- Direction of Drainage
- Existing 25' Easement



**SPR 2015-068**  
**DRAINAGE AREA "AW2"**

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**



**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

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

The proposed development, SPR 2015-068, is required to direct major storm water flows from the project site to South Cherry Avenue.

There is an existing twenty five-foot (25') wide storm drain easement along the property line of the easterly property line as shown on the attached sketch. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

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

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

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

Development No. SPR 2015-068



**JUN 22 2015**

Bruce Barnes  
City of Fresno  
Development Services/Planning  
2600 Fresno Street, Third Floor  
Fresno, CA, 93721

**Project: Site Plan Review Application No. S-15-068 – Land Development Services**

**District CEQA Reference No: 20150543**

Dear Mr. Barnes:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of construction of a 372,960 square foot industrial building, located at 3264 S Cherry Avenue, 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/year NOX, 10 ton/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.
2. Based on information provided to the District, the proposed project would equal or exceed 100,000 square feet of heavy industrial space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

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

**Seyed Sadredin**

Executive Director/Air Pollution Control Officer

**Northern Region**

4800 Enterprise Way

Modesto, CA 95356-8718

Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**

1990 E. Gettysburg Avenue

Fresno, CA 93726-0244

Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**

34946 Flyover Court

Bakersfield, CA 93308-9725

Tel: 661-392-5500 FAX: 661-392-5585

project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may 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). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). 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](http://www.valleyair.org/rules/1ruleslist.htm).
4. 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 Eric McLaughlin, at (559) 230-5808.

Sincerely,

Arnaud Marjollet  
Director of Permit Services

Chay Thao  
Program Manager

AM: em

City of



DEPARTMENT OF PUBLIC UTILITIES

Date: June 25, 2015

To: BRUCE BARNES, Project Manager  
Development and Resource Management Department , Planning

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

**Subject:** Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County Fresno, 3264 S. Cherry Avenue & APN: 329-011-07. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehouse to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

**General**

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425 .

**Does Project Affect Your Agency/Jurisdiction**

No - Project does not have or will not be required to provide a trash enclosure.  
Applicant's request to deviate from the city enclosure design standard is approved. The applicant will use the depressed dock apron area to store trash and recycling containers.

**Suggestions to Reduce Impacts/Address Concerns**

None.

**Recommended Conditions of Approval**

None.

**Additional Information**

None.

**JBB Development Inc.**

**May 21, 2015**

**Applicant:** JBB Development Inc.  
7519 Ingram Ave. Suite 104  
Fresno, CA.  
93711

S-15-068

**Property Owner:** Cast 'N Blast  
7519 Ingram Ave. Suite 104  
Fresno, CA.  
93711

**Project Address:** 3264 S. Cherry Ave.

**Representative:** Dirk Poeschel, AICP  
Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite No. 200  
Fresno, CA 93721  
559-445-0374  
dirk@dplds.com

**APN:** 329-011-07

**Zoning:** County AL-20/Proposed City of Fresno M-3

**Request**

The applicant requests approval of the following entitlements:

1. A Site Plan Review to allow the construction of a 372,969 sq. ft. industrial building.
2. A Pre-zoning of the site from county Agriculture AL-20 to City of Fresno M-3 (Heavy Industrial)
3. Annexation into the City of Fresno and related detachment from various districts.

**Background**

For more than thirty years, JBB Development Inc. and its affiliate, Diversified Development Group, Inc. have developed high quality industrial buildings in the Fresno metropolitan area providing warehousing, and value-added industrial sites tailored to unique industrial client needs.

The subject proposal represents an urgent need to address demand for completed industrial buildings in the City of Fresno.

## **Proposed Use**

The proposed building will provide state of the art industrial warehousing for light and heavy industrial companies seeking to store and distribute goods from the site. Please see the project site plan prepared by GBDH Design Group. The site will meet all applicable building, development and fire safety requirements.

## **Hours of Operation**

The facility will typically receive, store and process material 5 days a week. Nonetheless, the applicant requests the ability to receive, store and process material on a 24 hr./7 days a week basis. Typically, the offices and administrative functions of the facility will operate 5 days a week. From time to time it may be necessary to have warehouse personnel on the premises 7 days a week.

## **Project Justification/Conformity with Applicable Plans**

### **Applicant's Industrial Expertise**

JBB Development Inc. and its affiliate, Diversified Development Group, Inc. are regionally recognized companies that specialize in developing and managing high quality industrial warehouses. Due to its location within an established industrial area and being proximate to the state freeway system, the proposed site is ideally suited to provide a safe, compatible and convenient location for light and heavy industrial uses.

### **Consistency with Adopted Plans & Policies**

The subject site is designated in the adopted City of Fresno General Plan for Heavy Industrial land uses. The proposed City of Fresno M-3 (Heavy Industrial) zone district is an appropriate zone to implement the aforementioned plan's Heavy Industrial land use designation.

The site will be annexed into the City of Fresno per LAFCo standards. Upon annexation, the City of Fresno will provide all urban services for the proposed project.

### **Site Conditions**

The site is flat well-drained and will be graded and paved in accordance with applicable standards as shown on the attached civil engineering plans prepared by Greenwood & Associates. All utilities necessary for industrial warehousing at the subject location and are proximate to the site and are adequate in capacity for the intended use.

The project will be subject to various mandatory conditions, regulations, standards and ministerial permits which have proven to be effective in reducing the potential for a variety of potential adverse impacts to occur at a level of significance on site or to surrounding properties.

All trucks will adhere to the City of Fresno approved truck routes as identified in the adopted City of Fresno General Plan. No trucks will utilize local streets or travel into local neighborhoods.

The applicant seeks no deviations from any property development standard or building regulation.

### Traffic Generation

The Institute of Transportation Engineers (ITE) studies various land uses to among other things, determine traffic generation profiles. The Institute of Transportation Engineers *Trip Generation* 8<sup>th</sup> edition Land Use Category 150 identified as *warehousing* includes a summary of the institute's studies of warehouse uses.

The Institute of Transportation Engineers provides the following estimates of peak hour traffic based on 1,000 ft.<sup>2</sup> of gross warehouse area. The average weekday trip ends generation for the proposed project based on a proposed building of 372,969 sq. ft. for traffic generation calculation purposes as provided directly below.

PEAK HOUR	AVE. TRIP RATE	TOTAL TRIP ENDS
7am to 9am	.30 trips/1,000 sq. ft.	111.90
4pm to 6pm	.32 trips/1,000 sq. ft.	119.36

\*The warehouse building on the proposed site is 372,960 sq. ft.

The *Institute of Transportation Engineers Trip Generation* manual 8<sup>th</sup> edition Land Use Category 150 entitled *Warehousing* also found truck trips accounted for 20% of the weekday warehousing traffic. Said study also concluded about 79% of all PEAK HOUR 7am to 9am trips were entering the site and 21% exiting the site. For the PEAK HOUR 4pm to 6pm. the reverse occurred with 25% of the trips entering the site and 75% exiting the site.

The proposed warehouse will generate traffic similar in kind, type and general volume of traffic generated by other industrial properties developed by the applicant which is substantially lower than that estimated by the ITE. Given the site's Heavy Industrial land use designation, said traffic kind, type and volume was contemplated in the City of Fresno adopted General Plan.

The segments of Cherry Ave. at the subject site are expected to operate within an acceptable Levels of Service as detailed in the MEIR of the City of Fresno adopted General Plan. The applicant will construct the necessary street improvement and pay proportionate share of traffic impact fees which will mitigate any potential traffic related impacts associated with the project.

## **Parking**

In accordance with City of Fresno requirements, adequate on- site parking is available on site to accommodate the proposed use. Please see the project site plan prepared by GBDH Design Group.

## **Water Supply/Fire Protection**

As mentioned above, the proposed use will be located in a modern existing industrial area which was created specifically for industrial type uses. Community water will serve the proposed building through a water system that was designed specifically for industrial uses. No information exists to suggest that the capacity of the water and sewer lines serving the subject site is inadequate.

The applicant will install an ESFR (“Early Suppression-Fast Response”) fire protection/sprinkler system in the proposed building in accordance with the California Building and Fire Code requirements.

The project will be subject to various mandatory conditions, regulations, standards and ministerial permits which have proven to be effective in reducing the potential for a variety of potential fire or related hazards to occur at a level of significance on site or to surrounding properties.

## **Other Matters**

- All project lighting will consist of downward directed and hooded lights mounted on building exteriors. Lighting will enhance site security and will be installed in a manner as to minimize light interfering with adjacent properties.
- The noise profile of the proposed use is typical of other industrial uses that are generated in the industrial area in which the project is to be located. No atypical industrial noise will be generated by the proposed use.
- The site will meet all seismic safety requirements of applicable rules, regulations and law. Among other things, said requirements specify height, strength, seismic loading and fire/hazardous gas detection devices for the storage of the material to be stored at the subject site.
- All waste shall be handled in accordance with the applicable disposal and handling requirements.
- The applicant is aware of no information that would suggest that the proposed use will be incompatible with adjacent industrial users or the community at large.



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

**Development and Resource Management Department**  
**Jennifer K. Clark, Director**

**Project Comments from the Development Services Division July 2, 2015**

**PROJECT DESCRIPTION**

The applicant proposes to develop a 372,960 square foot warehouse/office building	
<b>APN: 329-011-07</b>	<b>ADDRESS: 3264 South Cherry Avenue</b>

**GENERAL INFORMATION**

<b>ZONING</b>	
Existing	M-3 ( <i>Heavy Industrial District</i> )
<b>PLANNED LAND USE</b>	
Existing	Heavy Industrial
<b>PLANS</b>	
Community Plan	Edison
Specific Plan	North Avenue Industrial Triangle
Redevelopment	N/A
<b>PREVIOUS ACTIONS</b>	
Applications	N/A
Covenants/ Easements	N/A
Development Agreements	N/A
<b>TRACT MAP or LOT SPLIT</b>	Central Calif. Colony-Plat Bk 2,Pg 1, Parcel Map No. 1813, BK 10, Page 14

**PROPERTY DEVELOPMENT STANDARDS**

Use the website below to access the Zoning Ordinance (Chapter 12, Articles 2 and 3) to find more information on zoning/property development standard requirements:

<http://library.municode.com/index.aspx?clientId=14478&stateId=5&stateName=California>

<b>USE PERMITTED</b>	
A warehouse is permitted by right in the M-3 zone district.	
<b>LOT AREA</b>	
Required	No requirement
Existing	19.45 acres

<b>LOT DIMENSIONS</b>				
	Required	Minimum requirement: Width- 75 feet, Depth-120 feet		
	Existing	658 feet x 1,292 feet		
<b>DWELLING UNIT DENSITY</b>				
	Permitted	No residential proposed.		
<b>BUILDING HEIGHT</b>				
	Permitted	Buildings or structures erected in this District that are designed for industrial uses, i.e., manufacturing, storage, etc., are not subject to a height limitation.		
	Proposed	38 feet		
<b>YARDS</b>				
	Required Building Setback		Proposed Building Setback	
	Front (Cherry)	20 feet	Front	91 feet
	Interior Sides (north and south PL)	None	Interior Side	150 feet (north) 175 feet (south)
	Rear (north PL)	None	Rear	91 feet
	Required Landscaping Setback		Proposed Landscaping Setback	
	Front	15 feet	Front	25 feet
	Rear	None	Rear	None
<b>General Requirements:</b>				
All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in subsections 12-105-L-4, Section 12-105-Y (yard) and the exceptions of Subsection 12-216-5-E-5 (C-P District).				
All required yards shall be landscaped and maintained in accordance with subsections 12-306-N-23 and 24.				
Where an "M-1" District abuts a major street, a yard of no less than 10 feet shall be provided.				
The required interior side or rear yard may be used for parking and storage provided no materials or vehicle stored therein exceeds a height of six feet.				
<b>SPACE BETWEEN BUILDINGS</b>				
	Main Buildings	No requirements.		
<b>LOT COVERAGE</b>				
	Permitted	No requirements.		

<b>FENCES, HEDGES, WALLS</b>	
Permitted	<p>None required.</p> <p>Fences, hedges, and walls, not greater than six feet in height, shall be permitted on all rear and interior side property lines, and on or to the rear of all front and street side yard setback lines.</p> <p>No fence, hedge or wall over three feet in height shall be permitted in any required front yard setback area or within the required side yard setback area on the street side of a corner lot.</p>
Proposed	<b>Depict any proposed or existing fences which may remain.</b>
<b>OFF-STREET PARKING</b>	
Required	<p>For uses listed in Section 12-225.1-B and 12-226.1-B, the provisions of Section 12-222.5-I, "C-6" District, shall apply.</p> <p>For all uses there shall be at least one square foot of off-street parking area for each one square foot of floor area, provided, however, that if such use falls into any of the special uses in the General Conditions, Section 12-306-I-2, such General Conditions shall apply.</p> <p>For all other uses there shall be one off-street parking space for each two permanent employees. Such space shall be located within 300 feet of the property served. In addition, there shall be at least one parking space for each truck operated by the concern and one parking space for each sales person permanently employed.</p> <p>Bicycle Parking: 10% of parking        100 employees / 2 = 45 parking spaces</p>
Proposed	<b>178 parking spaces provided and provide 10 bike parking spaces</b>
<b>ACCESS</b>	
Required	<p>There shall be vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. The design of said access to withstand industrial usage shall be approved by the Department of Public Works.</p> <p>The Director shall specify the location and number of ingress and egress points by conditions established at the time of review of required site plan.</p>
Proposed	Access is provided from South Cherry Avenue.

<b>OUTDOOR ADVERTISING</b>	
Permitted	The provisions of Section 12-217.5-K shall apply except that the copy of on-site signs for industrial uses may also specify the type of product manufactured, processed or fabricated, or the service rendered and hours of operation. Advertising structures are subject to the provisions of Section 12-306-K. The provisions of Article 17 of Chapter 12 shall apply to free-standing, on-premises signs or advertising structures adjacent to freeways.
Proposed	<b>A separate sign permit is required.</b>
<b>LOADING SPACES</b>	
Required	For industrial buildings with 40,001 – 80,000 square feet two loading spaces are required.  For industrial buildings with 80,001 – 120,000 square feet three loading spaces are required.  For industrial buildings with 120,001 – 160,000 square feet four loading spaces are required.
Proposed	<b>100 loading spaces proposed</b>
<b>TREES (On-Site)</b>	
Required	Each industrial parcel of land or lot shall have a minimum of one medium-sized tree for every two parking spaces. Two small trees (15—30 feet at maturity) shall be counted as one medium-sized tree.
Proposed	<b>178 parking spaces / 2 = 89 medium-sized trees</b>
<b>PARKING LOT SHADING</b>	
Required	A minimum of 50% parking lot shading is required in accordance with the <i>Development Department, Performance Standards for Parking Lot Shading</i> .
Proposed	<b>Provide parking lot shading calculations for customer and employee parking</b>
<b>MISC.</b>	
<ol style="list-style-type: none"> <li>1. Edison Community Plan: The subject property is designated for heavy industrial planned land uses. Upon reviewing the policies contained in the Plans staff has determined that there are no policies that are applicable or are more restrictive than those contained in the FMC.</li> <li>2. Fresno General Plan: Comply with policies of the Fresno General Plan.</li> </ol>	

**Attachments:** Performance Standards for Parking Lot Shading  
 Notes and Requirements for Entitlement Applications

## City of Fresno Notes and Requirements for Entitlement Applications

(Note: Not all requirements will be applicable to all projects)

### GENERAL

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted.
3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorway/Technical+Library/StandardSpecificationsandDrawings.htm>
4. Development shall take place in accordance with all city, county, state and federal laws and regulations.
5. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: <http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businessstaxapplicaiton.htm>
6. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
7. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.

## City of Fresno Notes and Requirements For Entitlement Applications

Page 2 of 9

8. For projects initiated in response to code enforcement action, the exercise of rights granted by this special permit must be commenced by six months. Completion of the project, including improvements, shall occur by 12 months.

### FENCES/WALLS, LANDSCAPING, PARKING

9. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.
10. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
11. No structures of any kind (*including signs and/or fences*) may be installed or maintained within the required-landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.
12. Provide shade calculations on the landscape plan for parking lot shading in accordance with the attached *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts.
13. Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years. (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standards.) Trees shall also be planted in the required landscaped area along the periphery of the development in order to shade and enhance adjacent property and public rights-of-way. Refer to the attached "Performance Standards for Parking Lot Shading," for the tree list and further details.
14. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety; or as may otherwise be approved by the Development and Resource Management Department.
15. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**

## City of Fresno Notes and Requirements For Entitlement Applications

Page 3 of 9

16. Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development Department.
17. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
18. The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.
19. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
20. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
21. All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps. **(Include this note on the site plan.)**
22. Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. **Depict all proposed lights on the site plan.**
23. Bicycle parking spaces shall be supplied at a rate of 10% of the automobile spaces provided pursuant to Section 12-306-I-2.1c of the Fresno Municipal Code (FMC). Bicycle parking spaces shall each consist of one slot in a bike rack. They shall be grouped in racks which allow four feet of clearance on all sides. There shall be adequate space between rack slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
24. All general provisions of Section 12-306-I of the FMC shall apply to all parking areas. [http://library.municode.com/HTML/14478/level3/MUCOFR\\_CH12LAUSPLZO\\_ART3GECOAPZO.html#MUCOFR\\_CH12LAUSPLZO\\_ART3GECOAPZO\\_S12-306PRDEST](http://library.municode.com/HTML/14478/level3/MUCOFR_CH12LAUSPLZO_ART3GECOAPZO.html#MUCOFR_CH12LAUSPLZO_ART3GECOAPZO_S12-306PRDEST)

## City of Fresno Notes and Requirements For Entitlement Applications

Page 4 of 9

### SIGNAGE

25. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
26. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
27. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SignsandBanners.htm>
28. Window signs are limited to four square feet in area, providing information about hours of operation and emergency, sale or rental information only. Exterior signage such as banners, flags and pennants are prohibited. However, special event banner signs are permitted for 30 days if approved by the Development and Resource Management Department, attached to the building, and not exceeding 32 square feet in area.
29. Permanent window signs over six square feet in area can be submitted for approval under a sign review application.

### MISCELLANEOUS

30. Noise levels shall not exceed the decibel levels described in Section 10-102.b of the FMC at anytime, measured at the nearest subject property line. [http://library.municode.com/HTML/14478/level3/MUCOFR\\_CH10REREPUNUREPRCOUS\\_ART1NORE.html#MUCOFR\\_CH10REREPUNUREPRCOUS\\_ART1NORE\\_S10-102DE](http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE)
31. There shall be adequate vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. Vehicular and/or pedestrian access shall be provided and shall remain clear at all times.
32. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to

## City of Fresno Notes and Requirements For Entitlement Applications

Page 5 of 9

charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

33. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

[www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml).

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, [www.casqa.org](http://www.casqa.org)

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: [www.waterboards.ca.gov/water\\_issues/programs/stormwater/industrial.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml),

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities ([www.casqa.org](http://www.casqa.org)).

34. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
35. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
36. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**

## City of Fresno Notes and Requirements For Entitlement Applications

Page 6 of 9

37. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
38. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
39. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
40. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
41. Open street cuts are not permitted; all utility connections must be bored.
42. **CROSS-CONNECTION CONTROL.** A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
43. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
44. Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department. **(Include this note on the site plan)**
45. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

## City of Fresno Notes and Requirements For Entitlement Applications

Page 7 of 9

### FEES

(Not all fees will be applicable to all projects)

46. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
47. CITYWIDE DEVELOPMENT IMPACT FEES
  - a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact 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. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
  - b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
  - c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
  - d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)
48. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)
  - a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
  - b) Street Impact Fees will be a condition on all development entitlements granted.
  - c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
  - d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

## City of Fresno Notes and Requirements For Entitlement Applications

Page 8 of 9

- e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

### 49. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

### 50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption prior to issuance of building permits.

### 51. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

### 52. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.
- b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

### 53. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')

## City of Fresno Notes and Requirements For Entitlement Applications

Page 9 of 9

- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

*Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.*

- 54. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council prior to issuance of building permits may also be applied.
  - a) Frontage Charge (based on property frontage)
  - b) Transmission Grid Main Charge (based on acreage)
  - c) Transmission Grid Main Bond Debt Services Charge (based on acreage)
  - d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
  - e) Wellhead Treatment Fee (based on living units or living unit equivalents)
  - f) Recharge Fee (based on living units or living unit equivalents)
  - g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
  - h) Service Charges (based on service size required by applicant)
  - i) Meter Charges (based on service need)
- 55. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

---

## PERFORMANCE STANDARDS FOR PARKING LOT SHADING

Updated February 13, 2006

### POLICY

Fifty percent of paved parking lots surface shall be shaded by tree canopies within fifteen years of planting (adopted by City Council policy resolution on July 12, 1988).

### GENERAL

1. A "paved parking lot" shall include parking stalls, driveways, and maneuvering areas.
2. Trees planted to satisfy the requirements of these guidelines are landscaping as defined by Municipal Code and are subject to established landscaping requirements.

### SITE PLAN REQUIRED

3. A landscape plan which details the degree of compliance with the Parking Lot Shade Tree Ordinance is required. The plan shall show:
  - a. All landscaped areas.
  - b. Tree canopies drawn to scale representing the estimated canopy at a fifteen year growth period.
  - c. The total area in square feet of the paved parking lot, driveways, and maneuver areas; and the area shaded by tree canopies. A schedule listing total parking area, shaded area, and the percentage of parking area shaded should be included.
  - d. A schedule of the specific names of proposed trees and their sizes.
4. Such plan shall be approved by the Planning and Development Department prior to issuance of building permits. However, the plan is encouraged to be submitted at the time of site plan review.

### METHODOLOGY

5. To simplify the process of determining compliance, the true angle of deflection of natural sunlight shall not be considered. Shaded areas shall be assumed to be only those portions of a paved parking lot directly beneath the shading canopy or drip line.
6. Shading shall be provided by tree canopies except that any portion of a paved parking lot directly beneath and shaded by a man made structure (overhangs and covered parking, for instance) shall be deleted from the requirements of these performance standards and shall be subtracted from the area of the parking lot to be shaded.
7. Credit shall be given only for surface area shaded. Multiple canopies shading the same surface area will not be counted as multiple credit.
8. Landscape planters beneath the canopy may be considered as shaded parking areas for the purpose of determining compliance.
9. Where more than five trees are to be planted, mix tree species.
10. Trees planted along the perimeter of a lot may be counted as providing shade for the full area of their canopy.

11. If the degree of overlap between trees is less than 15 percent, all trees may be counted as shading 100 percent of their canopy. If the degree of overlap is 15 percent or greater, then it will be necessary to perform individual calculation to determine the area of shading.
12. A ten percent minor deviation of the shading standard may be approved by the Director in accordance with established procedures in the Municipal Code if it is found that the normal standards would impose an undue hardship.

ALLOWABLE SPECIES/CANOPY (Provided by Parks Department)

MINIMUM TREE REQUIREMENT

Provide one medium size tree for every two required parking spaces. (This requirement may be modified by the Director if the standards for shading and perimeter planting have been met.)

Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standard). Trees shall also be planted in the required landscaped areas along the periphery of the development in order to shade and enhance adjacent property and public rights-of-ways.

Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for health of the tree and public safety; or as may otherwise be approved by the Planning and Development Department.

MINIMUM PLANTER SIZE (between tiers of parking)

Continuous Planter

	<u>New Development</u>	<u>Existing Development</u>
Standard Parking Stall	<u>8 feet</u>	<u>6 feet</u>
Compact Parking Stall	<u>6 feet</u>	<u>4 feet</u>

Along Periphery 10 feet except as may be approved pursuant to Municipal Code.

MINIMUM SIGHT TRIANGLE

10 feet in traffic areas

30 – 35 feet at street intersections

100 feet at major street intersections

Trees within the triangle shall be trimmed up to eight-feet minimum above the surface of the parking lot.

Other landscaping (ground cover and shrubs) shall not exceed two and one-half feet above the parking lot surface.

CITY OF FRESNO PARKS AND RECREATION DEPARTMENT

30 feet to 35 feet diameter trees 100% = 962 square ft; 50% = 481 square ft; 25% = 240 square ft

Botanical Name	Planter Size (Sq. Ft.)	Height (Feet)	Growth Rate	Roots	Soil	Remarks
Alnus rhombifolia WHITE ALDER	6	50	Rapid	Shallow	Moist	Deciduous
Celtis sinensis CHINESE HACKBERRY	6	50	Moderate	Medium to Deep	Most Soils	Deciduous
Cinnamomum camphora CAMPHOR TREE	8	50	Slow	Shallow	Most Soils	Evergreen, attractive, shiny, yellow-green foliage
Fraxinus o. 'Raywoodi' RAYWOOD ASH	6	40	Fast	Medium	Most Soils	Deciduous, dark green foliage
Ginkgo biloba MAIDENHAIR TREE	6	50	Slow	Deep	Most Soils	Deciduous, very open tree
Linodendron tufpifera TULIP TREE	8	60	Moderate	Medium	Deep Moist	Deciduous, susceptible to aphids, causes dripping
Magnolia grandiflora SOUTHERN MAGNOLIA	8	50	Slow	Medium	Most Soils	Evergreen, constant litter problem
Pistacia chinensis CHINESE PISTACHE	6	40	Moderate	Deep	Most Soils	Deciduous, provides filtered shade, excellent fall color
Platanus acerifolia LONDON PLANE TREE	8	50	Fast	Medium to Deep	Most Soils	Deciduous, anthracnose, red spider, plant bloodgood variety
Quercus agrifolia COAST LIVE OAK	8	50	Moderate	Deep	Most Soils	Evergreen, biannual acorn drop
Quercus ilex HOLLY OAK	6	50	Moderate	Deep	Deep	Evergreen, biannual heavy acorn drop
Quercus lobata VALLEY OAK	8	50	Moderate	Deep	Deep	Deciduous
Quercus suber CORK OAK	8	60	Moderate	Deep	Moist Drained	Evergreen
Quercus virginiana SOUTHERN LIVE OAK	8	60	Moderate	Deep	Most Soils	Evergreen, attractive, bright green foliage
Ulmus sempervirens CHINESE EVERGREEN ELM	6	50	Rapid	Medium	Most Soils	Semi-evergreen, should be annually trimmed
Zelkova serrata SAWLEAF ZELKOVA	8		Fast	Medium	Most Soils	Deciduous, attractive vase shape

20 feet to 30 feet diameter trees 100% = 707 square ft; 50% = 354 square ft; 25% = 177 square ft

Botanical Name	Planter Size (Sq. Ft.)	Height (Feet)	Growth Rate	Roots	Soil	Remarks
Ceratonia siliqua CAROB TREE	8	40	Moderate	Shallow	Most Soils	Evergreen, use male trees only
Koelreuteria Paniculata GOLDENRAIN TREE	6	35	Moderate	Deep	Most Soils	Deciduous, drought resistant, yellow flowers
Liquidambar styraciflua AMERICAN SWEET GUM	8	60	Moderate	Shallow	Most Soils	Deciduous, seed pods a litter problem, fall color
Pinus canariensis CANARY ISLAND PINE	6	60	Fast	Deep	Most Soils	Evergreen, conifer, bluegreen needles, shed constantly
Pinus eldarica MONDELL PINE	6	60	Fast	Deep	Most Soils	Evergreen, conifer, good color
Pyrus c. 'Bradford' BRADFORD PEAR	6	30	Fast	Deep	Most Soils	Evergreen, white flowers, good fall color
Quercus palustris PIN OAK	6	50	Fast	Shallow	Best in Clay Soil	Deciduous, brown leaves hang on during winter
Prunus c. pissardi PURPLE-LEAF PLUM	6	20	Fast	Medium	Most Soils	Deciduous, purple leaves, messy fruit
Sapium sebiferum CHINESE TALLOW TREE	6	35	Fast	Medium	Most Soils	Deciduous, surface roots, good fall color
Sequoia sempervirens COAST REDWOOD	8	70	Fast	Deep	Most Soils	Evergreen, conifer

15 feet to 20 feet diameter trees 100% = 314 square ft; 50% = 157 square ft; 25% = 79 square ft

Botanical Name	Planter Size (Sq. Ft.)	Height (Feet)	Growth Rate	Roots	Soil	Remarks
Acer palmatum JAPANESE MAPLE	4	20	Slow	Shallow	Moist Drained	Deciduous, best in afternoon shade
Cercis canadensis EASTERN REDBUD	4	20	Moderate	Medium	Most Soils	Deciduous, drought resistant, spring flowers
Malus purpurea 'Eleyi' ELEY CRABAPPLE	4	20	Moderate	Medium	Most Soils	Deciduous, wine red flowers in spring
Podocarpus gracilior FERN PINE	6	40	Moderate	Deep	Most Soils	Evergreen, clean and pest free
Pyrus Kawakami EVERGREEN PEAR	4	25	Moderate	Medium	Most Soils	Deciduous, subject to fireblight
Rhus lancea AFRICAN SUMAC	4	25	Medium	Oedius	Most Soils	Evergreen, shiny green foliage, drought, suckers

K:\WORD FORMS\Front Counter Handouts\Parking Lot Shading Standards Complete.doc

Exhibit G  
Environmental Assessment No.R-15-008/S-15-068/ANX-15-  
001

EXHIBIT A

MODIFIED APPENDIX G TO ANALYZE  
SUBSEQUENT PROJECT IDENTIFIED IN MEIR SCH No. 2012111015

Environmental Checklist Form For  
EA No. R-15-008, S-15-068, ANX 15-001  
July 2, 2015

1. **Project Title:**  
Rezone Application No. C-15-008, S-15-068, ANX 15-001(Brelsford Warehouse)
2. **Lead agency name and address:**  
City of Fresno  
Development and Resource Management Department  
2600 Fresno Street  
Fresno, CA 93721
3. **Contact person and phone number:**  
Bruce Barnes. Project Manager  
City of Fresno  
Development & Resource Management Department  
2600 Fresno Street, 3<sup>rd</sup> Floor  
(559) 621-8047
4. **Project location:**  
  
3264 South Cherry Avenue  
  
Located on the east side of South Cherry Avenue, south of East North Avenue  
Site Latitude: 36°41'15.8712" N and Longitude -119°46'54.2604" W  
Mount Diablo Base & Meridian, Township 14S Range 20 E, Section 21  
  
APN: 329-011-07
5. **Project sponsor's name and address:**  
  
Dirk Poeschel  
Land Development Services Inc.  
923 Van Ness, Suite 200  
Fresno, CA 93721

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

Heavy Industrial

7. **Zoning:**

Existing: County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district

Proposed: City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district

8. **Description of project:**

**EA No. R-15-008, S-15-068, ANX-15-001:** The following applications were filed by filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno:

**Rezone Application No. R-15-008** requests to amend the Official Zone Map to reclassify APN 329-011-07 and pre-zone the property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district. The M-3/UGM zone district is consistent with the Fresno General Plan land use designation of heavy industrial.

Rezone Application No. R-15-008 was filed to facilitate **Site Plan Review Application No. S-15-068**, which proposes to construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods.

**ANX-15-001** proposes the annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Heavy Industrial	M-3 <i>Heavy Industry</i>	Industrial
East	Heavy Industrial	M-3 <i>Heavy Industry</i>	Industrial
South	Heavy Industrial	AL-20 <i>Limited 20 Acre A-County</i>	Ag
West	Heavy Industrial	AL-20 <i>Limited 20 Acre A-County</i>	Ag

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Development and Resource Management Division, Building and Safety; department of Public Utilities; City of Fresno Fire Department; San Joaquin Air Pollution Control District; Department of Public Works

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 (MEIR) No. SCH 2012111015 and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in MEIR SCH No. 2012111015 adopted for the updated General Plan.

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

_____ Aesthetics	_____ Agriculture and Forestry Resources	_____ Air Quality
_____ Biological Resources	_____ Cultural Resources	_____ Geology /Soils

_____	Greenhouse Gas Emissions	_____	Hazards & Hazardous Materials	_____	Hydrology/Water Quality
_____	Land Use/Planning	_____	Mineral Resources	_____	Noise
_____	Population /Housing	_____	Public Services	_____	Recreation
_____	Transportation/Traffic	_____	Utilities/Service Systems	_____	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- X I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR such that no new additional mitigation measures or alternatives may be required. All applicable mitigation measures contained in the Mitigation Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY will be prepared.
- \_\_\_\_\_ I find that the proposed project is a subsequent project identified in the MEIR but that it is not fully within the scope of the MEIR because the proposed project could have a significant effect on the environment that was not examined in the MEIR. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Monitoring Checklist will be imposed upon the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- \_\_\_\_\_ I find that the proposed project is a subsequent project identified in the MEIR but that it MAY have a significant effect on the environment that was not examined in the MEIR, and an ENVIRONMENTAL IMPACT REPORT is required to analyze the potentially significant effects not examined in the MEIR pursuant to Public Resources Code Section 21157.1(d) and CEQA Guidelines 15178(a).

X Bruce Barnes  
Bruce Barnes, Planner

\_\_\_\_\_  
July 2, 2015

## EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR :

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:
  - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR .
  - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR , but that impact is less than significant;
  - c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the MEIR , however, with the mitigation incorporated into the project, the impact is less than significant.
  - d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the MEIR .
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well

as operational impacts.

4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. <b>AESTHETICS</b> -- 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	

**a. Scenic Vista**

The General Plan Update identifies six locations along the San Joaquin River bluffs as scenic vistas. Distant views of highly valued features such as the San Joaquin River, the foothills of the Sierra Nevada, and the Downtown Fresno buildings are provided in within the Planning Area and could be considered scenic vistas.

Since the project is not located in the above described scenic areas, it does not have access to scenic vistas along the San Joaquin River or the Sierra Nevada. Therefore scenic vista impacts are less than significant.

### **State Scenic Highways**

According to the California Department of Transportation mapping of State Scenic Highways ([http://www.caltrans.ca.gov/hq/LandArch/scenic\\_highways/fresno.htm](http://www.caltrans.ca.gov/hq/LandArch/scenic_highways/fresno.htm)), the County of Fresno does not have any officially designated State Scenic Highways, but has three eligible State Scenic Highways. The nearest eligible highways are east of the Planning Area along State Route 180 (approximately 15 miles east of the Planning Area) and along State Route 168 east of the City of Clovis (approximately 12 miles east of the Planning Area). Since there are no eligible or officially designated State scenic highways within the Planning Area, future development in accordance with the General Plan and Development Code Update would not impact a designated state scenic highway. The eligibility of the three State Scenic Highways near the Planning Area, scenic resources located within the highway segments or its viewshed would not be impacted by future development either. Therefore, future development within the Planning Area would not impact scenic resources within a state scenic highway located well outside of the Planning Area.

Since there are no officially designated State Scenic Highways within the City or County of Fresno, no impacts to these resources will occur as a result of the project.

### **b. Visual Character**

To reduce potential visual character impacts within the Planning Area, the General Plan Update includes several urban design-related objectives and policies within the Urban Form, Land Use and Design Element and the Mobility and Transportation Element.

These policies have been applied to the project and where necessary, have resulted in design-related conditions of approval. With these conditions applied, impacts to visual character are less than significant. The policies are the following:

#### ***Urban Form, Land Use and Design Element***

**Plan and support industrial development to promote job growth.**

#### **IMPLEMENTING POLICIES**

LU-7-a Incentives for a Diversity of Industries, Increased Food Processing and Manufacturing, and Related Employment Opportunities in Fresno. Use the City's Capital Improvement Program to set priorities for locations and timing of water, sewer, and transportation infrastructure investments by the City and initiate implementation programs to encourage development of

targeted industries as identified under Policy ED-3-c, in employment land use areas designated on Figure LU-

1: Land Use Diagram.

Commentary: The South Industrial Area, located generally south of Jensen Avenue within the City's SOI, intersected by State Routes 41 and 99, and containing over 1,100 vacant acres designated for industry, is one such priority industrial development area for major infrastructure improvements (See Figure I-3).

LU-7-b Business and Industrial Parks. Promote business and industrial park sites that are of sufficient size, unified in design, and diversified in activity to attract a full range of business types needed for economic growth.

LU-7-c Efficiency of Industrial Uses. Promote industrial land use clusters to maximize the operational efficiency of similar activities.

- Provide access to a range of transportation modes through plans and incentives, ensuring that local, regional, and national connections are available to industrial uses;
- Develop a strategy to promote rail-accessible sites for industries that need such capability; and
- Ensure timely access to the full range of urban services for industrial development by coordinating proposed plans with the annual and long-range City infrastructure planning.

LU-7-d Industrial Waste. Establish appropriate development standards and review procedures in the Development Code for industrial waste recycling operations and waste transfer stations.

### 3-58 FRESNO GENERAL PLAN

LU-7-e Shared Parking for Industrial Uses. Promote use of shared surface parking and other arrangements necessary to meet industrial needs with updated parking regulations.

In addition, the General Plan identifies Scenic Corridors within the plan area that have special visual character that should be preserved. These corridors are the following:

- Van Ness Boulevard – Weldon to Shaw Avenues
- Van Ness Extension – Shaw Avenue to the San Joaquin River Bluff
- Kearney Boulevard – Fresno Street to Polk Avenue
- Van Ness-Fulton couplet – Weldon Avenue to Divisadero
- Butler Avenue – Peach to Fowler Avenues
- Minnewawa Avenue – Belmont Avenue to Central Canal

- Huntington Boulevard – First Street to Cedar Avenue
- Shepherd Avenue – Friant Road to Willow Avenue
- Audubon Drive – Blackstone to Herndon Avenues
- Friant Road – Audubon to Millerton Roads
- Tulare Avenue – Sunnyside to Armstrong Avenues
- Ashlan Avenue – Palm to Maroa Avenues

Since the project location is not on any of the above-mentioned corridors, no impacts to scenic corridors would result from the project.

**c. Light or Glare**

Light or glare in an urban area is typically generated by street lights, exterior lighting systems on private and public property, exterior lighting from buildings, and vehicular headlights, new illuminated signs, and lighting systems to illuminate active play areas.

The primary impacts from light and glare are spillover onto adjacent light sensitive uses such as residences. The GP MEIR includes mitigation measures that require that lighting be shielded and directed away from light sensitive uses.

Mitigation Measures

1. The proposed project shall implement and incorporate the aesthetic related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated July 2, 2015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

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

The California Department of Conservation established the Farmland Mapping and Monitoring Program (FMMP) in 1982. The FMMP produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The best quality land is called Prime Farmland with additional categories, including Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. Based on the FMMP, there are approximately 9,550 acres of Prime Farmland, approximately 2,911 acres of Unique Farmland, and approximately 2,355 acres of Farmland of Statewide Importance for a total of approximately 14,816 acres within the Planning Area. Based on existing farmland data received from the Fresno County Assessor's Office Land Use Codes that was provided by City staff, there is a total of approximately 11,714 acres that have agricultural operations.

With the implementation of the General Plan and Development Code Update, the approximately 15,903 acres of FMMP-designated farmland and approximately 11,714 acres of existing farmland are anticipated to be converted to uses other than agriculture. This conversion is a significant impact on agricultural resources.

**a/e Conversion of Farmland to Non-Agricultural Use**

The subject site is designated as "Farmland of Local Importance" by the 2010 Rural Mapping Edition: Fresno County Important Farmland Map, and thus is not considered to be prime farmland, farmland of statewide importance, or unique farmland. The subject site is currently vacant, and does not currently contain an active agricultural land use. Aerial photos dating back to 1992 show the land has been continuously cultivated since that time. However, the property did change ownership in December of 2014 and the existing crop was allowed to be harvested during the spring of 2015. Therefore, the General Plan did anticipate this conversion to industrial uses to occur.

**b. Conflict with Zoning for Ag Use or Williamson Act Contract.**

The project site is currently planned for heavy industrial use. Agricultural uses are not allowed under existing conditions, nor would they be allowed under the proposed application. Therefore no conflict exists regarding zoning for agricultural uses. Regarding potential Williamson Act related impacts, there are approximately 1,615 acres of land under Williamson Act Contract in the planning area. The project site is not under Williamson Act contract. Therefore no impacts would occur.

**c/d Result in the Loss of Forest Land**

The project site and surrounding area does not contain active agricultural land (except to the south of the proposed project site), does not contain forest or timberland zoning and is currently vacant. Therefore, land use and development activities contemplated by the proposed project would not impact forest resources. No impacts will occur.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>III. AIR QUALITY AND GLOBAL CLIMATE CHANGE</b> - (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:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan (e.g., by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?</p>		X		
<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>				X

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

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

Regional factors affect the accumulation and dispersion of air pollutants within the SJVAB.

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

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

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

During the winter, wind speed and direction data indicate that wind occasionally originates from the south end of the Valley and flows in a north-northwesterly direction. Also during the winter months, the Valley generally experiences light, variable winds (less than 10 mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high carbon monoxide (CO) and particulate matter (PM10 and PM2.5) concentrations. The SJVAB has an "Inland Mediterranean" climate averaging over 260 sunny days per year. The Valley floor is characterized by warm, dry summers and cooler winters. For the entire Valley, high daily temperature readings in summer average 95°F. Temperatures below freezing are unusual. Average high temperatures in the winter are in the 50s, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

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

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

#### **a.b.c: Conflict with Air Quality Plan and Standards or Cumulative Net Increase of Pollutants**

The SJVAPCD has reviewed the proposed project and determined that the project is subject to District Rule 9510. This rule is intended for proposed projects that would equal or exceed 100,000 square feet of heavy industrial space. The impact on air quality can be mitigated through design elements or the payment of applicable off-site mitigation fees.

In addition to complying with District Rule 9510, the proposed project must fully comply with applicable regulations of the San Joaquin Valley Air Pollution Control District (SJVAPCD), which may include but not be limited to, Regulation VIII (Fugitive PM 10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

The proposed project will comply with the Resource Conservation Element of the Fresno General Plan and the Goals, Policies and Objectives of the Regional Transportation Plan adopted by the Fresno Council of Fresno County Governments; therefore the project will not conflict with or obstruct an applicable air quality plan.

Therefore, compliance with all of the above SJVAPCD Rules results in a less than significant impact on air quality with respect to air quality plans and standards, and cumulative increases in criteria pollutants.

#### **d.Odors**

The project is not expected to generate any odors, as it will be subject to all of the use restrictions applicable to heavy industrial type projects. Since the facility will operate as a warehouse/distribution center, no manufacturing activities are anticipated in the proposed M-3 zone district, and none are proposed with the project.

In summary, there are no significant air quality or global climate change impacts expected to occur as a result of the proposed project, no violations of air quality standards will occur and no net increase of pollutants will occur beyond those previously analyzed by the MEIR .

Subject to compliance with the construction and development requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD) and the Resource Conservation Element of the Fresno General Plan, no violations of air quality standards will occur. The project will not occur at a scale or scope with potential to contribute substantially to an existing or projected air quality violation. The project will not occur at a scale or scope which will result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment.

Therefore, subject to implementation of the SJVAPCD rules noted above, no violations of air quality standards will occur, no net increase of pollutants will occur and no significant air quality or global climate change impacts are perceived to occur as a result of the proposed project. No sensitive receptors will be impacted, and no odors will be generated. Therefore impacts are less than significant.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

There are 6-10 existing mature trees, or other vegetation on the site. While these trees will be removed, the applicant will be required to plant trees 11 trees along South Cherry Avenue in addition to trees that will be required to be planted in the parking lot. No habitat conservation plans or natural community conservation plans in the region pertain to the natural resources that exist on the subject site or in its immediate vicinity. Therefore, any impacts to existing trees and vegetation will be mitigated by the addition of street trees and parking lot trees.

Finally, no actions or activities resulting from the implementation of the proposed project would have the potential to affect floral, or faunal species; or, their habitat with MEIR mitigation measures imposed. Therefore, impacts to biological resources are less than significant.

Mitigation Measures

1. The proposed project shall implement and incorporate the biological related mitigation

measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated July 2, 2015.

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

Cultural resources include prehistoric-era archaeological sites, historic-era archaeological sites, Native American traditional cultural properties, sites of religious and cultural significance, and historical buildings, structures, objects, and sites. The importance of any single cultural resource is defined by the context in which it was first created, current public opinion and modern yet evolving analysis. From the analytical perspective, temporal and geographic considerations help to define the historical context of the Planning Area. The importance or significance of a cultural resource is in part described by the context in which it originated or developed. National Park Service Bulletin 16a (1997: <http://www.nps.gov/nr/publications/bulletins/nrb16a.pdf>), describes a historic context as "information about historic trends and properties grouped by an important theme in prehistory

or history of a community, state, or the nation during a particular period of time.” A context links an existing property to important historic trends and this allows a framework for determining the significance of a property. Given this, a major goal of the historian is to determine accurate themes of analysis, a task that can only be undertaken by a thorough review of previous researchers’ thoughts and ideas, as well as reviewing the literature of the resources.

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

The site does not contain any cultural resources on the local, state or national registers of historic places. However some of the site may contain previously undisturbed land, and would be subject to the mitigation measures in the MEIR related to late discovery of cultural resources.

Mitigation Measures

1. The proposed project shall implement and incorporate the cultural resource related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated July 2, 2015.

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. <b>GEOLOGY AND SOILS</b> -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

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

Fresno is classified by the State as being in a moderate seismic risk zone, Category "C" or "D," depending on the soils underlying the specific location being categorized and that location's proximity to the nearest known fault lines. All new structures are required to conform to current seismic protection standards in the California Building Code.

The highly erodible face of the San Joaquin River bluff, and small areas of expansive clay in the northeastern portion of the city's Sphere of Influence, are the only unstable soil conditions known to exist in the City. 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 (this is probably due to the geologic strata underlying the city, which features layers of clay and hardpan interleaved with alluvial sand and gravel layers).

This project is located in the southern portion of Fresno, within the Edison Community Plan Area. There are no known geologic hazards or unstable soil conditions known to exist on the site. The existing topography demonstrates no apparent unique or significant land forms such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards.

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

<b>ENVIRONMENTAL ISSUES</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>VII. GREENHOUSE GAS EMISSIONS</b> -- Would the project:				

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

When sunlight strikes the Earth's surface, some of it is reflected back into space as infrared radiation. When the net amount of solar infrared energy reaching Earth's surface is about the same as the amount of energy radiated back into space, the average ambient temperature of the Earth's surface should remain more or less constant.

Global climate change (colloquially referred to as "global warming") is the term coined to describe very widespread climate change characterized by a rise in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and terrestrial environs and biota. The predominant opinion within the scientific community is that global climate change is occurring, and that it is being caused and/or accelerated by human activities, primarily the generation of "greenhouse gases" (GHG).

GHGs are gases having properties that absorb and emit radiation within the thermal infrared range, and that would cause thermal energy (heat) to be trapped the earth's atmosphere. It is believed that increased levels of GHGs in the atmosphere can disturb the thermal equilibrium of the earth when natural carbon cycle processes (such as photosynthesis) are unable to absorb sufficient quantities of carbon dioxide and other GHGs in comparison with the amount of GHGs being emitted. It is believed that a combination of factors related to human activities, such as deforestation, emissions of GHG into the atmosphere from carbon fuel combustion, etc. are causing climate change.

Some GHGs occur naturally and are emitted to the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. Water vapor is the most predominant GHG, and is primarily a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans. The major anthropogenic GHGs (those that enter the atmosphere because of human activities) are carbon dioxide, methane, nitrous oxide and fluorinated gases.

GHGs were not generally thought of as traditional air pollutants because their impacts are global and diffuse in nature, while the criteria air pollutants and air toxics directly affect the health of people and other living things at ground level in the general region of their release to the atmosphere. However, it has been realized that GHGs and associated climate change could also drastically affect the health of populations not only in the U.S., but around the world through ocean rise that displaces populations, causes economic and infrastructure damage, disrupts agriculture, increases heat-related illnesses, exacerbates effects of criteria air pollutants, spreads of infectious diseases through proliferation of mosquitoes and other vectors carrying “tropical” diseases into temperate climate zones, and alters/endangers natural flora and fauna in terrestrial and aquatic environments. One off-cited example of a predicted change in global climate is that the Sierra snowpack could be reduced to as little as 20% of its historic levels, a dire consequence since it is estimated that over 70% of California’s population relies on this “frozen reservoir” for its water supply.

## **Regulation**

There are a host of federal, state and local regulations which create the regulatory framework for greenhouse gases. See MEIR Greenhouse Gas Reduction Chapter for a full discussion of these regulations.

### **a. Generation of Greenhouse Gases**

The General Plan Update and MEIR relies upon a Greenhouse Gas Reduction Plan and provides a comprehensive assessment of the benefits of city policies and proposed code changes, existing plans, programs, and initiatives that reduce greenhouse gas emissions. That plan includes strategies to reduce per capita greenhouse gas emissions to 1990 levels by 2020. The plan demonstrates that even though there is increased growth, the City would still be reducing greenhouse gas emissions through 2020 and per capita emission rates drop substantially. The benefits of adopted regulations become flat in later years and growth starts to exceed the reductions from all regulations and measures. Although it is highly likely that regulations will be updated to provide additional reductions, none are reflected in the analysis since only the effect of adopted regulations is included.

Compliance with General Plan policies related to urban design, infill development, higher density in select areas within the city, complete neighborhoods, and water conservation is expected to result in less than significant impacts to GHG emissions through the year 2020. However, after that year, it could not be shown with certainty that these emissions would continue to be reduced, so the overall citywide impact of the implementation of the General Plan with respect to GHGs was considered to be significant and unavoidable.

The project itself, however, will be subject to all of the above policies of the general plan, and will not, by itself, create any significant GHG impacts.

**b. Conflicts with GHG Plan, Policy or Regulation**

Currently, the only applicable plan, policy or regulation for the City of Fresno is the Air Resources Board’s Scoping Plan implementing AB 32. The Greenhouse Gas Reduction Plan will serve as the applicable plan once adopted. The Greenhouse Gas Reduction Plan is designed to provide a comprehensive strategy that demonstrates consistency with AB 32 and the Scoping Plan.

Therefore, as long as the proposed project complies with the GHG Reduction Plan, GHG impacts are less than significant.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIAL</b> -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human

health or the environment when improperly handled, disposed, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties:

- Toxic - causes human health effects
- Ignitable - has the ability to burn
- Corrosive - causes severe burns or damage to materials
- Reactive - causes explosions or generates toxic gases

A hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. The criteria that define a material as hazardous also define a waste as hazardous. If improperly handled, hazardous materials and hazardous waste can result in public health hazards if released into the soil or groundwater or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer. The California Code of Regulations, Title 22, Sections 66261.20-24 contains technical descriptions of toxic characteristics that could cause soil or groundwater to be classified as hazardous waste.

**a. Create hazard through routine transport, use or disposal of a hazardous material?**

Proposed project consists of a site plan review to facilitate the development of a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods. The Fresno County Department of Environmental Health reviews and conditions projects to avoid or mitigate any environmental health concerns related to hazardous materials.

**1. Create hazard through creation of accident or upset?**

No impacts are expected to occur with the construction of the project with implementation of project conditions noted above.

**b. Emit hazardous emissions within one quarter mile of an existing or planned school?**

The proposed project is slightly further than a quarter of mile from the Orange Center Elementary School campus, and as a result the project is not expected to generate any hazardous emissions with compliance with regulations noted above.

**c. Create public or environmental hazard due to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5?**

No impacts are expected as the project is not located on such a site.

**d. Creation of safety hazard for people living within the vicinity of an airport plan?**

The project site is located well outside the approach zone of any airport.

**e. Creation of a safety hazard at a private airstrip?**

The project site is located well outside the approach zone of any airport, private or public.

**Interfere with an emergency response or evacuation plan?**

The project will not cause the obstruction or elimination of any vehicular, bicycle, or pedestrian access routes, therefore it will not interfere with an emergency response or evaluation plan.

**f. Expose people or property to wildland fire risk?**

As detailed in the City of Fresno Map Atlas Existing Conditions Report, dated August 2011, although the City of Fresno is proximate to high and very high fire hazard designated areas, the city is largely categorized as little or no threat or moderate fire hazard, which is largely attributed to paved areas. Some small areas along the San Joaquin River Bluff area in northern Fresno are prone to wildfires due to relatively steep terrain/vegetation, and these areas are classified as high fire hazard areas.

The project site is located in the Edison Community Plan area. This area is essentially urbanized in to the north and east of the project site and is farmland to south and west. As a result, there is a very low fire hazard area to the project site. In addition, the proposed project is within the fire protection service area of Fire Station 2 located at Jensen and Cherry Avenues, approximately 1.3 miles from the project site. Finally, all construction must comply with the California Building Code, which incorporates design measures to reduce fire risk. Therefore, the site will be protected from fire risk to the extent possible due to construction regulations and fire protection services.

1. The proposed project shall implement the Hazards and Hazardous Material related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated July 2, 2015

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

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

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

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

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

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

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

- Intentional groundwater recharge through reclamation at the City's groundwater recharge facility at Leaky Acres (located northwest of Fresno-Yosemite international Airport), refurbish existing streams and canals to increase percolation, and recharge at Fresno Municipal Flood Control District's (FMFCD) storm water basins;
- Increase use of existing surface water entitlements from the Kings River, United States Bureau of Reclamation and Fresno Irrigation District for treatment at the Northeast Storm Water Treatment Facility (NESWTF) and construct a new Southeast Storm Water Treatment Facility (SESWTF); and

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

The City of Fresno has adopted a key objective of balancing its groundwater operations by 2025. Groundwater is replenished mainly by natural recharge and subsurface flows, however the major component of this objective is the use of treated surface water from existing entitlements. The City is entitled to 60,000 acre feet from the Bureau of Reclamation and 85,000 acre feet from the Kings River annually. Figure 4-3 illustrates the effective use of treated surface water to replace and replenish groundwater supplies. Use of treated surface water from the NESWTF has increased from 100 percent dependence on groundwater in 2004 to 30,800 acre feet per year (af/yr) in 2014, and expected to increase to 120,800 in 2015 with production from the new NESWTF. Increases in surface water use effectively reduced groundwater use from 156,487 af/yr in 2000 to 144,850 af/yr in 2014, with an expected reduction of 76,100 af/yr in 2015. By 2025, with the addition of recycled water from the RWRF, groundwater use will drop to 53,500 af/yr, with 25,000 af/yr from recycled water and 123,000 af/yr from treated surface water. At build-out, in 2035, groundwater is expected to be reduced to 36 percent of total water supply.

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

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

#### **a. Violate Water Quality Standards**

No water quality standards would be violated as a result of the project. Potential sources could be run-off from the project into the storm drain system, however compliance with current development conditions would reduce this impact to less than significant.

Any development project disturbing one or more acres of soil must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity

(Construction General Permit Order 2009-0009-DWQ). Construction activities subject to the Construction General Permit includes clearing, grading, and other ground-disturbing activities such as stockpiling or excavation. The Construction General Permit requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Among other mandated items that are included in a SWPPP, are features designed to eliminate contact of rainfall and stormwater runoff with sources of pollution that occur on construction sites, of which a primary source is soil erosion as a result of unstabilized soils coming in contact with water and wind. These features are known as Best Management Practices (BMPs). Common BMPs to limit pollution in stormwater runoff from construction sites include maintaining or creating drainages to convey and direct surface runoff away from bare areas and installing physical barriers such as berms, silt fencing, waddles, straw bales, and gabions.

The required preparation, implementation, and participation with the Construction General Permit, including the SWPPP and BMPs, would reduce project construction impacts on water quality to less than significant levels.

**b. Deplete Groundwater Supplies**

As noted in the introduction to this section, the City is currently undertaking several measures on a citywide basis to reduce the reliance on groundwater and augment it with surface water and recycled water, in addition to implementation of water conservation programs. MEIR mitigation measure HYD-1 requires the city to develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day (which is about a 25% reduction of current water use). Conditions of development require water conserving interior fixtures and water efficient landscaping. With these conditions incorporated as mitigation measures, impacts are less than significant.

**c. Substantially Alter Existing Drainage Pattern of the site resulting in erosion or siltation offsite.**

Regulatory mechanisms currently exist to prevent off-site erosion or siltation, namely the requirement, as part of the plancheck process to obtain a NPDES construction general permit and comply with the requirements of the permit, including development of an erosion control site plan. With this requirement applied to the project, impacts are less than significant.

**d. Substantially Alter Existing Drainage Pattern of the site resulting in flooding offsite**

Regulatory mechanisms currently exist to prevent off-site flooding, namely, compliance with the Fresno Metropolitan Flood Control Districts Storm Drainage Master Plan. The

Storm Drainage Master Plan contains proposed elevations for tops of curbs in undeveloped area, delineation of storm drain inlet watershed areas, collection system pipeline alignments and sizes, and retention basin or urban detention (water quality) basin locations and geometry. The development of land in conformance with the Storm Drainage Master Plan ensures that development within the Planning Area is graded to drain to storm drainage facilities that are designed to collect and dispose of stormwater from the planned development. Stormwater retention and urban detention (water quality) basins intercept and remove silt from stormwater before it can be discharged to surface water features.

The FMFCD has indicated that the proposed project would NOT exceed the capacity of the existing storm drain system. FMFCD has indicated that the system is designed to accommodate the runoff from the project and will require the payment of a \$110,000 flood control fee. Therefore, flood impacts are less than significant.

**e. Otherwise substantially degrade water quality**

Occupancy of this site will generate wastewater containing human waste, which is required to be conveyed and treated by the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. There will not be any onsite wastewater treatment system. The proposed project will be required to install sewer 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

No additional degradation to water quality will occur as a result of this project, with the above-mentioned requirements in place. Impacts are less than significant.

**f. Place within a 100-year flood hazard area**

The project is located in Flood Zone X, which is not a flood prone area, according to the FEMA Flood Insurance Rate Map dated February 18, 2009. Therefore, no flooding impacts would result from the project.

**g. Expose People or Structures to significant risk of loss, injury or death involving flooding.**

Development could occur within flood inundation areas where a dam or levee failure could place structures and people at risk of damage, injury and death due to the sudden nature of the release of floodwater during a failure and the resulting depths and velocities of the floodwater. Sources of flooding due to the failure of a dam or levee within the Planning Area include the San Joaquin River floodplain as a result of the failure of Friant Dam, the

Redbank Creek floodplain as a result of the failure of Redbank Creek Detention Basin Dam and levee, and the Fancher Creek floodplain as a result of the failure of Fancher Creek Detention Basin Dam and levee.

However, responsible agencies such as the FMFCD and the US Army Corps of Engineers regularly inspect and repair these facilities. In addition, the City of Fresno has participated in the Federal Emergency Management Agency (FEMA) Flood Insurance Program (FIP) since its inception in the early 1970's. FEMA has identified flood prone areas within the plan area as follows: The SFHA Zone A areas within the Planning Area are located below the bluff line of the San Joaquin River; along Redbank Creek between the Planning Area boundary and Redbank Detention Basin (North DeWolf Avenue and East Clinton Avenue alignment); northeast of State Route 99 between Ventura Avenue on the north, East Jensen Avenue on the south and South Orange Avenue on the east; and north of West Central Avenue between South Walnut Avenue and South East Avenue. Development within these areas would be required to be flood proof in accordance with City of Fresno floodplain ordinance and 40 CFR60.

Since the project is not located in any of these areas, no loss, injury or death involving flooding will occur as a result of the project and impacts are less than significant.

#### **h. Inundation by seiche, tsunami or mudflow**

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

A seiche is a "standing" wave oscillating in a body of water. This phenomenon occurs in large bodies of water such as bays and lakes. A seiche may occur in any semi- or fully-enclosed body of water. They can be caused by strong winds and earthquakes. The nearest body of water capable of producing a seiche is Big Creek Dry Dam and Reservoir located northeast of the Planning Area. The General Plan Update would not introduce new land uses near the reservoir that could be inundated. Additionally, this is a relatively small reservoir and would not be subject to strong oscillations during an earthquake event.

Fresno is not susceptible to soil erosion with the exception of the San Joaquin River Bluffs. Since the property upon which the project is proposed is located in the Bullard Community Plan Area and not the San Joaquin River Bluffs, no impacts related to inundation by seiche, tsunami or mudflow are expected to occur at the project site. Impacts are less than significant.

Based upon the analyses contained herein and within Section XVII: Utilities and Service Systems contained herein below, implementation of the mitigation measures identified within the MEIR as well as the project specific mitigation measures, as specified below, will reduce the project's hydrology and water quality impacts to less than significant.

Mitigation Measures

1. The proposed project shall implement and incorporate the hydrology and water quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated July 2, 2015

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

The City of Fresno recently updated its General Plan in December 2014. The general plan anticipates a population of 780,600 by the year 2035 and is the vision for the city in accommodating that growth in a way that enhances quality of life for all Fresnoans. The general plan redefined geographical areas of the city and emphasizes infill over greenfield development. At the time of the writing of this document, the City is still operating with its

existing zoning code. Therefore new development must comply with the new General Plan and is also still subject to the existing zoning code.

The subject property is currently vacant and is located within the Edison Community Plan Area. The subject property is surrounded predominantly by industrial, agricultural and vacant land uses. The subject property is currently designated for Heavy Industrial planned land use under the Fresno General Plan, and the Edison Community Plan.

**a. Physically Divide an Established Community**

The subject property does not contain any roadways, bridges, or passable corridors that could be considered as used for access to surrounding areas. The development will not physically divide an established community; therefore, there will be no impact.

**b. Conflict with any land use plan, policy or regulation**

The newly adopted Fresno General Plan puts a strong emphasis on industrial development within the 1,100 acre North Avenue Industrial Triangle. Therefore the project is consistent with the goals of that Plan.

Approval of the SPR application would help facilitate the continued industrial development within an area planned for industrial development as called for in general plan policy.

In conclusion, the proposed project is consistent with many of the goals and policies of the newly adopted General Plan. The proposed project promotes reinvestment by proposing a quality development in an existing industrial area which is compatible with the North Avenue Industrial Triangle.

**North Avenue Industrial Area**

The North Avenue Industrial Triangle was adopted in the current General Plan. Policies for the North Avenue Industrial Triangle include the following:

**LU-7-a Incentives for a Diversity of Industries, Increased Food processing and Manufacturing, and related Employment Opportunities in Fresno.** Use the City's Capital Improvement Program to set priorities for locations and timing of water, sewer, and transportation infrastructure investments by the City and initiate implementation programs to encourage development of targeted industries as identified under Policy ED-3-c in employment land use areas designated on Figure LU-1: Land Use Diagram.

**Commentary:** *The South Industrial Area, located generally south of Jensen Avenue within the City's SOI, intersected by State Routes 41 and 99, and containing over 1,100 vacant acres designated for industry, is one such priority industrial development area for major infrastructure improvements (See Figure 1-3)*

Therefore, the proposed project is consistent with both the Fresno General Plan and, in particular, the North Avenue Industrial Triangle policies.

**c. Conflict with any Habitat Conservation Plan**

The subject property is not located within the boundaries of a habitat or natural community conservation plan.

The proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno with approval of the proposed applications. Furthermore, the proposed project, including the design and improvement of the subject property, is found; (1) To be consistent with the goals, objectives and policies of the applicable Fresno General Plan and Edison Community Plan, (2) To be Suitable for the type and development; and, (3) To be safe from potential cause or introduction of serious public health problems. With mitigation incorporated, no impacts would occur.

Mitigation Measures

1. The proposed project shall implement the land use related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated July 2, 2015

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

The subject site is not located in an area designated for mineral resource preservation or recovery. Therefore no impacts would occur.

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

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

Generally, the three primary sources of substantial noise that affect the City of Fresno and its residents are all transportation-related and consist of local streets and regional highways; airport operations at the Fresno Yosemite International, the Fresno-Chandler Downtown, and the Sierra Sky Park Airports; and railroad operations along the BNSF Railway and the Union Pacific Railroad lines.

The existing noise conditions in the General Plan Update Planning Area were measured at nine locations from May 30 to June 1, 2012. Noise monitoring sites were selected to be representative of typical residential, commercial, and industrial sites within the Planning Area, as well as arterial roadways, elevated and below-grade freeways, and railroad crossings with and without train horn soundings. At each of the nine long-term 24-hour noise monitoring sites, day-night statistical noise level trends were recorded to develop DNL values. Descriptions of each location and the measured noise levels are provided in the MEIR.

**a. Exposure to noise in excess of standards.**

Short Term Noise Impacts

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

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

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

#### Long Term Noise Impacts

The only potential noise source at the project site would be roadway noise. All seven homes on the site will be demolished and therefore noise will be limited to that from the truck traffic. These noise impacts are therefore considered less than significant.

#### **b. Groundborn Vibration**

The project should not cause exposure to groundborn vibration for the nearby farm houses since no large machinery operation would be a part of the ongoing operations of the project, except for the construction phase. Impacts are less than significant.

#### **c/d. Permanent increase in ambient noise levels**

The project's contribution to ambient noise levels would be related to its contribution to transportation noise. The project is expected to generate 1,123 average daily trips, and a maximum of 113 peak hour trips. This number of vehicular trips is not sufficient to increase ambient noise levels, therefore impacts are less than significant.

#### **e. Airport Noise**

Although the project is not located within any Airport Influence Area, South impacts from airport noise are less than significant.

#### **d. Private Airstrip Noise**

Same as above.

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

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

**a. Growth inducement**

The project site is located in the Development Area entitled "South Industrial Area" pursuant to Figure 1-3, Residential Capacity Allocation of the General Plan. This area has a housing unit capacity of zero units within existing city limits under plan buildout. The plan also anticipates up to 10.9 million square feet of retail development distributed throughout the urban area. In addition, the public facilities that will be constructed with this project would not be considered growth-inducing, as they are sized to accommodate only uses and intensities outlined in the general plan. Impacts are less than significant.

**b. Housing Displacement**

Currently the 20 acre site has 7 small rental units on it. Since housing is not compatible with industrial uses, these units will be demolished. This complies with the General Plan in which the South Industrial Area is to be allocated "zero" housing units. There is ample housing available in more suitable areas of the city and county.

**c. Population Displacement**

Several persons will be displaced by the construction of this project, as the site is intended to become industrial in nature as identified in the General Plan. Four of the seven homes on the site are vacant and are considered substandard and have been demolished. The other three homes are slated for demolition. However, the number of impacted residents is not substantial and will not necessitate the construction of replacement housing and is therefore less than significant.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Schools?			X	
Other public services?			X	

The purpose of this section is to determine if there are any significant impacts to public services such as Fire and Police protection, drainage and flood control, parks, schools, hospitals, libraries and other public services as a result of the project. The MEIR discusses each service provider and level of service in detail.

**a. Substantial adverse impacts due to provision of new public services required to serve the project.**

Both fire and police protection services are available to serve the project. As noted above, the nearest fire station is Station #7, located 1.3 miles north of the site at Cherry and Jensen Avenues, within the response distance/time of 3 minutes.

FMFCD has built adequate flood control facilities to serve the proposed project and therefore, upon payment of the flood control fee, no adverse impacts are anticipated.

There are no parks in the vicinity. The demand for parks will not be increased by approval of the project.

Under Government Code 65996, new industrial development requires payment of impact fees to mitigate the impact of additional students on school facilities. These fees are required to be paid prior to issuance of building permits.

As part of project approval, applicants are required to pay impact fees to accommodate the additional increment of police, fire, parks, open space and transportation services and facilities needed to serve the project. Therefore with payment of impact fees as a condition of building permit, impacts are less than significant.

Mitigation Measures

1. The proposed project shall implement and incorporate the public service- related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated July 2, 2015.

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

The project has no parks within the area. The demand for these parks will not be increased by approval of the project since this is not a residential type project. The proposed project will not result in the physical deterioration of existing parks or recreational facilities; and, will not require expansion of existing recreational facilities or affect recreational services beyond what was analyzed in the Master Environmental Impact Report No. SCH No. 2012111015 for the Fresno General Plan. As noted in the above section, all development requires payment of parks and open space impact fees as a condition of building permit. With this regulation in place, impacts are less than significant.

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

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

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

**a. Conflict with a plan, ordinance or policy establishing performance measures for the transportation system?**

Two site access driveways will connect to South Cherry Avenue. Applicant shall insure that the two gates are located at least 20 feet behind the back of the sidewalk. The Traffic Engineering Division has reviewed the proposed site plan review and has determined that South Cherry Avenue must be widened and a 12 foot wide sidewalk installed. The applicant must dedicate 36' to 42' feet of property and construct two 17' feet center section travel lanes and a two-way left turn lane. The Fresno Irrigation District requires the applicant to underground the North Central No. 26 canal and shall extend the canal passed the ultimate right of way on the opposite side of South Cherry Avenue. Applicant must comply with implementation of the traffic related mitigation measures of the MEIR, must complete the adjacent street segment and must comply with the transportation element of the Fresno General Plan. .

The developer of this project will be required to pay the Traffic Signal Mitigation Impact (TSMI) Fee of \$47.12 per average daily trip at the time of building permit, based on the trip generation rates set forth in the latest edition of the ITE Trip Generation Manual and the Master Fee Schedule. The Traffic Division indicates that the average daily traffic is 1,328 trips. The project will also be required to pay all applicable New Growth Area fees including the Fresno Major Street Impact (FMSI) Fee and City-wide regional street impact fees. The California Department of Transportation (Caltrans) has indicated that the proposed project will mitigate any potential project related traffic impacts to State facilities through payment of the applicable City Fees and subject to payment of the Regional Traffic Mitigation Fee (RTMF).

With Public Works Traffic Engineering conditions imposed as mitigation, impacts are less than significant.

**b. Conflict with a Congestion Management Program**

The passage of California Assembly Bill 2419 in 1996 allowed counties to “opt out” of the California Congestion Management Program, reference above, if a majority of local governments elected to exempt themselves from California’s congestion management plans. On September 25, 1997, the Fresno COG Policy Board rescinded the Fresno County Congestion Management Program at the request of the local member agencies. Therefore, this impact criteria is not applicable and this impact is less than significant.

**c. Change in air traffic patterns**

The project is not located within an Airport influence area so project will not result in a change in traffic patterns. No impact will result.

**d. Substantially increase hazards due to design feature?**

No design features are proposed that would not comply with Public Works standards, therefore potential hazard impacts are less than significant.

**e. Result in inadequate emergency access?**

Conditions of approval will ensure proper emergency access through compliance with Fire Department requirements. As currently designed, the project has two points of access from South Cherry Avenue. Therefore impacts are less than significant.

**f. Conflict with adopted plans, policies or programs related to transit, bicycle and pedestrian access?**

There is no bus service or bike lanes planned for South Cherry Avenue.

In summary the proposed project would not conflict with established policies or the effectiveness of the existing vehicular, mass transit, bicycle, or pedestrian transit systems. Nor would it cause unacceptable congestion on adjacent roadways. As such, and with conditions imposed, impacts would be less than significant.

Mitigation Measures

1. The proposed project shall implement and incorporate the traffic related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated July 2, 2015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS --</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

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

See Hydrology and Water Quality Section above for discussion about water utilities.

The General Plan includes several policies that ensure that utilities systems keep pace with urban growth and promote health and safety. These are summarized below:

*Public Utilities and Services Element*

**Policy PU-7-a.** Treatment Capacity and Cost Recovery. Provide increased wastewater treatment plant capacity in a timely manner to facilitate planned urban development within the facility's planned service area, and accommodate experienced increase in flows and loadings from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users while facilitating economic diversification.

As under Policy PU-5-b, new users must, to the extent not inconsistent with economic diversification strategies, pay for the cost of being attached to the treatment facility through connection fees, including the cost of any incremental burden that they may place on the entire system; and, pay for the full operational costs of extraordinary facilities such as satellite or "package" treatment plants.

**Policy PU-7-b.** Consider Capacity in Plan Amendments. Monitor wastewater treatment plant flows and loadings to the extent feasible and consider the wastewater treatment impacts of land use changes when evaluating general plan amendment proposals.

**Policy PU-8.** Promote reduction in wastewater flows and develop facilities for beneficial reuse of reclaimed water and biosolids for management and distribution of treated wastewater.

**Policy PU-8-a.** Reduce Wastewater. Implement conservation and other programs and policies to reduce wastewater flows.

**Policy PU-8-b.** Reduce Stormwater Leakage. Reduce storm water infiltration to the sewer collection system, where feasible, by elimination of storm sewer cut-ins to the sanitary sewer system.

**Policy PU-8-c.** Ban on Storm Drainage Connection. Prohibit new sanitary sewer cut-ins for disposal of storm runoff, except for health and safety reasons.

**Policy PU-8-d.** Biosolid Disposal. Investigate and implement economically effective and environmentally beneficial methods of biosolids handling and disposal.

**Policy PU-8-e.** Wastewater Recycling. Aggressively pursue expansion of beneficial wastewater recycling opportunities, including a timely technical, practicable and institutional evaluation of treatment, facility siting and water exchange elements.

**Policy PU-8-f.** Infiltration Basins. Rehabilitate existing infiltration basins and acquire additional sites for infiltration basins as needed.

**Policy PU-8-h.** Satellite Facilities. Work with the Regional Water Quality Control Board to ensure any satellite treatment and reclamation facility proposal is consistent with governing statutes and regulations.

With the implementation of the above policies, the implementation of the General Plan Update would still result in potential significant effects associated with wastewater treatment requirements and waste discharge requirements.

Therefore, several MEIR mitigation measures are in place to mitigate citywide impacts to less than significant. These include:

- Updating the City of Fresno Wastewater Master Plan
- Construction of new wastewater treatment facilities
- Improving trunk sewer lines
- Adding and improving surface water treatment facilities
- Construction of new water wells
- Construction of water storage reservoirs
- Additional drainage facilities to be constructed by FMFCD

On a project-specific level, sewer and water lines are available to serve the project site, and water, sewer, and landfill capacities are adequate to serve the site. Therefore, impacts are less than significant.

#### Mitigation Measures

1. The proposed project shall implement and incorporate the utilities- related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015-- Fresno General Plan Mitigation Monitoring Checklist dated July 2, 2015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
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

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

- Does not have environmental impacts which will cause substantial adverse effects on human beings, either directly nor indirectly.

- Does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish/wildlife or native plant species (or cause their population to drop below self-sustaining levels), does not threaten to eliminate a native plant or animal community, and does not threaten or restrict the range of a rare or endangered plant or animal.
- Does not eliminate important examples of elements of California history or prehistory.
- Does not have impacts which would be cumulatively considerable even though individually limited.

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

**EXHIBIT B**

**MEIR Mitigation Measure Monitoring Checklist for Environmental Assessment No. EA No. R-15-008, S-15-068, ANX 15-001**

Conducted for Rezone No. R-15-008, Site Plan Re Application No. S-15-068 and Annexation No. A-15-001 for development of a Warehouse on South Cherry Avenue between East North Avenue and East Central Avenue

July 2, 2015

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

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

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

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

The timing of implementing each mitigation measure is identified in in the checklist, as well as identifies the entity responsible for

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

**Aesthetics:**

<b>AES-1.</b> Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences.  <b>Verification comments:</b>							
	Prior to issuance of building permits						
	Public Works Department (PW) and Development & Resource Management Dept. (DARIM)	X					

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

A - Incorporated into Project  
B - Mitigated

C - Mitigation in Process  
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Aesthetics (continued):**

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

**Air Quality:**

<p><b>AIR-1:</b> Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO2 and PM2.5. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards.</li> <li>• Post signs requiring drivers to limit idling to 5 minutes or less.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>				<p>X</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------	-------------	--	--	--	----------

A - Incorporated into Project  
B - Mitigated

C - Mitigation in Process  
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>Air Quality (continued):</b></p> <p><b>AIR-2:</b> Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards.</li> <li>• Post signs requiring drivers to limit idling to 5 minutes or less</li> <li>• Construct block walls to reduce the flow of emissions toward sensitive receptors</li> <li>• Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions</li> <li>• For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds.</li> <li>• Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>						<p>X</p>

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Air Quality (continued):**

<p><b>AIR-2</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel</li> <li>Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved.</li> </ul> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p><b>AIR-3:</b> Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook.</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>						<p>X</p>

**Air Quality (continued):**

<p><b>AIR-4:</b> Require developers of projects containing sensitive</p>	<p>Prior to</p>	<p>DARM</p>						<p>X</p>
--------------------------------------------------------------------------	-----------------	-------------	--	--	--	--	--	----------

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F						
			A	B	C	D	E	F	
<p>receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer criteria that may be developed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).</p> <p><b>Verification comments:</b></p>	development project approval								
<p><b>AIR-5:</b> Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant.</p> <p><b>Verification comments:</b></p>	Prior to development project approval	DARM							X

**Biological Resources:**

<b>BIO-1:</b> Construction of a proposed project should avoid,	Prior to	DARM							X
----------------------------------------------------------------	----------	------	--	--	--	--	--	--	---

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Biological Resources (continued):**

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>BIO-2</b> (continued from previous page)</p> <p>may result in the direct or incidental take of a listed species. Specific mitigation measures for direct or incidental impacts to a listed species will be determined on a case-by-case basis through agency consultation.</p> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p><b>BIO-3:</b> Development within the Planning Area should avoid, where possible, special-status natural communities and vegetation communities that provide suitable habitat for special-status species. If a proposed project will result in the loss of a special-status natural community or suitable habitat for special-status species, compensatory habitat-based mitigation is required under CEQA and the California Endangered Species Act (CESA). Mitigation will consist of preserving on-site habitat, restoring similar habitat or purchasing off-site credits from an approved mitigation bank. Compensatory mitigation will be determined through consultation with the City and/or resource agencies. An appropriate mitigation strategy and ratio will be agreed upon by the developer and lead agency to reduce project impacts to special-status natural communities to a less than significant</p> <p>(continued on next page)</p>	<p>Prior to development project approval</p>	<p>DARM</p>					X	

**Biological Resources** (continued):

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Biological Resources (continued):**

- A - Incorporated into Project
- B - Mitigated

- C - Mitigation in Process
- D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Biological Resources (continued):**

<b>BIO-6:</b> Project impacts that occur to riparian habitat may also	Prior to	DARM						X
-----------------------------------------------------------------------	----------	------	--	--	--	--	--	---

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Biological Resources (continued):**

<b>BIO-8:</b> If a proposed project will result in the significant	Prior to	DARM					X
--------------------------------------------------------------------	----------	------	--	--	--	--	---

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Biological Resources (continued):**

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

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

**Cultural Resources:**

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

**Cultural Resources** (continued):

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Cultural Resources (continued):**

- A - Incorporated into Project
- B - Mitigated

- C - Mitigation in Process
- D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Cultural Resources (continued):

- A - Incorporated into Project
- B - Mitigated

- C - Mitigation in Process
- D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Cultural Resources** (continued):

<p><b>CUL-3</b> (further continued from previous two pages)</p> <p>resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</p> <p><b>Verification comments:</b></p>	<p>[see Page 16]</p>	<p>[see Page 16]</p>							
<p><b>CUL-4:</b> In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>						

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Cultural Resources (continued):**

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY					
			A	B	C	D	E	F
<b>Hydrology and Water Quality</b>								
<p><b>HYD-1:</b> The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day.</p> <p><b>Verification comments:</b></p>	<p>Prior to water demand exceeding water supply</p>	<p>Department of Public Utilities (DPU)</p>	X					X
<p><b>HYD-2:</b> The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP.</p> <p><b>Verification comments:</b></p>	<p>Ongoing</p>	<p>DPU</p>						X
<p><b>HYD-5.1:</b> The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant.</p> <ul style="list-style-type: none"> <li>Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses.</li> </ul> <p><i>(continued on next page)</i></p>	<p>Prior to exceedance of capacity of existing stormwater drainage facilities</p>	<p>Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW</p>	X					X

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Hydrology and Water Quality (continued):

<p><b>HYD-5.1</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness.</li> <li>Implementation of the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness.</li> </ul> <p>Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems.</p> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	----------------------------	--	--	--	--	--	--

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>Hydrology and Water Quality (continued):</b></p> <p><b>HYD-5.2:</b> The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant:</p> <p>Consult the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> <li>• Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins.</li> <li>• Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins.</li> <li>• Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceedance of capacity of existing retention basin facilities</p>	<p>FMFCD, DARM, and PW</p>	<p>X</p>				<p>X</p>	

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Hydrology and Water Quality (continued):

**HYD-5.3:** The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant.

Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:

- Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors.
- Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth.
- Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins.

Verification comments:

Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities

FMFCD, DARM, and PW

X

X

A - Incorporated into Project  
B - Mitigated

C - Mitigation in Process  
D - Responsible Agency Contacted

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



MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Hydrology and Water Quality (continued):**

<ul style="list-style-type: none"> <li>• <b>HYD-5.5:</b> The City shall work with FMFCD to develop and adopt an update to the SDMP for the Southeast Development Area that is would be adequately designed to collect, convey and dispose of runoff at the rates and volumes which would be generated by the planned land uses in that area.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to development approvals in the Southeast Development Area</p>	<p>FMFCD, DARM, and PW</p>					X
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------	----------------------------	--	--	--	--	---

**Public Services:**

<p><b>PS-1:</b> As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes:</p> <ul style="list-style-type: none"> <li>• <b>Noise:</b> Barriers and setbacks on the fire department sites.</li> <li>• <b>Traffic:</b> Traffic devices for circulation and a “keep clear zone” during emergency responses.</li> <li>• <b>Lighting:</b> Provision of hoods and deflectors on lighting fixtures on the fire department sites.</li> </ul> <p><b>Verification comments:</b></p>	<p>During the planning process for future fire department facilities</p>	<p>DARM</p>					X
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------	-------------	--	--	--	--	---

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Public Services</b> (continued):								
<p><b>PS-2:</b> As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes:</p> <ul style="list-style-type: none"> <li>• <b>Noise:</b> Barriers and setbacks on the police department sites.</li> <li>• <b>Traffic:</b> Traffic devices for circulation.</li> <li>• <b>Lighting:</b> Provision of hoods and deflectors on lighting fixtures on the fire department sites.</li> </ul> <p><b>Verification comments:</b></p>	During the planning process for future Police Department facilities	DARM					X	
<p><b>PS-3:</b> As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes:</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect					X	

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Public Services (continued):</b>								
<p><b>PS-3</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>• Noise: Barriers and setbacks placed on school sites.</li> <li>• Traffic: Traffic devices for circulation.</li> <li>• Lighting: Provision of hoods and deflectors on lighting fixtures for stadium lights.</li> </ul> <p><b>Verification comments:</b></p>	[see previous page]	[see previous page]						
<p><b>PS-4:</b> As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from park and recreational facilities includes:</p> <ul style="list-style-type: none"> <li>• Noise: Barriers and setbacks placed on school sites.</li> <li>• Traffic: Traffic devices for circulation.</li> <li>• Lighting: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights.</li> </ul> <p><b>Verification comments:</b></p>	During the planning process for future park and recreation facilities	DARM					X	

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Public Services** (continued):

<p><b>PS-5:</b> As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes:</p> <ul style="list-style-type: none"> <li>• <i>Noise:</i> Barriers and setbacks placed on school sites.</li> <li>• <i>Traffic:</i> Traffic devices for circulation.</li> <li>• <i>Lighting:</i> Provision of hoods and deflectors on outdoor lighting fixtures</li> </ul> <p><b>Verification comments:</b></p>	<p>During the planning process for future detention, court, library, and hospital facilities</p>	<p>DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table>							X
						X				

**Utilities and Service Systems**

<p><b>USS-1:</b> The City shall develop and implement a wastewater master plan update.</p> <p><b>Verification comments:</b></p>	<p>Prior to wastewater conveyance and treatment demand exceeding capacity</p>	<p>DPU</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table>							X
						X				

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Utilities and Service Systems (continued):**

<p><b>USS-2:</b> Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> <li>Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased.</li> <li>Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceeding existing wastewater treatment capacity</p>	<p>DPU</p>																																																																																																																																																																																																																																																																																																																								
<p><b>USS-3:</b> Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After <i>(continued on next page)</i></p>	<p>Prior to exceeding existing wastewater treatment capacity</p>	<p>DPU</p>																																																																																																																																																																																																																																																																																																																								

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Utilities and Service Systems (continued):

<p><b>USS-3</b> (continued from previous page)</p> <p>approximately the year 2025, the City shall construct the following improvements:</p> <ul style="list-style-type: none"> <li>Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased.</li> <li>Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased.</li> </ul> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
<p><b>USS-4:</b> A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools.</p> <p><b>Verification comments:</b></p>	<p>Prior to construction of water and sewer facilities</p>	<p>PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved</p>				X		

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Utilities and Service Systems (continued):

<p><b>USS-5:</b> Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> <li>Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP.</li> <li>Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>Prior to exceeding capacity within the existing wastewater collection system facilities</p>	<p>DPU</p>				<p>X</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	------------	--	--	--	----------

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Utilities and Service Systems (continued):

<p><b>USS-5</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1.</li> <li>Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP.</li> </ul> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	----------------------------	--	--	--	--	--	--

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Utilities and Service Systems (continued):</b>								
<p><b>USS-6:</b> Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided.</p> <p><b>Verification comments:</b></p>	<p>Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR</p>	<p>DPU</p>					X	
<p><b>USS-7:</b> Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided.</p> <ul style="list-style-type: none"> <li>Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012.</li> </ul> <p><i>(continued on next page)</i></p>	<p>Prior to exceeding existing water supply capacity</p>	<p>DPU</p>					X	

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Utilities and Service Systems (continued):</b>								
<p><b>USS-7</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> </ul> <p><b>Verification comments:</b></p>	[see previous page]	[see previous page]						
<p><b>USS-8:</b> Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025.</p> <ul style="list-style-type: none"> <li>Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> </ul> <p>(continued on next page)</p>	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Utilities and Service Systems (continued):

<p><b>USS-8</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> </ul> <p>(continued on next page)</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	----------------------------	--	--	--	--	--	--

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Utilities and Service Systems (continued):</b>								
<b>USS-8</b> (continued from previous two pages) <ul style="list-style-type: none"> <li>• Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>• Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> </ul>	[see Page 37]	[see Page 37]						
<b>Verification comments:</b>								
<b>USS-9:</b> Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. <p style="text-align: right;"><i>(continued on next page)</i></p>	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Utilities and Service Systems (continued):**

<p><b>USS-9</b> (continued from previous page)</p> <ul style="list-style-type: none"> <li>Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area.</li> <li>Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area.</li> </ul> <p>Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update.</p> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	----------------------------	--	--	--	--	--	--

**Utilities and Service Systems - Hydrology and Water Quality**

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Utilities and Service Systems - Biological Resources:**

**USS-11:** When FMFCD proposes to provide drainage service outside of urbanized areas:

(a) FMFCD shall conduct preliminary investigations on undeveloped lands outside of highly urbanized areas. These investigations shall examine wetland hydrology, vegetation and soil types. These preliminary investigations shall be the basis for making a determination on whether or not more in-depth wetland studies shall be necessary. If the proposed project site does not exhibit wetland hydrology, support a prevalence of wetland vegetation and wetland soil types then no further action is required.

(b) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters. As part of FMFCD's Memorandum of Understanding with CDFG, Section 404 and 401 permits would be obtained from the U.S. Army Corps of Engineers and from the  
*(continued on next page)*

Prior to development approvals outside of highly urbanized areas

California Regional Water Quality Control Board (RWQCB), and USACE

X

A - Incorporated into Project  
B - Mitigated

C - Mitigation in Process  
D - Responsible Agency Contacted

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

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

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

<p><b>USS-11</b> (continued from previous page)</p> <p>Regional Water Quality Control Board for any activity involving filling of jurisdictional waters). At a minimum, to meet "no net loss policy," the permits shall require replacement of wetland habitat at a 1:1 ratio.</p> <p>(c) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the U.S. Army Corps of Engineers. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements:</p> <ul style="list-style-type: none"> <li>i. Specific location, size, and existing hydrology and soils within the wetland creation area.</li> <li>ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper</li> </ul> <p style="text-align: right;">(continued on next page)</p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	----------------------------	--	--	--	--	--	--

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

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

<p><b>USS-11</b> (continued from previous two pages)</p> <p>hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan.</p> <p>iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation.</p> <p>(d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary.</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>[see Page 41]</p>	<p>[see Page 41]</p>						
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------	----------------------	--	--	--	--	--	--

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Utilities and Service Systems - Biological Resources (continued):

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

<p><b>USS-12</b> <i>(continued from previous page)</i></p> <p>action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable.</p> <p>(b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following:</p> <ul style="list-style-type: none"> <li>• The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts).</li> <li>• The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------	-----------------------------------	--	--	--	--	--	--

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Utilities and Service Systems - Biological Resources (continued):</b>								
<p><b>USS-12</b> (continued from previous two pages)</p> <ul style="list-style-type: none"> <li>• The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population.</li> <li>(c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level.</li> </ul> <p><b>Verification comments:</b></p>	[see Page 44]	[see Page 44]						
<p><b>USS-13:</b> When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans.</p> <p style="text-align: right;">(continued on next page)</p>	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS					X	

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

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

**A** - Incorporated into Project  
**B** - Mitigated

**C** - Mitigation in Process  
**D** - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

Utilities and Service Systems - Biological Resources (continued):

<p><b>USS-16</b> (continued from previous two pages)</p> <p>For each burrow destroyed, a new burrow shall be created (by installing artificial burrows at a ratio of 2:1 on protected lands nearby.</p> <p><b>Verification comments:</b></p>	<p>[see Page 49]</p>	<p>[see Page 49]</p>								
<p><b>USS-17:</b> When FMFCD proposes to construct drainage facilities in the San Joaquin River corridor:</p> <p>(a) FMFCD shall not conduct instream activities in the San Joaquin River between October 15 and April 15. If this is not feasible, FMFCD shall consult with the National Marine Fisheries Service and CDFW on the appropriate measures to be implemented in order to protect listed salmonids in the San Joaquin River.</p> <p>(b) Riparian vegetation shading the main-channel that is removed or damaged shall be replaced at a ratio and quantity sufficient to maintain the existing shading of the channel. The location of replacement trees on or within</p> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p>During instream activities conducted between October 15 and April 15</p>	<p>National Marine Fisheries Service (NMFS), CDFW, and Central Valley Flood Protection Board (CVFPB)</p>								<p>X</p>

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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



MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

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

<p><b>USS-18</b> (continued from previous page)</p> <p>(a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities.</p> <p>(b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities.</p> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------	----------------------------	--	--	--	--	--	--

**Utilities and Service Systems – Air Quality:**

<p><b>USS-19:</b> When District drainage facilities are constructed, FMFCD shall:</p> <p>(a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use.</p> <p>(continued on next page)</p>	<p>During storm water drainage facility construction activities</p>	<p>Fresno Metropolitan Flood Control District and SJVAPCD</p>										<p>X</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------	---------------------------------------------------------------	--	--	--	--	--	--	--	--	--	----------

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Utilities and Service Systems – Air Quality (continued):**

- USS-19** (continued from previous page)
- (b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site.
  - (c) Off-road trucks should be equipped with on-road engines if possible.
  - (d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard.

**Verification comments:**

[see previous page]

[see previous page]

[see previous page]

**Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:**

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

**Verification comments:**

Prior to exceeding capacity within the existing storm water drainage facilities

FMFCD, PW, and DARM

X

X

A - Incorporated into Project  
B - Mitigated

C - Mitigation in Process  
D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001, July 2, 2015

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

**Utilities and Service Systems – Adequacy of Water Supply Capacity:**

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

**Utilities and Service Systems – Adequacy of Landfill Capacity:**

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

**EXHIBIT C**

**PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST**  
**For Environmental Assessment No. R-15-008, S-15-068, ANX 15-001**

Conducted for Rezone No. R-15-008, Site Plan Re Application No. S-15-068 and Annexation No. A-15-001 for development of a Warehouse on South Cherry Avenue between East North Avenue and East Central Avenue  
 July 2, 2015

This monitoring checklist for the above noted environmental assessment is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), as required under Assembly Bill 3180, and is intended to establish a project-specific reporting/monitoring program for Environmental Assessment No. R-15-008, S-15-068, ANX 15-001. Verification of implementation of these mitigation measures, in addition to the applicable measures specified for this project per the Mitigation Monitoring Checklist prepared for this project pursuant to Master Environmental Impact Report No. SCH No. 2012111015 Fresno General Plan, will be required upon the application for subdivision of the project site, special permits, or grading on the project site. The captions below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

**MITIGATION MEASURES FOR ENVIRONMENTAL ASSESSMENT NO. R-15-008, S-15-068, ANX 15-001**

MITIGATION MEASURE	IMPLEMENTED	WHEN IMPLEMENTED	VERIFIED BY
1. Project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. SCH No. 2012111015Fresno General Plan Mitigation Monitoring Checklist dated July 2, 2015.	Applicant	Processing and review of project proposal prior to approval of special permit.	City of Fresno Development & Resource Management Department; City of Fresno, Departments of Public Works and Utilities

EXHIBIT C: PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST FOR EA No. R-15-008, S-15-068, ANX 15-001

July 2, 2015  
Page 2

<p><b>I. Aesthetics</b> The project shall plant landscape treatment to screen the parking lot that will be along South Cherry d Avenue.</p>	<p>Applicant</p>	<p>Processing and review of project proposal prior to approval of building permits.</p>	<p>City of Fresno Development &amp; Resource Management Department; City of Fresno, Departments of Public Works and Utilities</p>
<p><b>III. Air Quality</b> Pay Indirect Source review off-site mitigation fee.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits.</p>	<p>City of Fresno Development &amp; Resource Management Department</p>

EXHIBIT C: PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST FOR EA NO. R-15-008, S-15-068, ANX 15-001

July 2, 2015  
Page 3

<p><b>IX-b: Hydrology and Water Quality</b> The project shall incorporate water use efficiency for landscaping including the use of drought tolerant and native plant materials, reduction of turf areas, and drip irrigation. Development of artificial lakes, fountains and ponds is strongly discouraged unless only untreated surface water or recycled water supplies are used for these decorative and recreational water features, as appropriate and sanitary.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno Development &amp; Resource Management Department  City of Fresno Department of Public Works</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------	----------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

EXHIBIT C: PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST FOR EA No. R-15-008, S-15-068, ANX 15-001

July 2, 2015

<p><b>Part 4</b>  <b>W-a. Transportation</b> Comply with the conditions of the Department of Public Works, Traffic Engineering Division memo dated July 13, 2015 which require dedications and street improvements, and payment of impact fees.</p> <p>This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of \$47.12 per ADT 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 and the Master Fee Schedule. Based on weekday total ADT of 1,328 for the proposed project, the fee would be \$62,575.36 and shall be paid at time of building permit.</p> <p>The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offsets developer improvement costs, and/or construction costs increase/decrease.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno          Development &amp;          Resource Management          Department          Department of Public          Works</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------	----------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------

EXHIBIT C: PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST FOR EA No. R-15-008, S-15-068, ANX 15-001

July 2, 2015  
Page 5

<p>This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.</p> <p>Install ten bike racks at the Warehouse facility.</p>	<p>Applicant</p>	<p>Prior to occupancy.</p>	<p>City of Fresno Development &amp; Resource Management Department</p>
<p><b>XIV. Public Services</b> Pay development impact fees for parks/open space, police and fire services.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno Development &amp; Resource Management Department</p>