City of FRESNO

REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII.A.
COMMISSION MEETING 12.04.13

APPROVED BY

DEPARTMENT DIRECTOR

December 04, 2013

FROM: MIKE SANCHEZ, Planning Manager
Development and Resource Management Department

BY: WILL TACKETT, Supervising Planner
Development Services Division

SUBJECT: CONSIDERATION OF PLAN AMENDMENT APPLICATION NO. A-13-001, REZONE APPLICATION NO. R-13-007, VESTING TENTATIVE TRACT MAP NO. 6036/UGM; AND, RELATED ENVIRONMENTAL ASSESSMENT NO. A-13-001/R-13-007/T-6036

RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with the goals and policies of the 2025 Fresno General Plan and the West Area Community Plan; its compatibility with surrounding existing 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 the staff evaluation, it can be concluded that proposed Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007, and Vesting Tentative Tract Map No. T-6036/UGM are appropriate for the project site. Therefore, staff recommends the Planning Commission take the following actions:

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-13-001/R-13-007/T-6036 dated November 08, 2013 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-13-001 to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre *portion* of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-13-007 proposing to prezone the *entirety* of the subject property from the R-R *(Rural Residential [Fresno County])* zone district to the R-1/UGM *(Single Family Residential/ Urban Growth Management [City of Fresno])* zone district.

4. APPROVE Vesting Tentative Tract Map No. 6036/UGM proposing to subdivide the subject property into a 99-lot conventional single family residential subdivision with one Outlot designated for common open space purposes at an overall density of approx. 5.75 dwelling units per acre. Approval is contingent upon City Council approval of Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and the related Mitigated Negative Declaration. Changes to any of those documents that potentially render VTTM No. 6036 in conflict with them will require VTTM No. 6036 to return to the Planning Commission. The subject property will require annexation to the City and detachment from the North Central Fire Protection District and Kings River Conservation District, these actions fall under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO).

EXECUTIVE SUMMARY

Lennar Fresno, Inc., has filed Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and Vesting Tentative Tract Map No. 6036/UGM pertaining to approximately 17.38 net acres of property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues.

Plan Amendment Application No. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

Rezone Application No. R-13-007 proposes to prezone the entirety of the subject property from the R-R *(Rural Residential [Fresno County])* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management [City of Fresno])* zone district.

The plan amendment and rezone applications have been filed in order to facilitate approval of a proposed 99-lot conventional single family residential subdivision of the subject property at an overall density of approximately 5.70 dwelling units per acre in accordance with Vesting Tentative Tract Map No. 6036/UGM.

The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.

PROJECT INFORMATION

PROJECT

Plan Amendment Application No. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

Rezone Application No. R-13-007 proposes to prezone the entirety of the subject property from the R-R *(Rural Residential [Fresno County])* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management [City of Fresno])* zone district.

Vesting Tentative Tract Map No. 6036/UGM proposes a conventional 99-lot single family residential subdivision of the subject property at an overall density of approximately 5.70 dwelling units per acre. One outlot is proposed to be dedicated for common open space purposes.

The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.

APPLICANT	Yamabe & Horn Engineering, Inc. on behalf of Lennar Fresno, Inc.
LOCATION	Located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues **(Council District 2, Councilmember Brandau)**
SITE SIZE	Approximately 17.38 net acres / 18.12 gross acres
LAND USE	Existing - Medium Density Residential (±12.38 acres) & Commercial Business Park (±5.74 acres) Proposed - Medium Density Residential
ZONING	Existing - R-R (*Rural Residential [Fresno County]*) Proposed - R-1/UGM (*Single Family Residential District / Urban Growth Management*)
PLAN DESIGNATION AND CONSISTENCY	Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the proposed R-1 zone district classification for the subject property and the existing and proposed Medium Density Residential planned land use designation for the subject property may be found consistent.
ENVIRONMENTAL FINDING	Finding of a Mitigated Negative Declaration dated November 08, 2013.
PLAN COMMITTEE RECOMMENDATION	This project is scheduled to be considered by the District 2 Plan Implementation Committee at its regularly scheduled meeting to be held on December 09, 2013; any comments and/or recommendations will be presented to the City Council for consideration with the environmental assessment, plan amendment and rezone applications.
STAFF RECOMMENDATION	Recommend Approval (to the City Council) of: (1) Adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-13-001/R-13-007/T-6036 for the proposed project; (2) Plan Amendment Application No. A-13-001; and, (3) Rezone Application No. R-13-007. Recommend Approval (by the Planning Commission) of Vesting Tentative Tract Map No. 6036/UGM contingent upon City Council approval of Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and the related Mitigated Negative Declaration. Changes to any of those documents that potentially render VTTM No. 6036 in conflict with them will require VTTM No. 6063 to return to the Planning Commission.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Density Residential	**R-1/UGM** *Single Family Residential District / Urban Growth Management*	Single Family Residential
East	Office & Regional Commercial	**AE-5/UGM** *Exclusive 5-acre Agricultural District / Urban Growth Management)* *&* **C-3/UGM** *Regional Shopping Center District / Urban Growth Management)*	Rural Residential / Agricultural
South	Commercial Business Park	**R-R (Fresno County)** *Rural Residential (Fresno County)*	Vacant
West	Medium Density Residential	**R-1/UGM** *Single Family Residential District / Urban Growth Management*	Single Family Residential / Vacant

ENVIRONMENTAL FINDING

An environmental assessment initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the West Area Community Plan area, including the Master Environmental Impact Report (MEIR) No. 10130 for the 2025 Fresno General Plan (SCH#2001071097) and Mitigated Negative Declaration (MND) No. A-09-02 (SCH#2009051016). These environmental and technical studies have examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and, student generation projections and school facility site location identification.

The proposed amendment to the adopted 2025 Fresno General Plan, has been determined to not be fully within the scope of MEIR No. 10130 as provided by the CEQA, as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guidelines Section 15177(c). It has been further determined that all applicable mitigation measures of MEIR No. 10130 and MND No. A-09-02 have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and

irreversible significant effects beyond those identified by MEIR No. 10130 or MND No. A-09-02 as provided by CEQA Section 15178(a). In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), staff has determined 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. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

Based upon the attached environmental assessment and the list of identified mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and has prepared a draft mitigated negative declaration for this project. A public notice of the attached mitigated negative declaration finding for Environmental Assessment Application No. A-13-001/R-13-007/T-6036/UGM was published on November 08, 2013 with no comments or appeals received to date.

BACKGROUND / ANALYSIS

Lennar Fresno, Inc., has filed Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and Vesting Tentative Tract Map No. 6036/UGM pertaining to approximately 17.38 net acres of property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues.

Plan Amendment Application No. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the southeast corner of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

Rezone Application No. R-13-007 proposes to prezone the entirety of the subject property from the R-R *(Rural Residential [Fresno County])* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management [City of Fresno])* zone district.

The plan amendment and rezone applications have been filed in order to facilitate approval of a proposed 99-lot conventional single family residential subdivision of the subject property at an overall density of approximately 5.70 dwelling units per acre in accordance with Vesting Tentative Tract Map No. 6036/UGM.

The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO).

Existing single family residential properties located to the north and west of the subject property were previously approved for subdivision and single family residential development pursuant to Vesting Tentative Tract Map (VTTM) No. 5600/UGM. All properties located within the subdivision boundary of VTTM No. 5600 have already been annexed to the City of Fresno pursuant to the Barstow-Grantland No. 3 Reorganization (recorded as Document No. 2008-0069403 O.R.F.C.)

Properties to the east of the subject property and across North Grantland Avenue are located within the incorporated area of the City of Fresno and are being utilized for rural residential and agricultural purposes. These properties have been designated for Office and Regional Commercial planned land uses by the 2025 Fresno General Plan.

Property located to the south of the subject property is currently located within the County of Fresno and remains vacant. The 2025 Fresno General Plan designates adjacent property to the south of the subject property for Commercial Business Park planned land uses.

Based upon the residentially planned land use density and acreage allocations currently designated by the 2025 Fresno General Plan, the subject property could theoretically yield approximately 60-130 dwelling units. The proposed amendment to the 2025 Fresno General Plan (A-13-001) would increase planned Medium Density Residential (4.99-10.37 du/acre) acreage within the boundary of the subject property, thereby also increasing the potential residential density yield to approximately 90-180 residential dwelling units. Vesting Tentative Tract Map No. 6036/UGM proposes to subdivide the subject property into 99 single family residential lots for future development. These figures demonstrate that development in accordance with Vesting Tentative Tract Map No. 6036/UGM will not, in fact, result in an intensification of residential units on the subject property beyond that previously conceived by the 2025 Fresno General Plan or MEIR. Furthermore, ample acreage for purposes of future commercial and business park uses remain in the vicinity of the subject property to serve the future needs of the projected population while minimizing potential intrusion by such uses into planned single family residential neighborhoods in the immediate proximity.

Therefore, while the project includes a proposed plan amendment to change the planned land use designation for a portion of the subject property in order to facilitate the proposed development, the project will still meet the goals and objectives of the 2025 Fresno General Plan by providing a project which maximizes planned density within a residential subdivision comprised entirely of conventionally sized lots; consistent with the policies of the West Area Community Plan.

Given that the proposed subdivision is located adjacent to and abutting a planned arterial street (North Grantland Avenue) within the boundaries of the West Area Community Plan, the development will be required to install landscaping and irrigation within a minimum 20-foot wide buffer strip along the North Grantland Avenue frontage. A six-foot high concrete/masonry wall is required to be constructed at the rear of the landscaped areas along North Grantland Avenue.

Outlot "A" of Vesting Tentative Tract Map No. 6036/UGM is proposed to be dedicated for common open space purposes and minimum eight-foot wide landscape buffers are required for all "end-blocks."

Streets and Access Points

The subject property is located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues. The adjacent segment of North Grantland Avenue is planned as a 2-lane divided arterial street operating at a Level of Service "C" by the 2025 Fresno General Plan with ultimate mitigation.

This subdivision has been designed to include two major street access points from and to North Grantland Avenue which will provide better connectivity and vehicle trip distribution from and through the proposed development. The provision of two points of vehicular access is an amenity afforded only through the proposed plan amendment. Under the current planned land use designation for the subject property, residentially planned major street frontage is minimal. The proposed plan amendment

expands the planned residential major street frontage providing for multiple points of connectivity to North Grantland Avenue. The interior local public streets have been proposed to be dedicated in accordance with the Department of Public Works' 50-foot right-of-way residential street geometric standard, which utilizes a 36-foot wide street section with parking and sidewalks on both sides of the street.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the proposed project is projected to generate 952 average daily trips (ADT), with 75 vehicle trips occurring during the morning peak hour travel period (7 to 9 a.m.) and 100 vehicle trips occurring during the evening peak hour travel period (4 to 6 p.m.). Under the existing combination of Commercial Business Park and Medium Density Residential planned land uses designated for the subject property, estimated traffic generation would result in 2,069 ADT, with 204 a.m. peak hour trips and 224 p.m. peak hour trips. Therefore, the proposed project would result in 1,117 fewer ADT, 129 fewer a.m. peak hour trips and 124 fewer p.m. peak hour trips.

The Public Works Department, Traffic and Engineering Services Division has reviewed the proposed project and potential traffic related impacts for the tentative tract map application. Given the projected decreases in traffic volumes, the vehicle trip generation rates from the proposed project are insignificant with respect to the total volume that the adjacent roadway is planned to accommodate. Therefore, it has been determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements included within the referenced memorandum from the Traffic and Engineering Services Division dated November 26, 2013. These requirements generally include: (1) Right-of-way acquisition and street dedications for the adjacent segment North Grantland Avenue; (2) Improvements (including, but not limited to, construction of concrete curbs, gutters, sidewalks and trails, permanent pavement, and underground street lighting systems; and, (2) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and Regional Transportation Mitigation (RTMF) Fee.

The area street plans are the product of careful planning that projects traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area. These streets will provide adequate access to, and recognize the traffic generating characteristics of, individual properties and, at the same time, afford the community an adequate and efficient circulation system.

Public Services

The Department of Public Utilities has determined that adequate sanitary sewer and water services are available to serve the project subject to the extension of public sewer mains into the tract and installation of house branches to each lot created; and, the construction and installation of public water facilities and infrastructure in North Grantland Avenue and interior to the proposed subdivision in accordance with Department of Public Works standards, specifications and policies. The proposed subdivision is required to provide two independent sources of water, meeting Federal and State Drinking Water Act Standards and any on-site septic systems and/or wells are required to be abandoned in compliance with the State regulations and City and County of Fresno Standards.

Implementation of the 2025 Fresno General Plan policies, mitigation measures of Master Environmental Impact Report No. 10130 and the Water Resources Management Plan will provide an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

The City of Fresno Fire Department has conditioned the proposed project with requirements for installation of fire hydrants and the provision of adequate fire flows per Public Works Standards, with two sources water.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that drainage service is available for the development subject to the developer demonstrating that drainage from the site may be directed through the proposed stub street to the west of the subject property to allow surface drainage to reach future Master Planned inlets; providing a path for major storm conveyance. District Fees are also due for the subject property. Any amendments or modifications to the FMFCD requirements will be required to be approved by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code, prior to approval of the final map.

Council District Plan Implementation Committee

This project is scheduled to be considered by the District 2 Plan Implementation Committee at its regularly scheduled meeting to be held on December 09, 2013; any comments and/or recommendations will be presented to the City Council for consideration with the environmental assessment, plan amendment and rezone applications.

Tentative Tract Map Findings

The Subdivision Map Act (California Government Code Section 66400 et. seq.) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the General Plan and any applicable specific plan (Finding No. 1 below).

State law further provides that the proposed subdivision map be denied if any one of the Finding Nos. 2 - 5 below is made in the negative. In addition, State law requires that a subdivision be found to provide for future passive and natural heating or cooling opportunities in the subdivision development (Finding No. 6 below).

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's 2025 Fresno General Plan and West Area Community Plan, contingent upon City Council approval of Plan Amendment Application No. A-13-001 and Rezone Application No. R-13-007 which propose to designate and zone an approximately 5.70 acre portion of the subject property for Medium Density Residential. The balance of the subject property will remain Medium Density Residential, which is consistent with the proposed R-1 zone district. The project design meets the density, intensity, objectives, policies, and programs specified in the 2025 Fresno General Plan and West Area Community Plan for the creation and development of single family residential lots within this plan designation.

2. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site. Furthermore, the subject property is of sufficient size to accommodate the development of the subject property at the density proposed, while affording sufficient open spaces and amenities as necessary to ensure the sustainability of the development

3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because all agricultural uses on the subject property have been discontinued. The subject property remains fallow without trees, vegetation, or irrigation to sustain and attract wildlife; or, provide a suitable habitat to species other than vermin.

4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will ensure that the subdivision conforms to city health and safety standards.

5. The proposed subdivision design will not conflict with public easements within or through the site, because the project design and conditions of approval will assure noninterference with any existing or proposed easements on the subject property.

6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots.

The subdivision map, subject to the recommended conditions of approval, complies with the design and property development standards of the Zoning Ordinance and local Subdivision Ordinance. Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that these findings can be made.

CONCLUSION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the West Area Community 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 Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and Vesting Tentative Tract Map No. T-6036/UGM are appropriate for the project site.

Actions by the Planning Commission regarding the plan amendment and rezone applications are a recommendation to the Fresno City Council. Action by the Planning Commission regarding the tentative tract map is final unless appealed in accordance with the FMC, Sections 12-406-I and 12-1019, respectively.

Attachments:	Exhibit A:	Vicinity Map
	Exhibit B:	Aerial Photograph of Site (2013)
	Exhibit C:	Public Hearing Notice Mailing List Vicinity Map
	Exhibit D:	2025 Fresno General Plan Planned Land Use Map
	Exhibit E:	Proposed Planned Land Use Map (A-13-001)
	Exhibit F:	Proposed Prezone/Rezone Map (R-13-007)
	Exhibit G:	Vesting Tentative Tract Map No. 6036/UGM
	Exhibit H:	Conditions of Approval for Vesting Tentative Tract Map No. 6036/UGM; including associated memoranda from responsible or commenting agencies.
	Exhibit I:	Environmental Assessment No. A-13-001/R-13-007/T-6036, finding of a Mitigated Negative Declaration dated November 08, 2013.

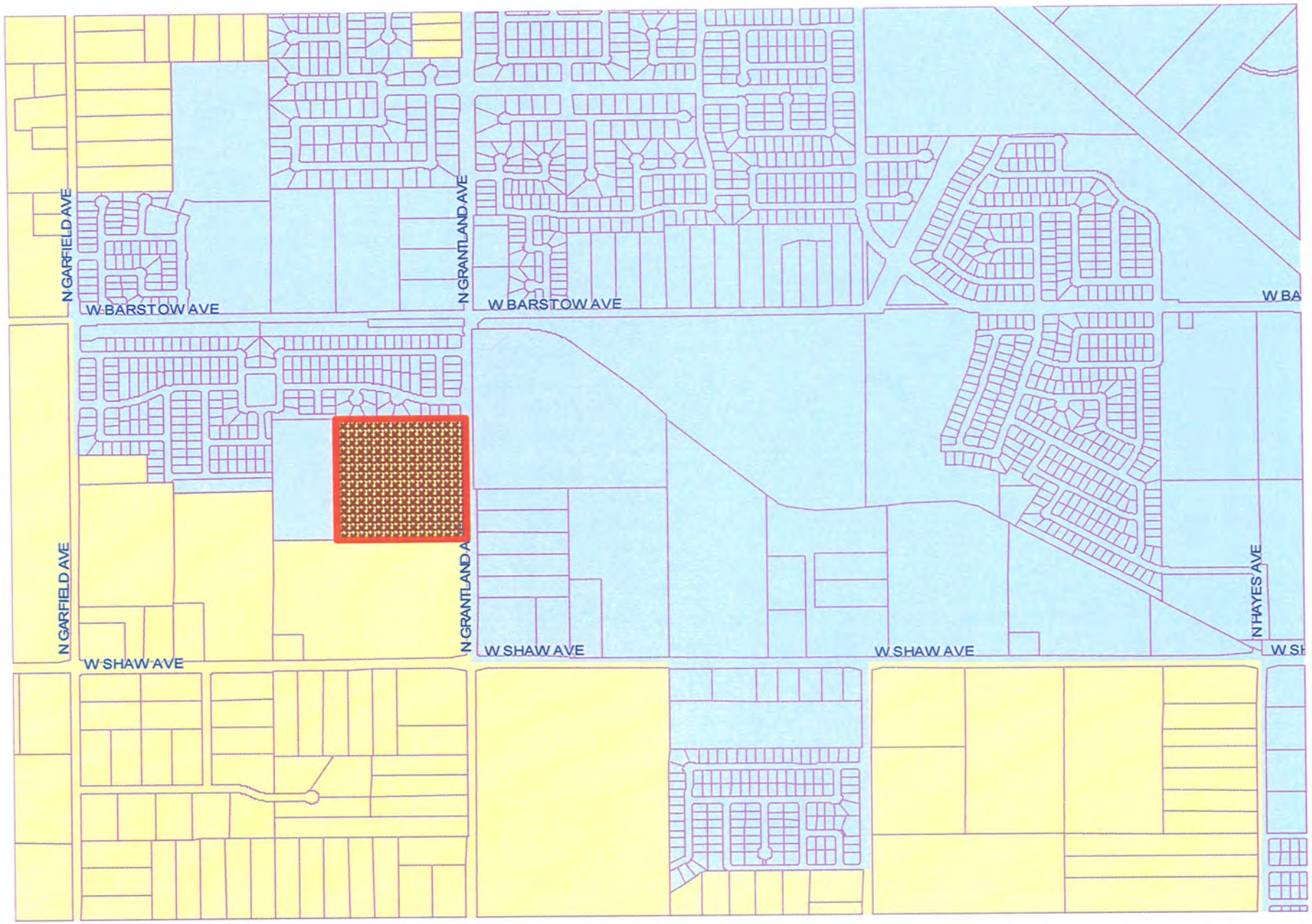


Exhibit "A" Project Vicinity Map

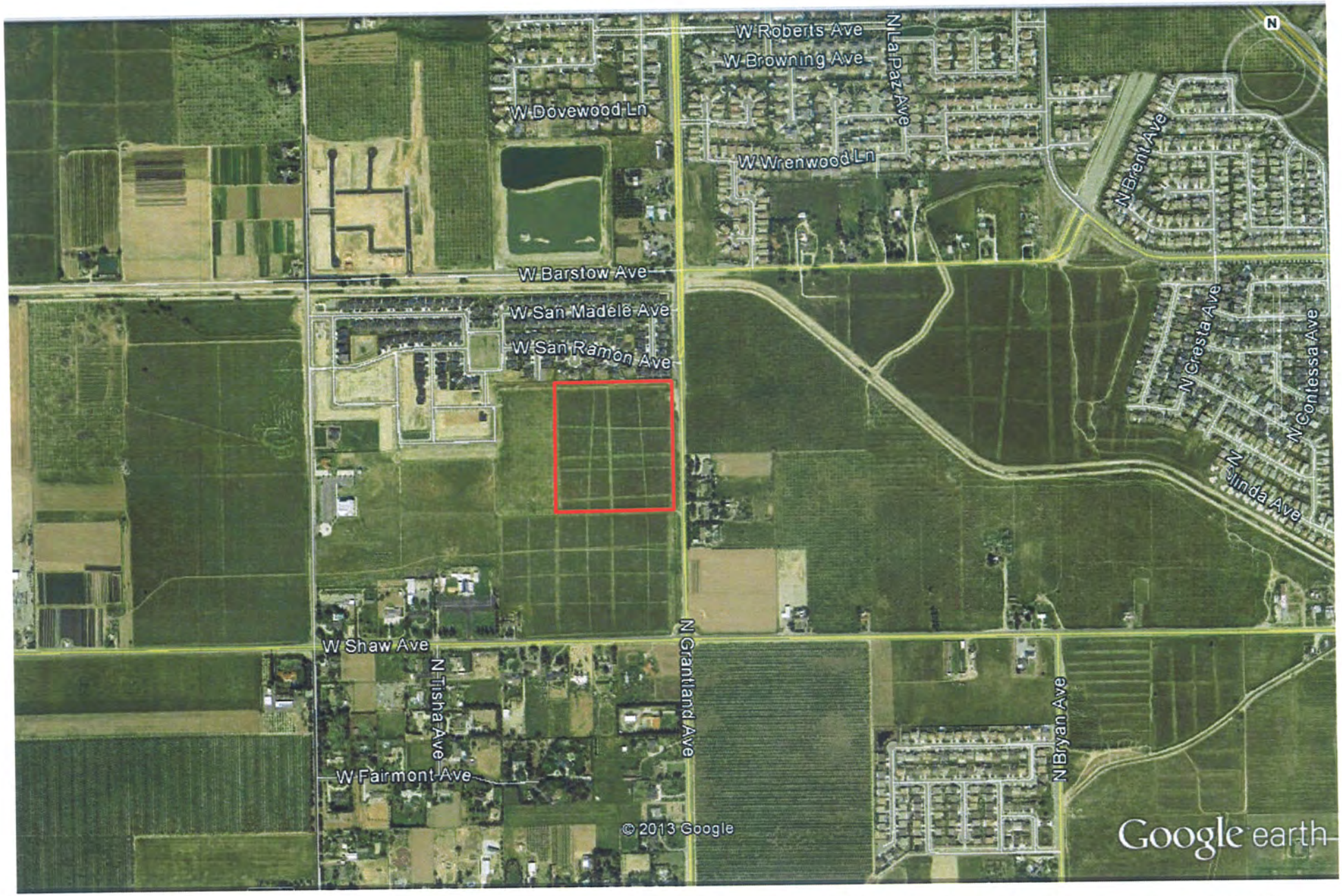


Exhibit "B" Aerial Photograph (2013)

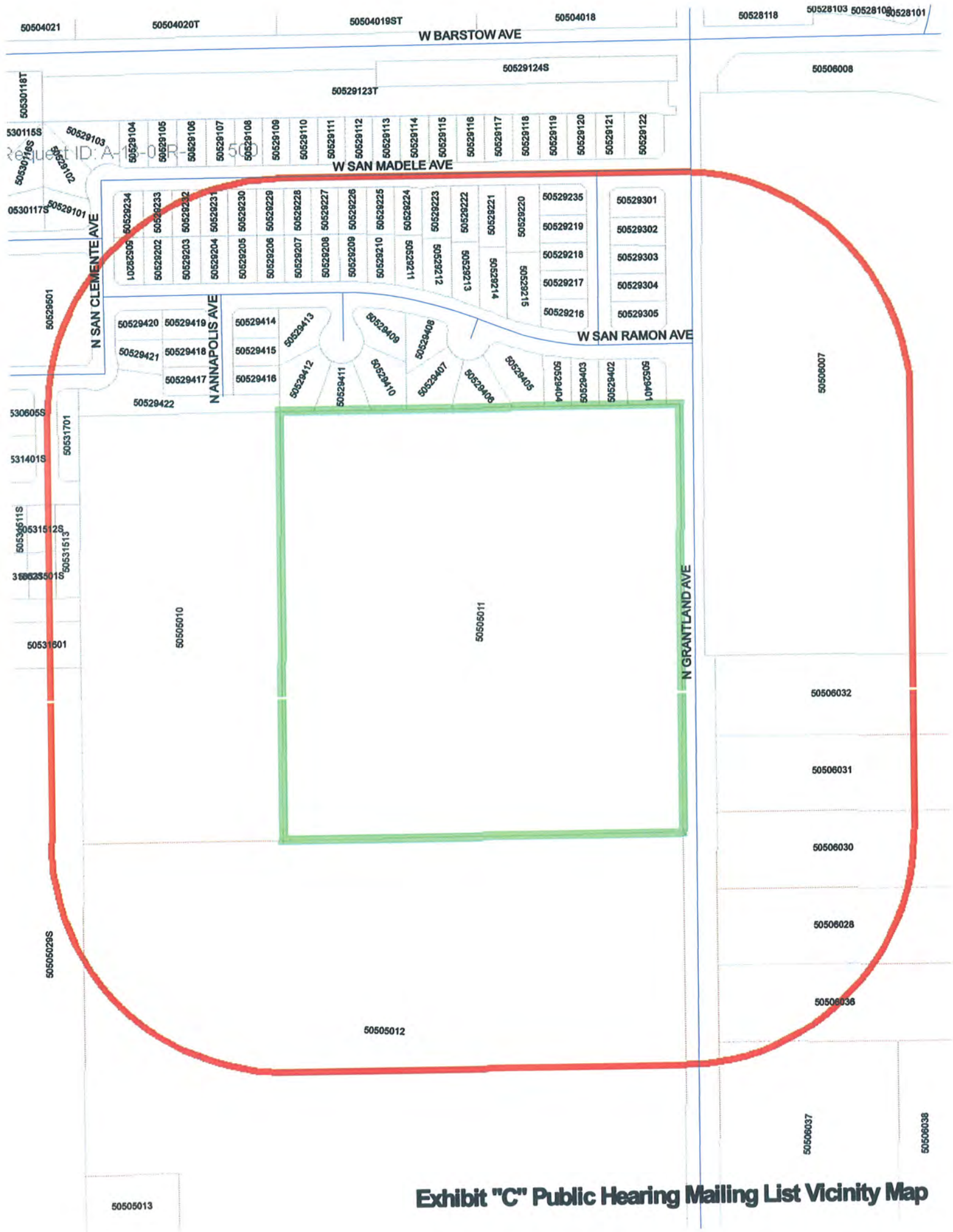


Exhibit "C" Public Hearing Mailing List Vicinity Map

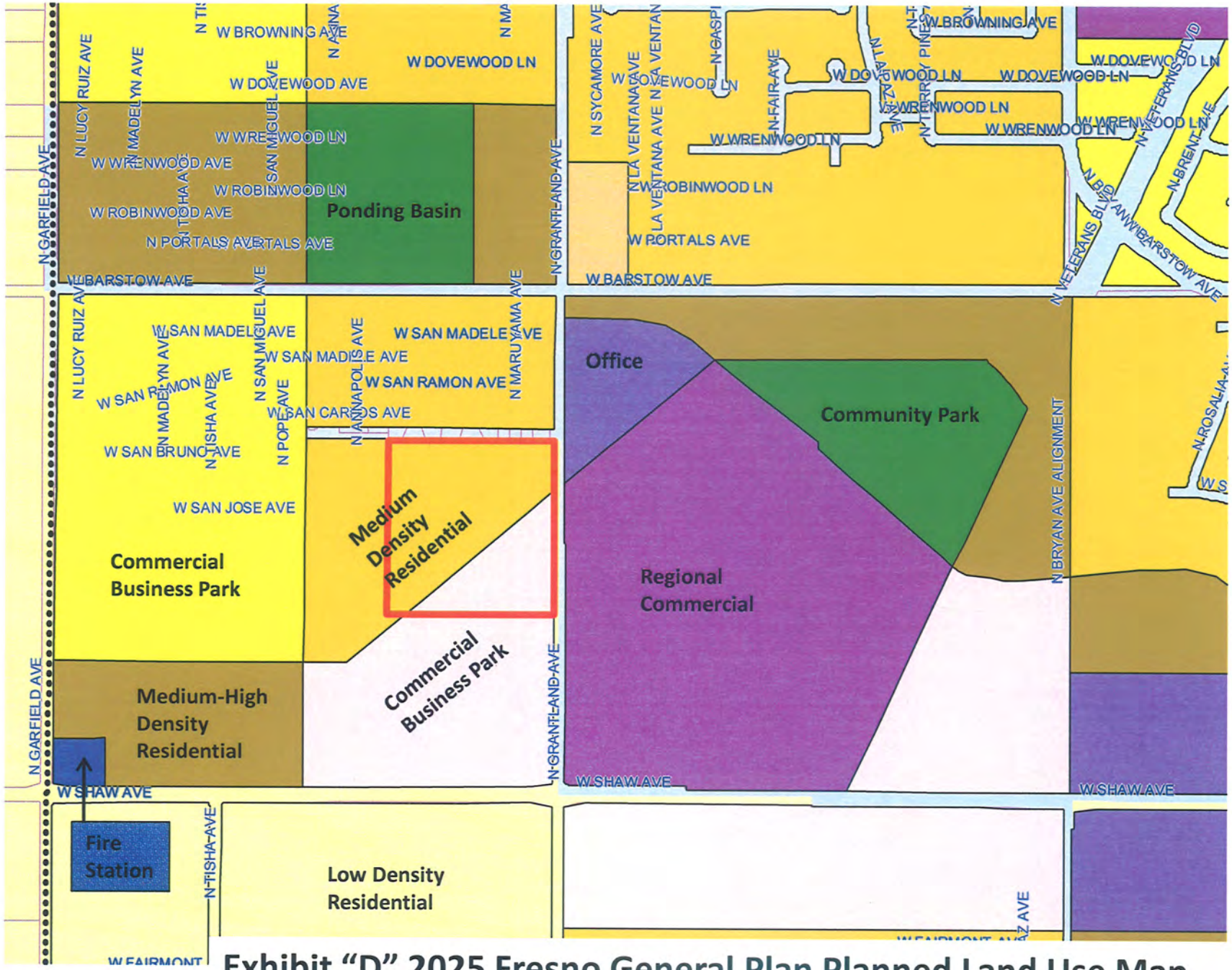


Exhibit "D" 2025 Fresno General Plan Planned Land Use Map

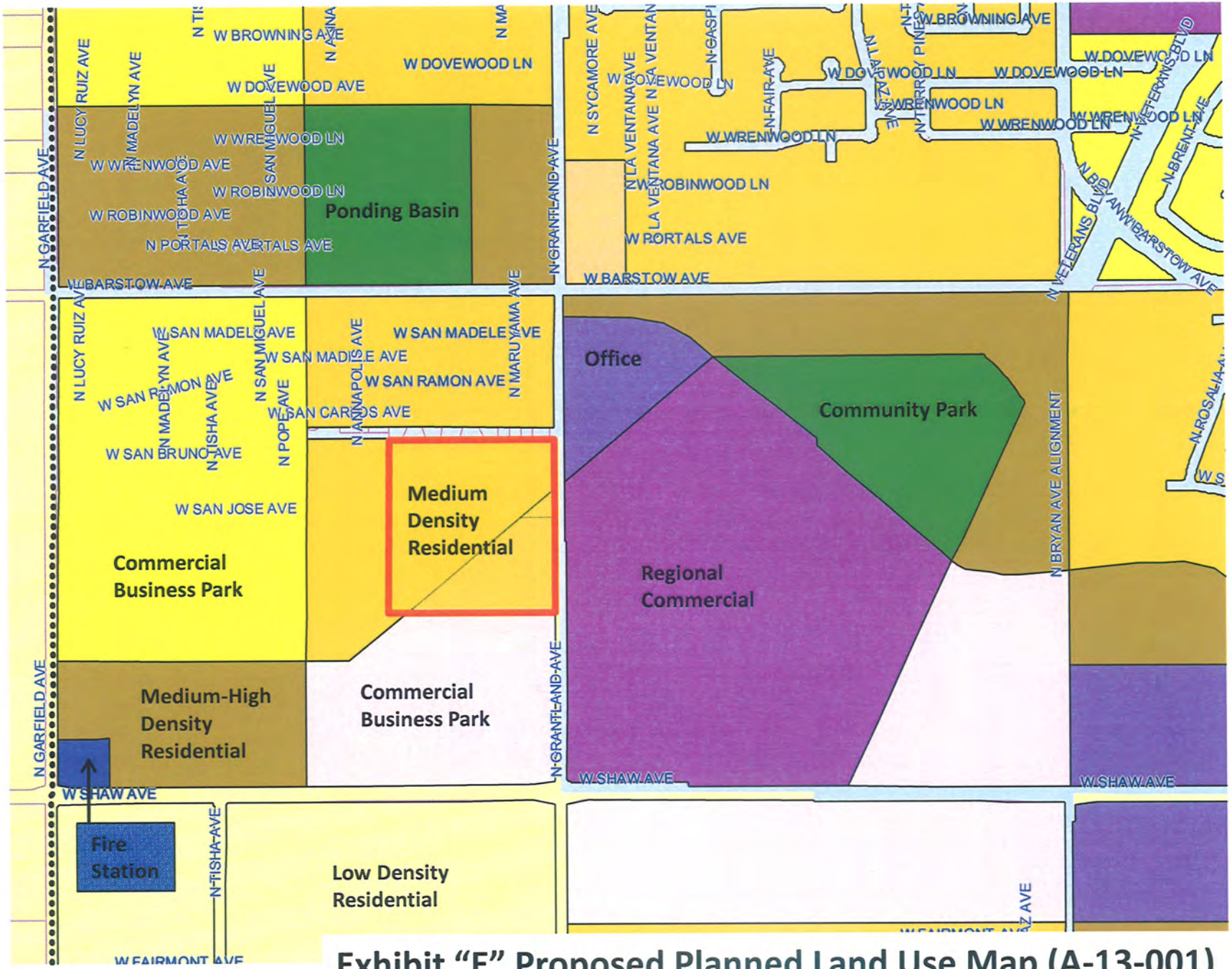
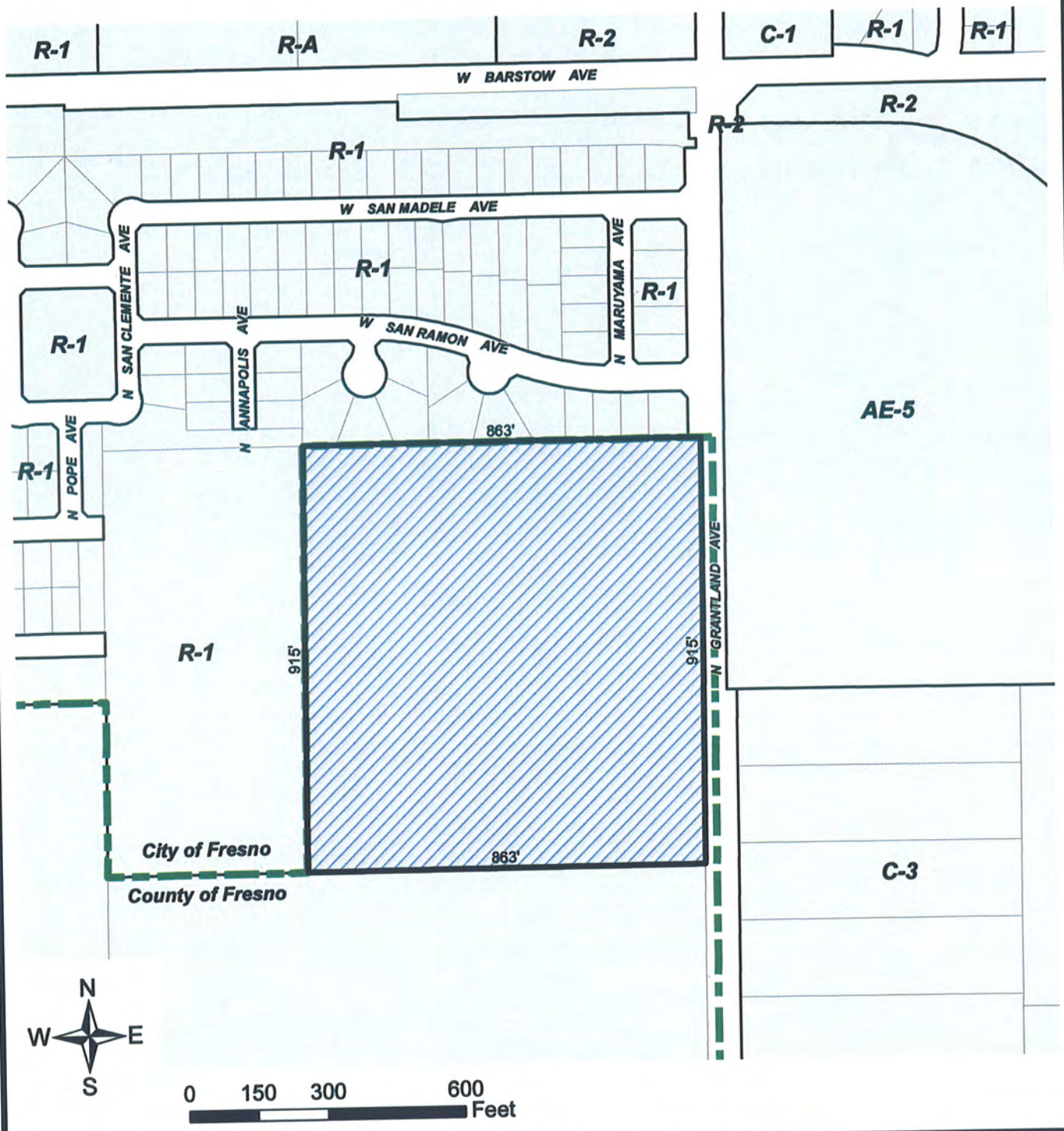


Exhibit "E" Proposed Planned Land Use Map (A-13-001)

EXHIBIT "F"



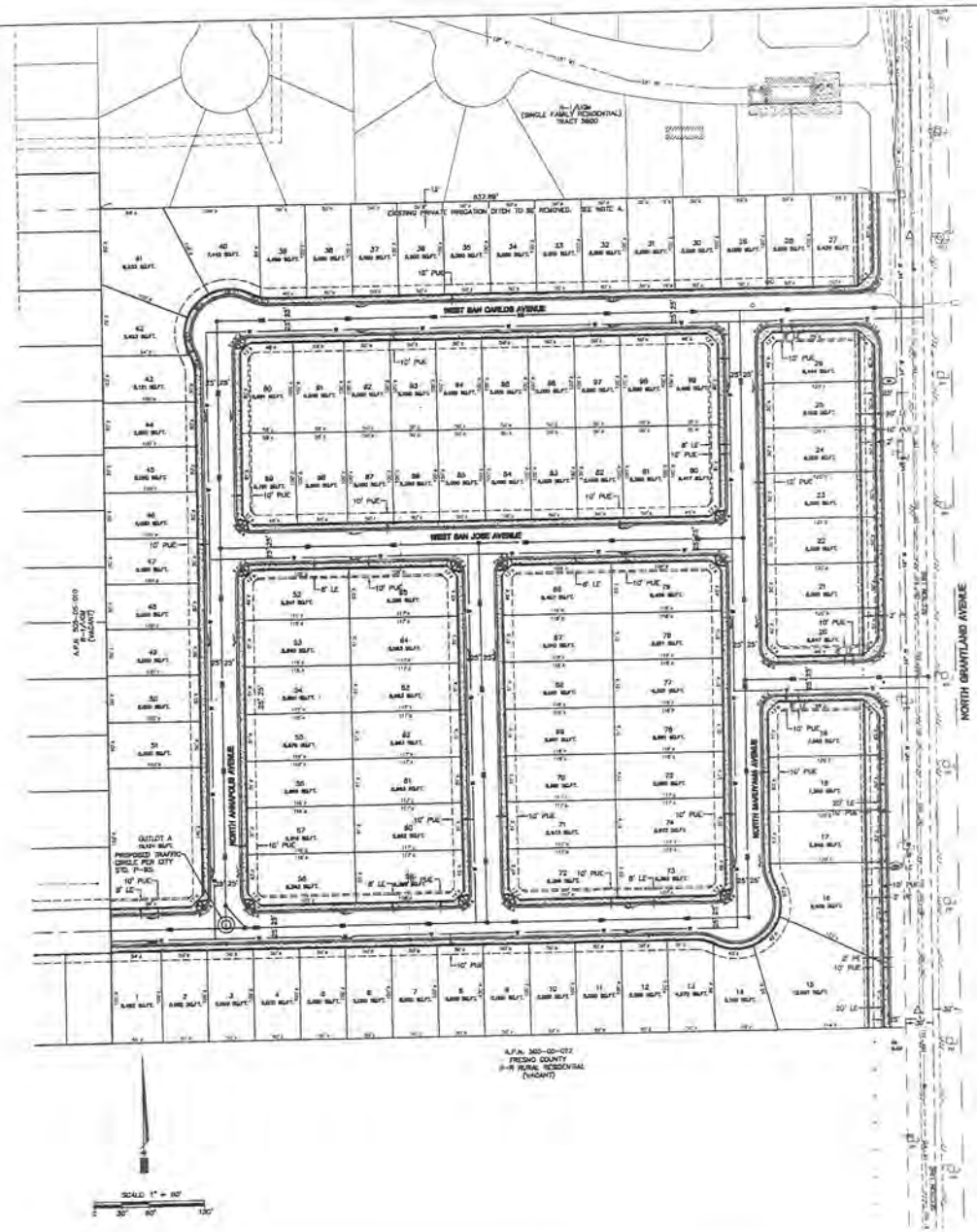
R-13-007
APN: 505-050-11
5319 North Grantland Avenue

R-R (Fresno County) to R-1/UGM, 18.12 Acres

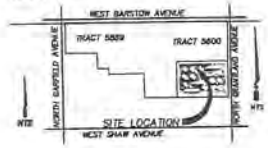
City Limits

Exhibit "G"

VESTING
TENTATIVE SUBDIVISION MAP OF
TRACT NO. 6036
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
CONSISTING OF TWO SHEETS
SHEET 1 OF 1



VICINITY MAP:



LEGAL DESCRIPTION:

[illegible]

ALL THAT PART OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 30 FEET WEST OF THE EAST LINE OF SAID SECTION AND 849 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH 894 FEET TO A POINT 30 FEET WEST OF SAID EAST LINE OF SAID SECTION; THENCE WEST 662.88 FEET TO A POINT 1969 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 894 FEET TO A POINT 662.88 FEET WEST OF THE SAID EASTERLY LINE OF SAID SECTION; THENCE EAST 662.88 FEET TO THE POINT OF BEGINNING.

APN: [illegible]

SUBDIVIDER:

LENNAR FRESNO, INC.
6060 N. FULTON AVE., SUITE 201
FRESNO, CA 93711

PREPARED BY:

YAMABE & HORN ENGINEERING, INC.
3985 N. BURL AVE., STE. 101
FRESNO, CALIFORNIA 93727
(559) 224-2123

OWNER:

BERNARD C. ELWORTH AND SHARON M. ELWORTH, AS TRUSTEES OF THE ELWORTH FAMILY TRUST UNDER TRUST AGREEMENT DATED JANUARY 23, 1996, AS TO AN UNDIVIDED THIRTY PERCENT (30%) INTEREST; RICHARD C. ELWORTH AND JEAN M. ELWORTH, TRUSTEES OF THE ELWORTH FAMILY TRUST DATED APRIL 16, 1996, AS TO AN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST; ANTHONY J. MARTIN AND KIMBERLY S. MARTIN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, AS TO AN UNDIVIDED TEN PERCENT (10%) INTEREST; HOWELL C. BROWN, JR. AND SHARON WEBER, AS TRUSTEES OF THE BROWN FAMILY TRUST, UTD FEBRUARY 7, 2002, AS TO AN UNDIVIDED 10 PERCENT (10%) INTEREST; AND GEORGE SCHAEFER, TRUSTEE OF THE GEORGE SCHAEFER AND LISA K. SCHAEFER 1991 LIVING TRUST, DATED JUNE 4, 1991, AS TO AN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST

LEGEND:

- PUE: PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE: LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION
- INDICATES DIRECTION OF DRAINAGE FLOW.
- △ PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS ENDORSED FEBRUARY 7, 1913 AND FILED IN VOL. 26 OF MISCELLANEOUS AT PG. 8, F.C.R.
- PREVIOUSLY RESERVED FOR ROAD PURPOSES PER GRANT DEED RECORDED 1/11/1963 IN VOL. 29 OF DEEDS AT PG. 553, F.C.R.
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PP: POWER POLE
- IP: IRRIGATION STANDPIPE
- GW: GUY WIRE
- SSMH: SANITARY SEWER MANHOLE
- INDICATES RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS.
- SDMH: STORM DRAIN MANHOLE
- OH: OVERHEAD ELECTRICAL
- (SS) EXISTING SANITARY SEWER – SIZE AS NOTED
- (W) EXISTING WATER – SIZE AS NOTED
- PROPOSED SANITARY SEWER – SIZE AS NOTED
- PROPOSED WATER – SIZE AS NOTED
- EXISTING EDGE OF PAVEMENT
- (EL) POWER POLE
- DRAIN INLET
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- EXISTING STREETLIGHT

BASIS OF BEARINGS:

ALL BEARING, DISTANCES AND AREAS HEREON CALCULATED FROM RECORD DATA PER THE MAP OF TRACT NO. 5600, RECORDED IN VOLUME 60 OF PLATS AT PAGES 60 THROUGH 73, FRESNO COUNTY RECORDS.

NOTE:

1. THERE ARE NO KNOWN ABOVE GROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. ANY EXISTING UNDERGROUND FEATURES SUCH AS WELLS, SEPTIC SYSTEMS, WATER, SEWER, ETC. WITHIN THE SUBDIVISION ARE TO BE REMOVED.
4. PRIVATE IRRIGATION DITCH ADJACENT TO THE NORTH PROPERTY LINE TO BE REMOVED AND DOWNSTREAM USER RIGHTS TO BE RELINQUISHED.
5. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN DESIGNATED WITH SIXE OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
6. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES ARE TO REMAIN.
7. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE PER THE FLOOD INSURANCE RATE MAP.
8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
9. SURROUNDING LAND USES:
   NORTH – SINGLE FAMILY RESIDENTIAL – R-1/UGM
   EAST – RURAL RESIDENTIAL/AG
   SOUTH – RURAL RESIDENTIAL/AG
   WEST – RURAL RESIDENTIAL/AG
10. OUTLOT "A" TO BE DEDICATED TO CITY OF FRESNO FOR OPEN SPACE PURPOSES.
11. A GRADE DIFFERENTIAL OF 5' OR MORE MAY BE PROPOSED ALONG THE SOUTH PROPERTY LINE OF THIS SUBDIVISION.
12. A MINOR DEVIATION PERMITTING UP TO A 10% REDUCTION IN LOT WIDTH IS REQUESTED FOR LOTS 10, 25, 26, 30, 34, 42, 43, 46, 50, 56, 57, 63, AND 69 (12% OF SUBDIVISION).

EXISTING TREES
NONE
EXISTING BUILDINGS
NONE
EXISTING USE
VACANT LAND
EXISTING ZONING
RR (FRESNO COUNTY)
EXISTING PLANNED LAND USE
MEDIUM DENSITY RESIDENTIAL & COMMERCIAL BUSINESS PARK
PROPOSED PLANNED LAND USE
MEDIUM DENSITY RESIDENTIAL
PROPOSED USE
SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING
R-1 / UGM
SOURCE OF WATER
CITY OF FRESNO
SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO
SOURCE OF ELECTRICITY
PG&E
SOURCE OF GAS
PG&E
SOURCE OF CABLE T.V.
COMCAST
SOURCE OF TELEPHONE
AT&T
ASSESSOR'S PARCEL NUMBER
505-050-11
SITE AREA
GROSS 18.13 AC.
NET 17.38 AC.

YAMABE & HORN ENGINEERING, INC.

3985 N. BURL AVENUE
SUITE 101
FRESNO, CA 93727
TEL (559) 224-2123
FAX (559) 224-2270

Exhibit "H"

Conditions of Approval for Vesting Tentative Tract Map No. 6036/UGM; including associated memoranda from responsible or commenting agencies

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL

DECEMBER 04, 2013

VESTING TENTATIVE TRACT MAP NO. 6036/UGM

WEST SIDE OF NORTH GRANTLAND AVENUE BETWEEN WEST SHAW AND WEST BARSTOW AVENUES

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative map:

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, 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 the imposition of the fees, dedications, reservations or exactions imposed on the development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun (please see section related to Development Fees and Charges included herein below for further information).

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

The subdivider of property located within the Urban Growth Management (UGM) boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the UGM process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6036/UGM, the subdivider may prepare a Final Map in accordance with the approved tentative map; and, the following:

    a) Approval of Vesting Tentative Tract Map No. 5915/UGM is contingent upon City Council approval of Plan Amendment Application No. A-13-001 and Rezone Application No. R-13-007.

    b) Recordation of a Final Map is contingent upon annexation to the City of Fresno and detachment from the Kings River Conservation District and North Central Fire Protection District.

        i) These actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO). The applicant, subdivider or developer is subject to and

responsible for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCO and the City of Fresno; including any cost incurred to the City of Fresno by the detachment of all of the annexation's property from the North Central Fire Protection District.

c) Recordation of a Final Map is contingent upon compliance with all mitigation measures, fees, and timelines identified in the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-13-001/R-13-007/T-6036 dated November 08, 2013.

2. Prior to final map approval, the owner of the subject property shall execute a "Right to Farm" covenant with the City of Fresno. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts located in the City and County of Fresno and that the residents of said property should be prepared to accept the inconveniences and discomfort associated with normal farm activities. The "Right to Farm" covenant shall be recorded prior to or concurrent with the recording of any Final Map of Vesting Tentative Tract No. 6036/UGM.

3. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.

4. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval (Reference: Sections 12-1022 and 12-1023 of the FMC). Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.

5. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.

6. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.

7. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.

8. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Article 10, Chapter 12, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.

9. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.

10. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.

11. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

12. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.

    a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

        i) Attached for the subdivider/developer's use is a copy of the Mode of Delivery Agreement – New Construction Form.

13. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the FMC.

14. The subdivider may be subject to comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

15. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District as applicable for the control of fugitive dust requirements from paved and unpaved roads.

16. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.

17. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

18. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.

19. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

    If the subdivider elects to apportion the assessment, the application shall contain the following information:

    a) A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;

    b) A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and

    c) Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.

    d) The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

ZONING & PROPERTY DEVELOPMENT STANDARDS

20. The subject property is zoned under the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district classification. Any development on the subject property or individual lots resulting from a subdivision thereof shall comply with the property development standards of the respective R-1/UGM zone district.

21. All lots within the R-1 zone district shall comply with the following size criteria:

Lot Area

a) Each lot shall have a minimum area of 5,000 square feet.

Lot Dimensions

b) Each dimension is minimum only. One or both shall be increased to attain the minimum lot area required.

Width

i) Interior lots shall have a minimum width of 50 feet.
ii) Corner lots shall have a minimum width of 60 feet.
iii) Reversed corner lots shall have a minimum width of 65 feet.

Depth

i) Lots facing on local streets shall have a minimum depth of 90 feet.
ii) Lots facing on major or secondary highways shall have a minimum depth of 115 feet.

c) Pursuant to Section 12-1011(f), the Commission may modify by up to 10% any of the Property Development Standards for lot size; but, in no case shall more than 25% of the lots included within the subdivision be reduced in size.

- NOTE: A 10% minor deviation may be applied to the minimum lot size criteria for a maximum 10 lots within the proposed subdivision.

22. Double frontage lots which abut two approximately parallel streets and have a depth of less than 200 feet shall not be approved except where access rights to one of the streets have been relinquished.

a) Relinquish access rights along the east property line of all lots within the proposed subdivision with frontage on North Grantland Avenue (i.e., Lots 15-27 of Vesting Tentative Tract Map No. 6036/UGM).

LANDSCAPING AND OPEN SPACE

23. Two to five percent (2%-5%) of the site (less major street dedications) should consist of common passive/active open space in accordance with: the City of Fresno Proposed Guidelines for Landscape Open Space and Pedestrian Walkway Requirements for Residential Development; and, the following:

a) Outlot "A" of Vesting Tentative Tract Map No. 6036/UGM shall be dedicated for public open space purposes.

i) Maintenance of Outlot "A" of Vesting Tentative Tract Map No. 6036/UGM shall be provided pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

b) In accordance with Policy W-3-b of the West Area Community Plan, the developer/subdivider shall provide a minimum 20-foot wide landscaped area in the form of a dedicated landscape easement along the east property line of all lots with frontage along North Grantland Avenue, which is a designated arterial street (i.e., east property line of Lots 15-27 of Vesting Tentative Tract Map No. 6036/UGM).

c) Provide a minimum 8-foot wide landscaped area along all property lines with frontage on proposed major street entryways (i.e., north property lines of Lots 19 & 26 and south property line of Lot 20 of Vesting Tentative Tract Map No. 6036/UGM)

d) Provide a minimum 8-foot wide landscape strip at the end of all interior blocks (i.e., street side property lines of Lots 52, 58-59, 65, 66, 72-73, 79, 80, 89-90 & 99 of Vesting Tentative Tract Map No. 6036/UGM).

e) All required landscape strips/buffers shall be located adjacent to the "sidewalk pattern" within the respective adjacent street rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies as well as enhanced landscaping (and irrigation systems), surface materials and wall/fence treatments that improve and better define the project's visual image, character and the entryways from North Grantland Avenue.

24. All yards (including private) and areas designated for open space purposes shall be landscaped and maintained in accordance with Sections 12-306-N-24 of the FMC.

a) All yards and landscaped areas located adjacent to street frontage shall be provided automatic irrigation systems.

b) All yards (including private) and areas designated for open space purposes shall comply with the water efficient landscape standards in accordance with Section 12-306-N-23 of the FMC.

25. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

26. The subdivider is required to provide street trees on all public street frontages per FMC and for the dedication of planting and buffer landscape easements as determined by the Development and Resource Management Department. Street trees shall be planted at the minimum rate of one tree for each 60 feet of street frontage; or, one tree per home (whichever is greater) by the developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 12-306-N-23, Water Efficient Landscape Standards and AB 1881 Model Water Efficient Landscape Ordinance.

27. Comply with all of the: (1) Street Tree; (2) Buffer Landscaping & Maintenance; (3) Median Island; and, (4) Outlot requirements included within the attached Department of Public Works, Street Maintenance Division memorandum dated August 21, 2013.

Fences, Hedges & Walls

28. Construct a six-foot high solid masonry wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 12-306-H of the FMC at the rear of the required landscaped area (landscape easement) along North Grantland Avenue (i.e., east property line of Lots 15-27 of Vesting Tentative Tract Map No. 6036/UGM).

29. Construct a six-foot high solid masonry wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 12-306-H of the FMC at the rear of the required landscaped areas along and adjacent to the proposed major street entryways from North Grantland Avenue (i.e., north property lines of Lots 19 & 26 and south property line of Lot 20 of Vesting Tentative Tract Map No. 6036/UGM).

30. Construct a six-foot high solid masonry wall (at finished grade of proposed site), or City of Fresno approved equivalent 2-ply or double-sided wood fence (in accordance with City of Fresno Development and Resource Management Department Fence Detail "F-1") along the south property lines of Lot 51 of Vesting Tentative Tract Map No. 6036/UGM.

    a) The required wall/fence shall be terminated or shall be reduced to no more than three feet in height within the front yard setback area of Lot 51 of Vesting Tentative Tract Map No. 6036/UGM.

31. All fences, hedges, and walls shall conform to the provisions of Section 12-306-H of the FMC.

    a) Corner cut-off areas shall be provided, without exception, at all entryways and intersections, where all walls or fences are required, in accordance with Section 12-306-H-3-e of the FMC. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet. The corner cut-off area shall be landscaped (including an irrigation system), and may be included within the City's Community Facilities District.

32. Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Development and Resource Management Department for review prior to Final Map approval.

STREETS AND RIGHTS-OF-WAY

33. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.

34. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated November 26, 2013.

Right-of-Way Acquisition

35. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.

36. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.

37. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.

38. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.

39. The subdivider shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is a 60-inch main located in North Grantland Avenue. The following sewer conditions shall be required prior to providing City sewer service to the project:

40. Comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated September 09, 2013.

WATER SERVICE

The nearest water main to serve the proposed project is a 14-inch main located in North Grantland Avenue. The following water improvements shall be required prior to providing City water service to the project:

41. Comply with all of the requirements included within the attached Department of Public Utilities, Water Division memorandum dated August 16, 2013.

SOLID WASTE SERVICE

Solid Waste requirements for the single family residential subdivision within this tract will be serviced as Single Family Residential properties with basic container service, subject to the following conditions:

42. Comply with all of the requirements included within the attached Department of Public Utilities, Solid Waste Division memorandum dated November 19, 2013.

FLOOD CONTROL AND DRAINAGE

43. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's letter to the Development and Resource Management Department dated September 17, 2013.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

44. Comply with all of the requirements included within the attached San Joaquin Valley Air Pollution Control District memorandum dated July 10, 2013.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

45. Comply with all of the requirements included within the attached County of Fresno, Department of Pubic Health memorandum dated August 16, 2013.

FRESNO IRRIGATION DISTRICT

46. Attached for the subdivider's records and/or consideration is the memorandum from the Fresno Irrigation District (FID) dated August 20, 2013.

47. A portion of the privately owned West Acres Canal No. 531 runs westerly along the north edge of the subject property. If not abandoned, the canal shall be piped underground.

    a) If the canal is proposed to be piped underground, then a note shall be included on the Final Map acknowledging the private irrigation pipeline with reference on the map to its location.

    b) The subdivider shall be required to create or retain any private easements as necessary to accommodate the private pipeline.

    c) The subdivider/developer shall provide formal notice to all owners and prospective property owners of the presence and location of the private irrigation pipeline on respective lots of Vesting Tentative Tract Map No. 6036/UGM and include provisions as appropriate for the respective properties to identify and assign responsibilities for the retention and future maintenance of said pipeline.

        i) A copy of such formal notice and respective provisions shall be submitted to the Development and Resource Management Department for City Records prior to recordation of a Final Map.

    d) In lieu of the above requirement to pipe the private canal, the subdivider shall provide acceptable evidence that all downstream users of the canal have relinquished their rights to its use prior to abandonment.

MAINTENANCE OBLIGATIONS

48. The long term maintenance of all the items listed below is the ultimate responsibility of the owner/developer.

49. Comply with all the requirements included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum for Maintenance Requirements dated August 27, 2013; and, the following:

    a) If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.

        - NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (http://www.fresno.gov) under the Public Works Department Developer Doorway.

    b) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.

        - NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.

    c) Proceedings to place the Final Map into a CFD shall not commence until the Final Map has been annexed into the City of Fresno and the Final Map, Landscape and Street Construction Plans are considered to be technically correct.

    d) If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.

50. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

    a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to a formal agreement with the City pursuant to Section 12-1026 of the FMC. The agreement with the City described herein, shall among other things, specify level of

effort and frequency, insurance requirements, traffic control, and inspection and be subject to approval by the Director of Public Works and the City Attorney's Office.

- NOTE: Should the owner/developer elect to establish a HOA to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.

b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review two weeks prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

FLOOD CONTROL CHARGES	FEE RATE
a. FMFCD Drainage Fee	$216,154.00
SEWER CONNECTION CHARGES	**FEE RATE**
b. Lateral Sewer Charge [1]	$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Grantland	$419.00/living unit
e. Wastewater Facilities Charge [3]	$2,119.00/living unit
f. House Branch Sewer Charge [2]	N/A
WATER CONNECTION CHARGES	**FEE RATE**
g. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
h. Frontage Charge [1]	$6.50/lineal foot
i. Transmission Grid Main Charge [1]	$643/gross acre (parcels 5 gross acres or more)

j. Transmission Grid Main Bond Debt Service Charge[1]	$243/gross acre (parcels 5 gross acres or more)
k. UGM Water Supply Fee [2] Service Area: 201-S	$407.00/living unit
l. Well Head Treatment Fee [2] Service Area: 201	$0/living unit
m. Recharge Fee [2] Service Area: 201	$0/living unit
n. 1994 Bond Debt Service [1] Service Area: 201	$0/living unit
CITYWIDE DEVELOPMENT IMPACT FEES	FEE RATE
o. Fire Facilities Impact Fee – Citywide [4]	$539.00/living unit
p. Park Facility Impact Fee – Citywide [4]	$2278.00/living unit
q. Quimby Parkland Dedication Fee [2]	$1120.00/living unit
r. Citywide Regional Street Fee [3]	$8,361.00/adj. acre
s. New Growth Area Major Street Fee [3]	$18,790.00/adj. acre
t. Police Facilities Impact Fee – Citywide [4]	$624.00/living unit
u. Traffic Signal Charge [1]	$450.94/living unit
v. Street Acquisition/Construction Charge [2]	N/A

Notes:

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Please see the attached memorandum from the Fresno Metropolitan Flood Control District (FMFCD) for further information regarding considerations which may affect the fee obligation(s) or the timing or form of fee payment.

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. (The requirement to pay this fee is currently suspended by Fresno County. However, payment of this fee may be required if the fee has been reinstated at the time of issuance of building permits on the subject property.)

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

* Living Unit Equivalents are calculated by multiplying the number of Net Acres by 5.8 Living Unit Equivalents for commercial or 3.0 Living Unit Equivalents for industrial to arrive at the total number of Living Unit Equivalents.

**Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

DEPARTMENT OF PUBLIC WORKS

TO: Will Tackett, Planner III
DARM, Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Public Works, Street Maintenance Division

DATE: August 21, 2013

SUBJECT: **Tract 6036; 5319 North Grantland Avenue** (APN: 505-050-11) located on west side of North Grantland Avenue between West Shaw and West Barstow Avenues. The Department of Public Works has reviewed the Tentative Tract Subdivision Map proposed by Yamabe & Horn Engineering, Inc., on behalf of Lennar Fresno Inc. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.

   The designated street trees for North Grantland Avenue are:

Ulmus parvifolia 'varietals'	**Chinese Evergreen Elms and/or**
Cedrus deodara	**Deodar Cedar**

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.

   a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.

   b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."

   c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.

   d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.

e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.

2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.

A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer landscaping.

B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.

C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.

D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.

E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.

F. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.

2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.

3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23 and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.

4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.

2. Outlots which are utilized for water well purposes ***will not*** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

City of FRESNO

DATE: November 26, 2013

TO: Will Tackett
Development and Resource Management Department

THROUGH: M. Scott Tyler, PE, City Traffic Engineer
Public Works Department, Traffic & Engineering Services Division

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

SUBJECT: Public Works Conditions of Approval
TT 6036, 5319 North Grantland Avenue
Lennar Fresno, Inc. / Yamabe Horn Engineering, Inc.

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

Provide the following information on the tentative map and / or complete the following, prior Planning Commission.

1. Revise sidewalk shown on map. Should be 5 1/2' from curb to walk- 6' walk-1/2' from walk to easement.
2. Provide a cross section for Grantland identifying sidewalk and easement locations and dimensions.
3. **Proposed fencing and buildings not shown. Identify 30' visibility triangles at all intersections.**
4. At the north end of this map, identify how it ties into T-5600.

General Conditions:

1. Curb Ramps: Provide curb ramps at all corners within the limits of this subdivision.
2. Pedestrian Easements: **Identify** all pedestrian easements on the map.
   a. **Major Streets: A 2' dedication for a pedestrian easement is required.**
   b. Local Streets: A **1'pedestrian easement is required** on **all** 50' streets with driveway approaches.
3. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.
4. **Design local streets with a minimum of 250' radius.**
5. Local street lengths **exceeding 800' and four way intersections require traffic calming measures.** Construct permanent traffic circles per Public Works Standards **P-83**, **P-84** and/or **P-85**.
6. Local Street Intersections: The intersection of two local continuous streets shall have a minimum **of 160' offset measured from center line to center line.**
7. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**.

8. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior **to subdivider's submittal of the Final Map to the Development Department. Any and all costs** associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
9. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
10. Street widening and transitions shall also include utility relocations and necessary dedications.
11. Private Irrigation Pipe: If not abandoned, the developer shall enter into an agreement with owner of the private canal providing for piping the canal and submit an executed copy of the agreement or commitment letter from the owner of the private canal to the Development and Resource Management 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, Traffic and Engineering Services Division for review and approval. Identify the proposed easement and provide a final cross sectional detail on the map. An encroachment agreement is required where the pipe crosses a public street.
12. Provide a 30'**visibility triangle at all street intersections.**

Frontage Improvement Requirements:

Major Streets:

Grantland Avenue: Arterial

1. Dedicate **55'-57'** of property, from section line, for public street purposes within the limits of this subdivision **to meet the City of Fresno's Arterial Standards.**
2. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be **constructed to a 10' residential pattern. Construct a 6' residential sidewalk per** Public Works Standard **P-52. A 2' Pedestrian Easement is required. Identify on the map.**
3. Construct **20'** of permanent paving within the limits of this subdivision.
4. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.
5. Relinquish direct vehicular access rights to Grantland Avenue from all lots within this subdivision.

Interior Streets: 50' Local Street
Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.

Specific Mitigation Requirements:

1. Comply with the mitigation measure requirements of the Traffic Engineering Manager in the attached letter dated **11-25-13**.

2. Relinquish direct vehicular access rights to :
    a. the north property line of **lots 19 and 26**.
    b. the south property line of the **lot 20**.
3. The intersection of :
    a. San Bruno and Grantland Avenues shall be limited to right-in and right-out turns.
    b. ¼ mi and Grantland Avenues shall be designed with a full median opening to allow for left turns-in and left turns-out.
4. The first order of work shall include a minimum of two points of vehicular access to the **major streets** for <u>any</u> phase of this development.
5. Provide a temporary turn around at the west end of Scott Avenue until the subdivision to the west is constructed.
6. Identify the proposed pedestrian easements.

<u>Traffic Signal Mitigation Impact (TSMI) Fee:</u> This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).

<u>Fresno Major Street Impact (FMSI) Fee :</u> This Map is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees.

<u>Fresno Major Street Impact (FMSI) Requirements:</u>

<u>Grantland Avenue: Arterial (New Growth Area)</u>

1. **Dedicate and construct (2) 17' center** section travel lanes and a raised concrete median island within the <u>limits of this subdivision.</u> **Construct a raised concrete median with 250' left turn pockets** at all major intersections. Details of said street shall be depicted on the approved tentative tract map. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55** MPH design speed.
2. Dedicate sufficient right-of-way and construct additional paving for southbound to northbound U-turns at Grantland and San Jose per Public Works Standard **P-66**.
3. Modify the median island at Grantland and San Ramon to provide for left-in, right-in and right-out only. (3/4 opening)
4. Comply with all City and County conditions.

<u>Regional Transportation Mitigation Fee (RTMF):</u> 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; <u>www.fresnocog.org</u>. Provide proof of payment or exemption **<u>prior</u>** to issuance of building permits.

City Hall 559-621-8800
2600 Fresno Street, Rm. 4064
Fresno, CA 93721-3623
www.fresno.gov

City of FRESNO
Public Works Department
Patrick Wiemiller, Director

November 25, 2013

Yohanes Makmur, PE, TE, PTOE
Yamabe & Horn Engineering, Inc.
2985 Burl Avenue, Suite 101
Fresno, CA 93727

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) FOR THE PROPOSED TRACT 6036, GENERAL PLAN AMENDMENT A-13-001, REZONE APPLIZATION R-13-007, LOCATED ON THE WEST SIDE OF GRANTLAND AVENUE BETWEEN BARSTOW AND SHAW AVENUES
TIS 13-006 DATED OCTOBER 2013

TRAFFIC IMPACT STUDY APPROVED FOR PLANNING COMMISSION

We have reviewed the Traffic Impact Study prepared by Yamabe & Horn Engineering for the proposed "project" that proposes to amend a 5.74 acre portion of the subject property from the current Commercial Business Park planned land use designation to the Medium Density Residential land use designation. The project also proposes to amend the Official Zone Map for the entire subject property from the R-R (Rural Residential [Fresno County]) zone district to the R-1/UGM (Single Family Residential/Urban Growth Management) zone district. The project plans to construct 99 single family dwelling units on approximately 18 acres located along the west side of Grantland Avenue between Barstow and Shaw Avenues. The proposed site is currently vacant.

GENERAL COMMENTS and CONDITIONS

1. Trip generation based on the Institute of Transportation Engineers (ITE) Trip Generation Manual Single Family Dwelling Units use (ITE code 210) was used to calculate the number of average daily trips (ADT) and AM and PM peak hour trips projected to be generated by the proposed project. Since the preparation of this TIS a revision has been made to the site plan, reducing the number of single family dwelling units from the original 100 units to 99 units. Based on the Trip Generation Manual 100 single family dwelling units will generate 952 average daily trips (ADT), 75 trips during the AM peak hour and 100 trips during the PM peak hour.

   The existing General Plan residential land use is projected to generate 1,209 ADT, 95 AM peak hour and 127 PM peak hour trips based on 127 single family dwelling units. The existing General Plan Business Park land use is projected to generate 860 ADT, 109 AM peak hour and 97 PM peak hour trips based on the 5.74 acre area. Based on both existing General Plan uses, the proposed project site would generate 2,069 ADT, 204 AM peak hour and 224 PM peak hour trips.

2. It should be noted, the TIS identifies an existing sub-standard level of service at the intersection of Grantland and Shaw during the PM peak hour (LOS F). With the addition of the project, the intersection is projected to continue to operate below the appropriate level of service in both the AM (LOS E) and PM (LOS F) peak hours. The TIS identifies

installation of an all-way stop control at the intersection as a mitigation measure. Since the preparation of this TIS an all-way stop control has been installed at the intersection of Grantland and Shaw.

3. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of $47.12 per ADT, per the Master Fee Schedule, at the time of building permit. Based on the reported 952 ADT for the proposed project, the fee would be $44,858.24 payable at the time of the building permit.

   The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2025 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

   For project specific impacts that are not consistent with the 2025 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

4. 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.

5. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.

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

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

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

Sincerely,

Jill Gormley, TE
Assistant Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Scott Tyler, PE, City Traffic Engineer
Mike Sanchez, Planning & Development Dept.
Louise Gilio, Traffic Planning Supervisor
Will Tackett, Planning & Development Dept.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM

WATER & CONSERVATION • SOLID WASTE & RECYCLING • WASTEWATER & RECLAMATION • DPU

Providing Life's Essential Services

Date: September 9, 2013

To: WILL TACKETT
Planning and Development

From: DOUG HECKER, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering Division

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6036 UGM; REZONE R-13-077; AND PLAN AMENDMENT A-13-001

General

A-13-001, R-13-007 & T-6036-UGM have been filed by Yamabe & Horn Engineering, Inc., on behalf of Lennar Fresno, Inc., pertaining to approximately 17.38 net acres, 18.12 gross acres, of vacant property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues, 5319 North Grantland Avenue, APN 505-050-11. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential, 4.99-10.37 dwelling units-acre, planned land use designation. R-13-007 proposes to prezone the entirety of the subject property from the R-R, Rural Residential, Fresno County, zone district to the R-1-UGM, Single Family Residential-Urban Growth Management, City of Fresno, zone district. T-6036-UGM proposes to subdivide the property into a 100 lot conventional single family residential subdivision with one Outlot designated for common open space purposes at an overall density of approximately 5.75 dwelling units per acre. The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 60-inch sewer main in N. Grantland Avenue. Sewer facilities are available to provide service to the site subject to the following requirements:

1. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers' final map and engineered plan & profile improvement drawing for City review.

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

3. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.

4. Installation of sewer house branch(s) to each lot shall be required.

5. Separate sewer house branches are required for each lot.

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

7. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.

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

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

Sewer Fees

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

1. Trunk Sewer Charge: Grantland

2. Sewer Lateral Charge

3. Sewer Oversize Service Area: # 19

4. Wastewater Facilities Charge (Residential Only)

City of FRESNO

Department of Public Utilities – Water Division

WATER & CONSERVATION • SOLID WASTE & RECYCLING • WASTEWATER & RECLAMATION • DPU

Providing Life's Essential Services

DATE: August 16, 2013

TO: WILL TACKETT, Supervising Planner
Development Department/Current Planning

THROUGH: MICHAEL CARBAJAL, Chief Engineering Technician
Department of Public Utilities, Water Division

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

SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6036 UGM PLAN AMENDMENT A-13-001 AND REZONE R-13-007.

General

A-13-001, R-13-007 & T-6036-UGM have been filed by Yamabe & Horn Engineering, Inc., on behalf of Lennar Fresno, Inc., pertaining to approximately 17.38 net acres, 18.12 gross acres, of vacant property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues, 5319 North Grantland Avenue, APN 505-050-11. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential, 4.99-10.37 dwelling units-acre, planned land use designation. R-13-007 proposes to prezone the entirety of the subject property from the R-R, Rural Residential, Fresno County, zone district to the R-1-UGM, Single Family Residential-Urban Growth Management, City of Fresno, zone district. T-6036-UGM proposes to subdivide the property into a 100 lot conventional single family residential subdivision with one Outlot designated for common open space purposes at an overall density of approximately 5.75 dwelling units per acre. The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District.

Water Service

The nearest water mains to serve the proposed project are a 14-inch main located in North Grantland Avenue. The following water improvements shall be required prior to providing City water service to the project:

1. Construct a 14-inch water main (including installation of City fire hydrants) in North Grantland Avenue from the existing 14-inch main located south of West San Ramon Avenue south across the project frontage.

2. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.

3. All public water facilities shall be constructed in accordance with City Standards,

specifications, and policies.

4. 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.

5. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.

6. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.

7. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Water Fees

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

1. Wet-tie(s), water service(s) and/or meter(s) installation(s).

City of
FRESNO
DEPARTMENT OF PUBLIC UTILITIES

November 19, 2013 - ***REVISED***

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

FROM: Chris Weibert, Management Analyst II
Department of Public Utilities, Administration

SUBJECT: TT 6036/UGM, A-13-001 and R-13-007 Solid Waste Conditions of Approval
Location: West side of North Grantland Avenue between West Shaw Avenue and West Barstow Avenue (APN 505-050-11)

The Department of Public Utilities, Solid Waste Division has completed a review of Tentative Tract Map 6036/UGM, A-13-001 and R-13-007 that were submitted by Yamabe & Horn Engineering, Inc., on behalf of Lennar Fresno, Inc. The following requirements and conditions are to be placed on this tentative tract map as a condition of approval by the Department of Public Utilities.

General Requirements:

- Tract 6036 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

- The owners, lessees or other tenants of the residential dwellings on service day, before 5:30 a.m., shall place their solid waste containers at the edge of the curb approximately 4 feet apart and shall not block any vehicle accesses, nor be placed within any traffic circle, in accordance with the City of Fresno's Solid Waste Management Division Standards.

- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Section (c)(11). No solid waste container nor residential rubbish shall be allowed to remain at the curbline after 8:00 p.m. on the collection day.

- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Section (c)(10). No material container shall be stored in the front yard or side yard on a street as said yards are described in Chapter 12, Articles 2 and 3 of this Code, unless the container is screened from view from the street in accordance with that article of the Code.

Covenant Requirements:

Those lots that are part of a dead-end street shall place their containers at another location on the solid waste service day by 5:30 a.m. until the street connects to the west:

- Lots 1 and 2 on West Scott Avenue shall place their containers on the east side of Outlot A

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.45

PUBLIC AGENCY

WILL TACKETT
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, ROOM 3043
FRESNO, CA 93721-3604

DEVELOPER

LENNAR FRESNO, INC.
8080 N. PALM, #110
FRESNO, CA 93711

FR TRACT No. 6036

PROJECT NO: **6036**
ADDRESS: **5319 N. GRANTLAND AVE.**
APN: **505-050-11**

SENT: 9/17/13

Drainage Area(s)	Preliminary Fee(s)
EN	$216,154.00
	TOTAL FEE: $216,154.00

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Contact the FMFCD project engineer prior to approval of the final map for the fee.

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

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

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

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

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

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

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1. ___ a. Drainage from the site shall BE DIRECTED TO

   _X_ 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".

   _X_ None required.

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

   _X_ Grading Plan

   _X_ Street Plan

   ___ Storm Drain Plan

   ___ Water & Sewer Plan

   _X_ Final Map

   _X_ 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.

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

   ___ d. See Exhibit No. 2.

5. The proposed development:

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

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

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

FR TRACT No. 6036

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

FR TRACT No. 6036

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

   a. State General Permit for Storm Water Discharges Associated with Construction Activities, approved August 1999, (modified December 2002) A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre\ if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

   b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

   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.

Alan Hofmann
Assistant District Engineer/Design

Rick Lyons
Project Engineer

CC:

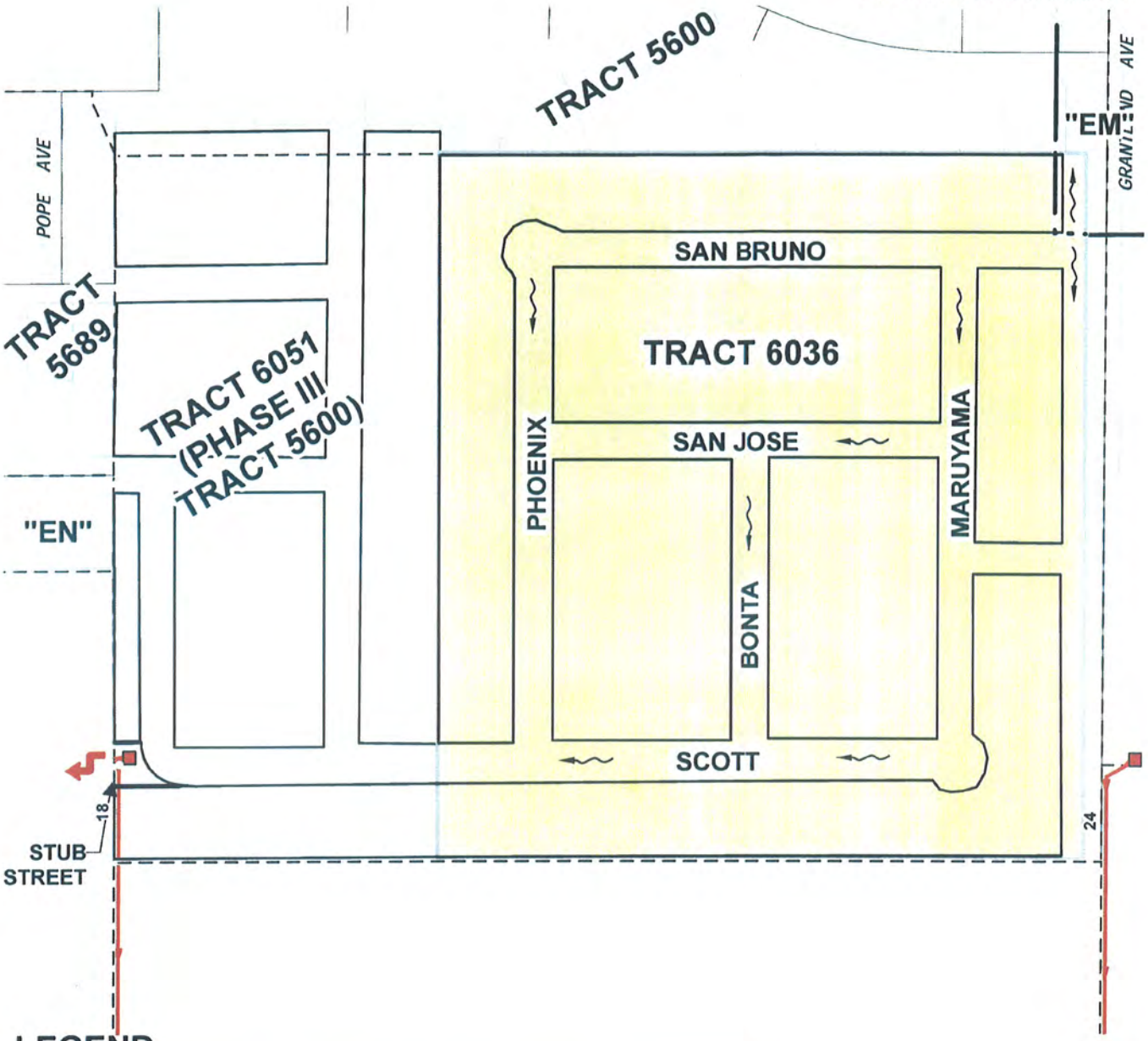
YAMABE & HORN ENG., INC.

2985 N. BURL, #101

FRESNO, CA 93727

FR TRACT No. 6036

NOTE:
THIS MAP IS SCHEMATIC
DISTANCES ARE APPROXIMATE.



LEGEND

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Direction of Drainage
- Limits of Tract 6036
- Direction Of Major Storm Flow

N

1 " = 200 '

TRACT 6036

DRAINAGE AREAS "EN" & "EM"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: wadet
Date: 11/22/2013
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6036.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

The District supports a stub street to the west of Tract 6036 at Scott Avenue as shown on the tentative map to allow surface drainage to reach the future Master Plan inlet located west of Tract 6036 (as shown on Exhibit No. 1) and provide a path for major storm conveyance.

Development No. Tract 6036

engr\permit\exhibit2\tract\6036(rl)

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.414 "EN"
400.21 "EN"
550.10 "EN"

September 16, 2013

Mr. Will Tackett
City of Fresno
Development Dept., Planning Division
2600 Fresno Street, Third Floor
Fresno, CA 93721

Dear Mr. Tackett,

Rezone 2013-007
Plan Amendment No. A-13-001
Drainage Area "EN"

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

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

Sincerely,

Rick Lyons
Engineering Technician III

RL/lrl

K:\Letters\Rezone Letters\fresno rezone\2013\2013-007(en)(rl).docx

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

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

JUL 10 2013

Bill Walls
Lennar Homes
8080 N Palm Ave #110
Fresno, CA 93711

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20130171
Land Use Agency: City of Fresno
Land Use Agency ID Number: Unknown

Dear Mr. Walls:

The San Joaquin Valley Air Pollution Control District (District) has approved your Air Impact Assessment (AIA) for the Lennar Tract 6036 project, located at West of Grantland Avenue, South of Barstow Avenue in Fresno, California. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NOx and two tons PM10. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site mitigation fees. The determination is based on the project construction details provided with the application. Changes in the construction details may result in increased project related emissions and loss of this exemption.

To maintain this exemption you must comply with all mitigation measures identified in the enclosed Monitoring and Reporting Schedule. Please notify the District of any changes to the project as identified in the approved Air Impact Assessment for this project. If all or a portion of the project changes ownership, a completed Change in Developer form must be submitted to the District within thirty (30) days following the date of transfer.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule

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

www.valleyair.org www.healthyairliving.com

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	LENNAR TRACT 6036
Applicant Name:	LENNAR FRESNO, INC
Project Location:	WEST OF GRANTLAND AVENUE, SOUTH OF BARSTOW AVENUE SW OF GRANTLAND AVENUE AND BARSTOW AVENUE APN(s): 505-050-11
Project Description:	LAND USE: Residential - 100 Dwelling Unit - Single Family Housing Residential - 100 Dwelling Unit - Single Family Housing ACREAGE: 18.1
ISR Project ID Number:	C-20130171
Applicant ID Number:	C-300522
Permitting Public Agency:	CITY OF FRESNO
Public Agency Permit No.	UNKNOWN

Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes

There are no Existing Measures for this project.

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
CITY OF FRESNO	Improve Pedestrial Network	Within Project Site OR Within Project Site and Connecting Off-Site OR Project Site is within a Rural setting	
CITY OF FRESNO	Hearth	only natural gas hearth	
CITY OF FRESNO	Exceed Title 24	____% greater than Title 24 requirements	
STATE OF CALIFORNIA	Landscape equipment	3% Landscape Equipment electrically powered	

Number of Non-District Enforced Measures: 4

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review

Indirect Source Review
Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Exempt from Off-site Mitigation Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing

Number of District Enforced Measures: 3

County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, M.B.A., R.E.H.S.
INTERIM DIRECTOR

August 16, 2013

999999999
LU0017444
2602

Will Tackett
City of Fresno Development Department
2600 Fresno Street
Fresno, CA 93721

Dear Mr. Tackett:

PROJECT NUMBER: A-13-001, R-13-007, T-6036

Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007, and Vesting Tentative Tract Application No. T-6036 were filed by Bill Walls of Lennar Fresno, Inc. and pertain to 18.10 acres of property located on the west side of Grantland Avenue and between Barstow Avenue and Shaw Avenue. The proposed project is R-1 single-family residential development consistent with existing adjacent and nearby communities.

APN: 505-050-11 ZONING: From C-3 to R-1 SITE ADDRESS: 5319 N. GRANTLAND AVENUE

Recommended Conditions of Approval:

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

- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Department of Health Services, Division of Drinking Water and Environmental Management (DDWEM). For more information call (559) 447-3300.

- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

- All water wells (not intended for use by the project) and septic systems that exist or have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor.

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

must be handled in accordance with federal, state and local government requirements.

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

REVIEWED BY:

Kevin Tsuda Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o, ou=Fresno County EH, email=ktsuda@co.fresno.ca.us, c=US
Date: 2013.08.16 09:25:58 -07'00'

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

---

(559) 600-3271

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cc: Glenn Allen- Supervising Environmental Health Specialist (CT 42.07)
Bill Walls, Applicant/Owner (bill.walls@lennar.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

August 20, 2013

Mr. Will Tackett
City of Fresno
Development Services/Planning
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RE: Tentative Tract Map 6036, Plan Amendment A-13-001, Rezone R-13-007
N/W Shaw and Grantland avenues
West Acres Canal No. 531 (Private)

Dear Mr. Tackett:

The Fresno Irrigation District (FID) has reviewed the Tentative Tract Map 6036, Plan Amendment A-13-001, and Rezone R-13-007 application being filed concurrently, to request authorization for medium density, 100 single family residential subdivision, located northwest of Shaw and Grantland avenues, APN: 505-050-11, and has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as indicated on the attached FID exhibit map.

2. For informational purposes, a portion of the privately owned West Acres Canal No. 531 runs westerly along the north edge of the subject property 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.

3. For informational purposes, FID's Herndon Canal No. 39 runs westerly along the south side of Barstow and crosses Grantland Avenue approximately 670 feet north of the subject property, as shown on the attached FID exhibit map. Should this project expand to include any street improvements along Grantland Avenue and in the vicinity of the canal crossing, FID requires it review and approval of all plans.

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President STEVEN BALLS
JEFFERY NEELY, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

4. The proposed development may negatively impact local groundwater supplies. The area is currently agricultural land and a significant portion of its water supply is imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

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 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

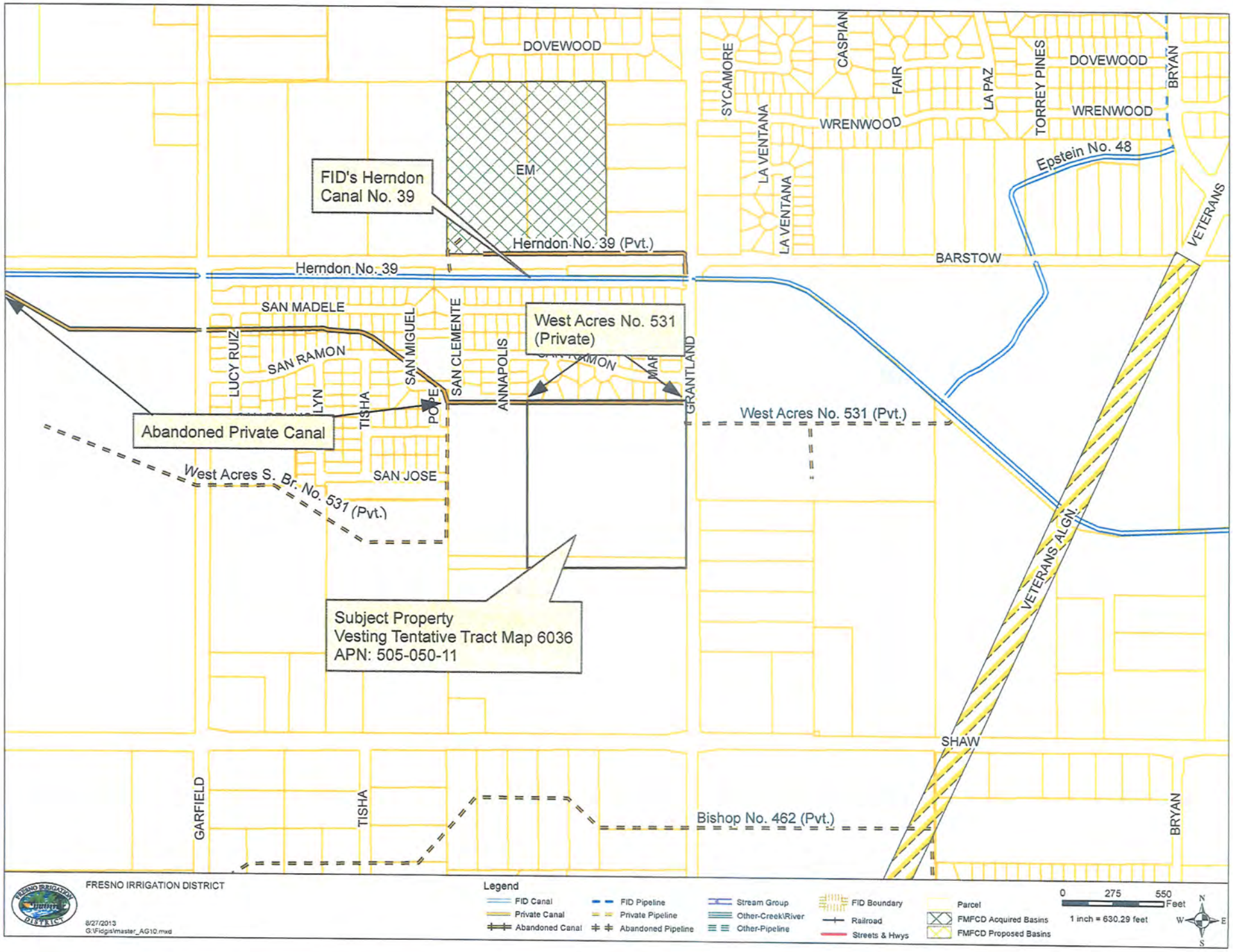
Sincerely,

William R. Stretch

William R. Stretch, P.E.
Assistant General Manager - Operations

Attachments

cc: Lennar Fresno, Inc., Applicant
Yamabe & Horn Engineering, Consultant


DOVEWOOD
SYCAMORE
CASPIAN
FAIR
LA PAZ
TORREY PINES
DOVEWOOD
BRYAN
LA VENTANA
WRENWOOD
WRENWOOD
Epstein No. 48
EM
FID's Herndon Canal No. 39
Herndon No. 39 (Pvt.)
Herndon No. 39
BARSTOW
VETERANS
SAN MADELE
LUCY RUIZ
SAN RAMON
SAN MIGUEL
SAN CLEMENTE
ANNAPOLIS
West Acres No. 531 (Private)
GRANTLAND
LYN
TISHA
POPE
Abandoned Private Canal
West Acres No. 531 (Pvt.)
SAN JOSE
West Acres S. Br. No. 531 (Pvt.)
VETERANS ALGN.
Subject Property
Vesting Tentative Tract Map 6036
APN: 505-050-11
SHAW
GARFIELD
TISHA
Bishop No. 462 (Pvt.)
BRYAN
FRESNO IRRIGATION DISTRICT
8/27/2013
G:\Fidgis\master_AG10.mxd
Legend
FID Canal
Private Canal
Abandoned Canal
FID Pipeline
Private Pipeline
Abandoned Pipeline
Stream Group
Other-Creek\River
Other-Pipeline
FID Boundary
Railroad
Streets & Hwys
Parcel
FMFCD Acquired Basins
FMFCD Proposed Basins
0 275 550 Feet
1 inch = 630.29 feet
N
W
E
S

City of FRESNO

DATE: August 27, 2013

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

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

SUBJECT: CONDITIONS OF VESTING TENTATIVE TRACT MAP NO. 6036 FOR MAINTENANCE REQUIREMENTS

LOCATION: **5319 North Grantland Avenue**
APN: **505-050-11**

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

If the property owner petitions the City to annex to CFD No. 11 and an incomplete Annexation Request Package is submitted; this may cause delays to the annexation process and final map approval. The annexation process takes from three to four months and SHALL be completed prior to final map approvals.

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 Single-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. 11 ("CFD No. 11").

The following public improvements are eligible for Services by CFD No. 11 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without limitation, ½ of the median island, parkways, buffers, street entry medians and sides.

- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlot A.

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, ½ of the median island concrete maintenance band and cap, and street lights along Major Streets.

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

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

a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 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 the final map to CFD No. 11 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans) and the final map 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. 11 are not subject to change after acceptance for processing**.

- The annexation legal process takes from three to four months and **SHALL** be completed prior to final map approvals.

- Special items requested to be put in CFD No. 11 will require approval by the Public Works Department Director or his designee.

- All areas not within the dedicated street rights-of-way approved for Services by CFD No. 11, including but not limited to outlots, trails and landscaped areas, shall be dedicated in fee to the City of Fresno, dedicated as a public easement for maintenance purposes or as approved by the Public Works Department City Engineer.

b. The Property Owner may provide for Services privately for the above maintenance requirements not requested for CFD No. 11 Services. All City maintenance requirments not included for annexation to CFD No. 11 for Services, **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Development and Resource Management Department for more details.

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

Exhibit "I"

Environmental Assessment No. A-13-001/R-13-007/T-6036

Finding of Mitigated Negative Declaration dated November 08, 2013

CITY OF FRESNO MITIGATED NEGATIVE DECLARATION		Notice of Intent was filed with: FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721 on **November 08, 2013**
The full Initial Study and the Master Environmental Impact Report No. 10130 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277	ENVIRONMENTAL ASSESSMENT NUMBER: **A-13-001/R-13-007/T-6036**	
APPLICANT: Lennar Fresno, Inc. 8080 North Palm Avenue, Suite 101 Fresno, CA 93711	PROJECT LOCATION: 5319 North Grantland Avenue ± 17.38 net acres (18.12 gross acres) of property located on the west side of North Granland Avenue between West Shaw and West Barstow Avenues, in the County of Fresno, California Site Latitude: 36°48'41.00" N Site Longitude: 119°55'05.00" W Mount Diablo Base & Meridian, Township 13S, Range 19E Section 8 - Herndon, CA Quadrangle Assessor's Parcel Number(s): 505-050-11	

PROJECT DESCRIPTION:

Lennar Fresno, Inc., has filed Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and Vesting Tentative Tract Map No. 6036/UGM pertaining to approximately 17.38 net acres of property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues.

Plan Amendment Application No. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

Rezone Application No. R-13-007 proposes to prezone the entirety of the subject property from the R-R *(Rural Residential [Fresno County])* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management [City of Fresno])* zone district.

The plan amendment and rezone applications have been filed in order to facilitate approval of a proposed 99-lot conventional single family residential subdivision of the subject property at an overall density of approximately 5.70 dwelling units per acre in accordance with Vesting Tentative Tract Map No. 6036/UGM. The proposed project will also involve installation and construction of both public and private facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.

The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.

The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Mitigated Negative Declaration is tiered from Master Environmental Impact Report No. 10130 (SCH # 2001071097) prepared for the 2025 Fresno General Plan ("MEIR"); and, Mitigated Negative Declaration No. A-09-02 (SCH # 2009051016) prepared for the 2025 Fresno General Plan ("Air Quality MND"). A copy of the MEIR and Air Quality MND may be reviewed in the City of Fresno Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report No. 10130 ("MEIR) or Mitigated Negative Declaration No. A-09-02 (Air Quality MND) prepared for the 2025 Fresno General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

This completed environmental impact checklist form, its associated narrative, and proposed mitigation measures reflect applicable comments of responsible and trustee agencies and research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attachments thereto, combine to form a record indicating that an initial study has been completed in compliance with the State CEQA Guidelines and the CEQA.

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

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

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

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

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

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

PREPARED BY: Will Tackett, Supervising Planner	SUBMITTED BY:
DATE: November 08, 2013	Will Tackett, Supervising Planner DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT
Attachments:	-Notice of Intent -Initial Study Impact Checklist and Initial Study (Appendix G) -Master Environmental Impact Report Review Summary -Master Environmental Impact Report No. 10130-2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013 - Project Specific Mitigation Monitoring Checklist dated November 08, 2013

CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

EA No. A-13-001/R-13-007/T-6036

Plan Amendment Application No. A-13-001;
Rezone Application No. R-13-007; and,
Vesting Tentative Tract Map No. T-6036/UGM

APPLICANT:
Lennar Fresno, Inc.
8080 North Palm Avenue, Suite 101
Fresno, CA 93711

PROJECT LOCATION:
5319 North Grantland Avenue

± 17.38 net acres (18.12 gross acres) of property located on the west side of North Granland Avenue between West Shaw and West Barstow Avenues, in the County of Fresno, California

Site Latitude: 36°48'41.00" N
Site Longitude: 119°55'05.00" W

Mount Diablo Base & Meridian, Township 13S, Range 19E
Section 8 - Herndon, CA Quadrangle

Assessor's Parcel Number(s): 505-050-11

Filed with:

FILED

NOV 08 2013

FRESNO COUNTY CLERK
By Jane McDonald DEPUTY

FRESNO COUNTY CLERK
2221 Kern Street, Fresno, CA 93721

PROJECT DESCRIPTION: Lennar Fresno, Inc., has filed Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and Vesting Tentative Tract Map No. 6036/UGM pertaining to approximately 17.38 net acres of property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues.

Plan Amendment Application No. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

Rezone Application No. R-13-007 proposes to prezone the entirety of the subject property from the R-R *(Rural Residential [Fresno County])* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management [City of Fresno])* zone district.

The plan amendment and rezone applications have been filed in order to facilitate approval of a proposed 99-lot conventional single family residential subdivision of the subject property at an overall density of approximately 5.70 dwelling units per acre in accordance with Vesting Tentative Tract Map No. 6036/UGM. The proposed project will also involve installation and construction of both public and private facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.

The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report No. 10130 (MEIR) prepared for the 2025 Fresno General Plan (SCH # 2001071097) and Mitigated Negative Declaration prepared for Plan Amendment No. A-09-02 (SCH # 2009051016) (Air Quality MND). Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.

With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR or Air Quality MND. After conducting a review of the adequacy of the MEIR and Air Quality MND pursuant to Public Resources Code, Section 21157.6(b)(1), the 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 the Air Quality MND was adopted and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete and the Air Quality MND was adopted, has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR, Air Quality MND, proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604. Please contact Will Tackett at (559) 621-8063 or via e-mail at Will.Tackett@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on December 02, 2013. Please direct comments to Will Tackett, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721-3604; or by email to Will.Tackett@fresno.gov; or comments can be sent by facsimile to (559) 498-1026.

These development applications and this proposed environmental finding have been scheduled to be heard by the Planning Commission on December 04, 2013 at 6:00 p.m. or thereafter. The hearing will be held in the Fresno City Council Chambers located at Fresno City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California, 93721. Your written and oral comments are welcomed at the hearing and will be considered in the final decision.

INITIAL STUDY PREPARED BY: Will Tackett, Supervising Planner	SUBMITTED BY: Will Tackett, Supervising Planner CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
DATE: November 08, 2013	

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

Environmental Checklist Form For EA No. A-13-001/R-13-007/T-6036

1. **Project title:**

   Plan Amendment Application No. A-13-001

   Rezone Application No. R-13-007

   Vesting Tentative Tract Map No. T-6036/UGM

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:**

   Will Tackett, Supervising Planner
   City of Fresno
   Development & Resource Management Department
   (559) 621-8063

4. **Project location:**

   5319 North Grantland Avenue

   ± 17.38 net acres (18.12 gross acres) of property located on the west side of North Granland Avenue between West Shaw and West Barstow Avenues, in the County of Fresno, California

   Site Latitude: 36°48'41.00" N
   Site Longitude: 119°55'05.00" W

   Mount Diablo Base & Meridian, Township 13S, Range 19E
   Section 8 - Herndon, CA Quadrangle
   Assessor's Parcel Number(s): 505-050-11

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

   Lennar Fresno, Inc.
   8080 North Palm Avenue, Suite 101
   Fresno, CA 93711

6. **General plan designation:**

   Existing: Medium Density Residential and Commercial Business Park

   Proposed: Medium Density Residential

7. **Zoning:**

   Existing: R-R (*Rural Residential [Fresno County]*)

Proposed: R-1/UGM (*Single Family Residential/Urban Growth Management*)

8. **Description of project:**

Lennar Fresno, Inc., has filed Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and Vesting Tentative Tract Map No. 6036/UGM pertaining to approximately 17.38 net acres of property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues.

Plan Amendment Application No. A-13-001 proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre portion of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

Rezone Application No. R-13-007 proposes to prezone the entirety of the subject property from the R-R *(Rural Residential [Fresno County])* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management [City of Fresno])* zone district.

The plan amendment and rezone applications have been filed in order to facilitate approval of a proposed 99-lot conventional single family residential subdivision of the subject property at an overall density of approximately 5.70 dwelling units per acre in accordance with Vesting Tentative Tract Map No. 6036/UGM.

The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.

9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Ponding Basin	**R-1/UGM** *Single Family Residential District / Urban Growth Management*	Single Family Residential
East	Regional Commercial & Office	**AE-5/UGM & C-3/UGM** *Exclusive 5-acre Agricultural District & Regional Shopping Center District / Urban Growth Management*	Rural Residential / Agricultural
South	Commercial Business Park	**R-R (Fresno County)** *Rural Residential (Fresno County)*	Vacant
West	Medium Density Residential	**R-1/UGM** *Single Family Residential District / Urban Growth Management*	Single Family Residential / Vacant

10. Other public agencies whose approval is required:

Development and Resource Management Department, Building & Safety Services Division; Department of Public Works; Department of Public Utilities; County of Fresno, Department of Community Health; City of Fresno Fire Department; Fresno Metropolitan Flood Control District; Fresno Local Agency Formation Commission

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

____	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	____	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

____ I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND 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.

_X_ I find that the proposed project is a subsequent project identified in the MEIR and Air Quality MND but that it is not fully within the scope of the MEIR and Air Quality MND because the proposed project could have a significant effect on the environment that was not examined in the MEIR or Air Quality MND. 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 or Air Quality MND, and an ENVIRONMENTAL IMPACT REPORT is required to analyze the potentially significant effects not examined in the MEIR or Air Quality MND pursuant to Public Resources Code Section 21157.1(d) and CEQA Guidelines 15178(a).

Signature _____ Date 11/08/13

EVALUATION OF ADDITIONAL ENVIRONMENTAL IMPACTS NOT ASSESSED IN THE MEIR or Air Quality MND:

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 or Air Quality MND.

   b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, but that impact is less than significant;

   c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, however, with the mitigation incorporated into the project, the impact is less than significant.

   d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND.

2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3. All answers must take account of the whole action involved, including off-site as well as on-

site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND.

6. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

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

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

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

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

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

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

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

11. The explanation of each issue should identify:

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

No public or scenic vista will be obstructed by the development and no valuable vegetation will be removed. The project will not damage any scenic resources nor will it degrade the visual character or quality of the subject site and its surroundings, given that the project site is in an area planned and approved for single family residential development to the north and west, planned Regional and Office Commercial uses to the east, and planned Business Park uses to the south. The development of the site will not create a new source of substantial light or glare which would affect day or night time views in the project area. Furthermore, through the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties. As a result, the project will have no impact on aesthetics.

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. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

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

Based upon the 2006 Rural Mapping Edition: Fresno County Important Farmland Map, the subject property is designated as "Farmland of Local Importance"; defined as "all farmable lands within Fresno County that do not meet the definition of Prime, Statewide, or Unique. This includes land that is or has been used for irrigated pasture, dryland farming, confined livestock and dairy, poultry facilities, aquaculture and grazing land. Although the map designates a portion of the subject site as Farmland of Local Importance, the current planned land use of the subject site is designated by the 2025 Fresno General Plan as Medium Density Residential and Commercial Business Parks. The subject property has remained fallow for years.

In 2002, through passage of Council Resolution No. 2002-378, the City of Fresno adopted Statements of Findings of Significant Unavoidable Impacts and Overriding Considerations in order to certify Master Environmental Impact Report (MEIR) No. 10130 (State Clearing House No. 2001071097), for purposes of adoption of the 2025 Fresno General Plan.

The adopted Statements of Overriding Considerations for the MEIR addressed Findings of Significant Unavoidable Impacts within the categories/areas of Agricultural Resources; citing Economic Considerations, Social Impacts, Job Creation, and the Provision of Affordable Housing as benefits, which outweighed the unavoidable adverse environmental effects attributed to development occurring within the City of Fresno Sphere of Influence (SOI), consistent with the land uses, densities, and intensities set forth in the 2025 Fresno General Plan.

Impacts related to the loss of agricultural resources will be less than significant since the proposed project is not converting more than 40 acres of farmland to non agricultural uses. Therefore, no farmland of local significance will be impacted as a result of the proposed project.

The subject site is not under a Williamson Act contract and is not surrounded by sites under a Williamson Act contract. The proposed plan amendment, rezone, and vesting tentative tract map do not conflict with any forest land or Timberland Production or result in any loss of forest land. The proposed project does not include any changes which will affect the existing environment.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY AND GLOBAL CLIMATE CHANGE - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan (*e.g.*, by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X

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 proposed project will comply with the Air Quality Element of the 2025 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. The project must comply with the construction and development requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD), therefore, no violations of air quality standards will occur. The project will not occur at a scale or scope with potential to contribute substantially to 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.

The project is not proposing a use which will create objectionable odors; therefore it will not create objectionable odors affecting a substantial number of people. The proposed project is not expected to generate substantial pollutant concentrations; therefore the project will not create pollutants that would impact sensitive receptors.

A residential development is considered a "sensitive receptor" type use. However, the subject site is not located adjacent to high traffic freeways and roads and rail yard uses called out by the California Environmental Protection Agency California Air Resources Board dated April 2005 that may have significant negative air quality impacts.

Furthermore, this project must fully comply with Rule 9510 from the San Joaquin Valley Air Pollution Control District (SJVAPCD). This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. Specifically, Rule 9510 requires that operational (traffic-associated) NOX and PM10 emissions be reduced by at least 33.3% and 45%, respectively, and construction equipment NOX and PM10 emissions of projects be reduced by at least 20% and 45%, respectively.

The SJVAPCD, in a letter submitted as a response to a request for comments on this environmental assessment, indicated that the project is subject to District Rule 9510 because the project is proposing more than 50 residential units. The proposed project is required to

comply with the results of the applicant's Air Impact Assessment, which has been submitted to the SJVAPCD consistent with Rule 9510 requirements.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the air quality related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

2. The proposed project shall implement and incorporate the air quality related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated November 08, 2013.

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

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

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

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

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

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

There are no structures which exist on or within the immediate vicinity of the site that are listed on, or considered to be eligible to the National or Local Register of Historic Places, and the subject site is not within either a designated or proposed historic district.

There is no evidence that cultural resources of any type (including historical, archaeological, paleontological, or unique geologic features) exist on the subject property. Past record searches for the region have not revealed the likelihood of cultural resources on the subject property or in its immediate vicinity. Therefore, it is not expected that the proposed project may impact cultural resources. It should be noted however that lack of surface evidence of historical resources does not preclude the subsurface existence of archaeological resources. Therefore, due to the ground disturbing activities that will occur as a result of the project, the measures within the Master Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan, Mitigation Monitoring Checklist to address archaeological resources, paleontological resources, and human remains will be employed to guarantee that should archaeological and/or animal fossil material be encountered during project excavations, then work shall stop immediately; and, that qualified professionals in the respective field are contacted and consulted in order to insure that the activities of the proposed project will not involve physical demolition, destruction, relocation, or alteration of historic, archaeological, or paleontological resources.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the cultural resource related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

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

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

There are no geologic hazards or unstable soil conditions known to exist on the site. Fresno has no known active earthquake faults and is not in any Alquist-Priolo Special Studies Zones. No adverse environmental effects related to topography, soils or geology are expected as a result of this project.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS -- 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

The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas emissions, either directly or indirectly. Under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases will be reduced along with other regulated air pollutants. At this point in time, detailed analyses and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks are not completed.

The proposed project will not affect greenhouse gas emissions beyond what was analyzed in the Master Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan.

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

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

There are no known existing hazardous material conditions on the site and the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project itself will not generate or use hazardous materials, is not in an airport hazard zone, is not near any wildland fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans. The subject site has not been under cultivation for several years. No pesticides or hazardous materials are known to exist on the site and the proposed project will have no environmental impacts related to potential hazards or hazardous materials as indentified above.

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:				

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

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

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

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

This mitigated negative declaration prepared for the proposed project is tiered from Master Environmental Impact Report No. 10130 (SCH #2001041097) and Mitigated Negative Declaration No. A-09-02 (SCH # 2009051016) prepared for the 2025 Fresno General Plan (collectively, the "MEIR"), which contains measures to mitigate projects' individual and cumulative impacts to groundwater resources and to reverse the groundwater basin's overdraft conditions.

In accordance with the provisions of the 2025 Fresno General Plan and Master EIR No. 10130 mitigation measures, project specific water supply and distribution requirements must assure that an adequate source of water is available to serve the project.

The City has indicated that groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. One of the primary objectives of Fresno's future water supply plans detailed in Fresno's current UWMP is to balance groundwater operations by 2025. Through careful planning, Fresno has designed a comprehensive plan to accomplish this objective by increasing surface water supplies and surface water treatment facilities, intentional recharge, and conservation, thereby reducing groundwater pumping. The City continually monitors impacts of land use changes and development project proposals on water supply facilities by assigning fixed demand allocations to each parcel by land use as currently zoned or proposed to be rezoned. The UWMP was made available for public review together with the MND for the proposed project.

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

Also, in 2006, Fresno updated its Metropolitan Water Resources Management Plan designed to ensure the Fresno metro area has a reliable water supply through 2050. The plan implements a conjunctive use program, combining groundwater, treated surface water, artificial recharge and an enhanced water conservation program. An update to the Metropolitan Water Resources Management Plan is scheduled to be completed by the end of 2013.

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

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

Fresno continues to periodically update its water management plans to ensure the cost-effective use of water resources and continued availability of groundwater and surface water supplies. Fresno's current UWMP is scheduled to be updated in 2013.

The City of Fresno Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water service will be available to the proposed project subject to the water mains being extended within North Grantland Avenue and the proposed tract to provide service to each lot. The proposed project will also be responsible for payment of applicable connection charges and fees and compliance with the Department of Public Works standards, specifications, and policies.

Furthermore, the project applicant has submitted a Water Demand/Usage Analysis (prepared by Provost & Pritchard Consulting Group dated September 2013) for the proposed project in accordance with MEIR Mitigation Measures D-10 and D-12 for purposes of identifying water use efficiencies as determined necessary by the Director of Public Utilities in order to offset any increase in demand from the proposed change in land use for the subject property in accordance with Plan Amendment Application No. A-13-001. The water demand analysis prepared for the proposed project provides that the estimated water usage for Tract 6036 using conservative water usage estimates for high efficiency/low-water-use plumbing fixtures and appliances as well as low-water use planting materials and irrigation techniques is significantly less that the water allocation for this site per the combined residential and commercial usage per the City of Fresno 2008 Urban Water Management Plan (UWMP). The estimated water usage at 39.3 AF/yr is almost 15 AF less than the currently allocated 54.2 AF/yr for an estimated reduction of approximately 25% water usage at this project.

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a flood prone or hazard area and the existing drainage system was designed with capacity to serve the project with the proposed changes in land use. The developer will be required to provide improvements which will convey surface drainage to Master Plan inlets and which will provide a path for major storm conveyance.

The mitigation measures of the MEIR are incorporated herein by reference and are required to be implemented by the attached mitigation monitoring checklist. In summary, these mitigation measures require participation in the development of groundwater recharge in an amount equal to the project's estimated water consumption. Alternative measures to satisfy this requirement include paying fees established by the city for construction of recharge facilities, the construction of recharge facilities directly by the project, or participation in augmentation/enhancement/enlargement of the recharge capability of Fresno Metropolitan Flood Control District storm water ponding basins. While the proposed project may be served by conventional groundwater pumping and distribution systems, full development of the 2025 Fresno General Plan boundaries may necessitate utilization of treated surface water due to inadequate groundwater aquifer recharge capabilities.

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

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

The subject property does not appear to have any on-site waste (septic) disposal system. As a

condition of approval, any pre-existing septic systems shall be properly abandoned.

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

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 No. 10130-2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

2. The proposed project shall implement the hydrology and water quality related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated November 08, 2013.

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 subject property remains a vacant approximately 18.12 gross acre parcel located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues.

Existing single family residential properties located to the north and west of the subject property were previously approved for subdivision and single family residential development pursuant to Vesting Tentative Tract Map (VTTM) No. 5600/UGM. All properties located within the subdivision boundary of VTTM No. 5600 have already been annexed to the City of Fresno pursuant to the Barstow-Grantland No. 3 Reorganization (recorded as Document No. 2008-0069403 O.R.F.C.)

Properties to the east of the subject property and across North Grantland Avenue are located within the incorporated area of the City of Fresno and are being utilized for rural residential and agricultural purposes. These properties have been designated for Office and Regional Commercial planned land uses by the 2025 Fresno General Plan.

Property located to the south of the subject property is currently located within the County of Fresno and remains vacant. The 2025 Fresno General Plan designates adjacent property to the south of the subject property for Commercial Business Park planned land uses.

The subject property is currently designated for both Medium Density Residential (±12.38 gross acres) and Commercial Business Park (±5.74 gross acres) planned land uses by the 2025 Fresno General Plan and West Area Community Plan. The subject plan amendment application proposes to change the planned land use designation for the approximately 5.74 acre Commercial Business Park designated portion of the subject property to Medium Density Residential consistent with the balance of the site.

Based upon the residentially planned land use density and acreage allocations currently designated by the 2025 Fresno General Plan, the subject property could theoretically yield approximately 60-130 dwelling units. The proposed amendment to the 2025 Fresno General Plan (A-13-001) would increase planned Medium Density Residential (4.99-10.37 du/acre) acreage within the boundary of the subject property, thereby also increasing the potential residential density yield to approximately 90-180 residential dwelling units. Vesting Tentative Tract Map No. 6036/UGM proposes to subdivide the subject property into 99 single family residential lots for future development. These figures demonstrate that development in accordance with Vesting Tentative Tract Map No. 6036/UGM will not, in fact, result in an intensification of residential units on the subject property beyond that previously conceived by the 2025 Fresno General Plan or MEIR. Furthermore, ample acreage for purposes of future commercial and business park uses remain in the vicinity of the subject property to serve the future needs of the projected population while minimizing potential intrusion by such uses into planned single family residential neighborhoods in the immediate proximity.

Objective C-9 of the 2025 Fresno General Plan directs planning for the diversity and quality of residential housing, at locations necessary to provide for adequate and affordable housing opportunities. Housing patterns should support balanced urban growth, and should make efficient use of resources and public facilities. Supporting policy C-9-k recommends that Medium Density Residential uses shall be developed to maximize efficient use and affordability of residential property through a wide range of densities. New residential projects within this land use category should not be permitted to be developed at a density less than the minimum shown in Table 2 in order to better achieve the goals of the city's Housing Element.

Objective W-4 of the West Area Community Plan and its supporting policies provide acceptable design standards for single family residential development, to establish and maintain safe,

attractive, and stable residential neighborhoods; to preserve the long-term integrity of the community.

Policy W-4-a requires minimum lot sizes of 5,000 square feet or larger for conventional subdivision; and, that all proposed subdivisions (conventional or planned developments) shall incorporate between 2 to 5 percent of the proposed development in open space that promotes walkability. Open space features should include but not be limited to pocket parks, linear parks, paseos, and entryways.

The proposed project is a conventional subdivision incorporating lots with a minimum 5,000 square feet in area. One Outlot is proposed within the subdivision to be dedicated for common open space purposes (pocket park) and eight-foot wide landscaped buffers will be included on all end-blocks. A 20-foot wide landscape easement will be dedicated along the North Grantland Avenue frontage consistent with Policy W-3-b of the West Area Community Plan. The combined area of these open space features meets the minimum requirements of Policy W-4-a of the West Area Community Plan. Street patterns are designed on a standard grid with short block lengths to facilitate connectivity and walkability implementing respective policies of the 2025 Fresno General Plan related to compact, pedestrian-friendly development and efficient use of land.

Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies. 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 2025 Fresno General Plan and West Area Community Plan; (2) to be suitable for the type and density of development; (3) to be safe from potential cause or introduction of serious public health problems; and, (4) to not conflict with any public interests in the subject property or adjacent lands.

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

Mitigation Measures

1. The proposed project shall implement and incorporate, as appropriate, the land use related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

2. The proposed project shall implement and incorporate the land use and planning related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated November 08, 2013.

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

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

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

In developed areas of the community, noise conflicts often occur when a noise sensitive land use is located adjacent to a noise generator. Noise in these situations frequently stems from on-site operations, use of outdoor equipment, uses where large numbers of persons assemble, and vehicular traffic. Some land uses, such as residential dwellings, are considered noise sensitive receptors and involve land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise.

The City of Fresno Noise Element of the 2025 Fresno General Plan establishes a land use compatibility criterion of 60dB DNL for exterior noise levels in outdoor activity areas of new residential developments. Outdoor activity areas generally include backyards of single family residences. The intent of the exterior noise level requirement is to provide an acceptable noise environment for outdoor activities and recreation. Furthermore, the Noise Element also requires that interior noise levels attributable to exterior noise sources not exceed 45 dB DNL. The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

For stationary noise sources, the noise element establishes noise compatibility criteria in terms of the exterior hourly equivalent sound level (L_{eq}) and maximum sound level (L_{max}). The standards are more restrictive during the nighttime hours, defined as 10:00 p.m. to 7:00 a.m. The standards may be adjusted upward (less restrictive) if the existing ambient noise level without the source of interest already exceeds these standards. The Noise Element standards for stationary noise sources are: (1) 50 dBA L_{eq} for the daytime and 45 dBA L_{eq} for the nighttime hourly equivalent sound levels; and, (2) 70 dBA L_{max} for the daytime and 65 dBA L_{max} for the nighttime maximum sound levels. If the existing ambient noise levels equal or exceed these levels, mitigation is required to limit noise to the ambient noise level plus 5 dB. Since the project site currently is vacant, the proposed project will result in an increase in temporary and/or periodic ambient noise levels in the project vicinity above existing levels. Some increases in ambient noise levels will occur during the time of construction, but the project specific mitigation measures proposed will minimize the impact on the adjacent neighborhood.

Construction activities associated with the development of the proposed project could expose persons or structures to excessive groundborne vibration or noise levels. However, this would only be during the construction phase of the proposed project and thus, this is a less than significant impact.

Conditions of approval respective to construction related activity will require incorporation of noise reduction measures into their construction activity.

The proposed project will not expose persons to excessive noise levels. Although the project will create additional activity in the area, the project will be required to comply with all noise

policies from the 2025 Fresno General Plan and noise ordinance of the Fresno Municipal Code. Therefore, there will be no exposure to excessive noise.

Mitigation Measures

1. The proposed project shall implement and incorporate, as appropriate, the noise related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

2. The proposed project shall implement and incorporate the noise related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated November 08, 2013.

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

The subject property is currently designated for both Medium Density Residential (±12.38 gross acres) and Commercial Business Park (±5.74 gross acres) planned land uses by the 2025 Fresno General Plan and West Area Community Plan. The subject plan amendment application proposes to change the planned land use designation for the approximately 5.74 acre Commercial Business Park designated portion of the subject property to Medium Density Residential consistent with the balance of the site.

Based upon the residentially planned land use density and acreage allocations currently designated by the 2025 Fresno General Plan, the subject property could theoretically yield approximately 60-130 dwelling units. The proposed amendment to the 2025 Fresno General Plan (A-13-001) would increase planned Medium Density Residential (4.99-10.37 du/acre) acreage within the boundary of the subject property, thereby also increasing the potential residential density yield to approximately 90-180 residential dwelling units. Vesting Tentative Tract Map No. 6036/UGM proposes to subdivide the subject property into 99 single family residential lots for future development. These figures demonstrate that development in accordance with Vesting Tentative Tract Map No. 6036/UGM will not, in fact, result in an

intensification of residential units on the subject property beyond that previously conceived by the 2025 Fresno General Plan or MEIR.

Therefore, the proposed increased in residentially planned acreage will create a less than significant impact on population. Furthermore, the subject site is currently vacant. Therefore, the proposed project does not have the potential to displace persons as a result of development thereon.

No population and housing impacts will result from the proposed project beyond what was analyzed in the Master Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan.

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

The Department of Public Utilities has reviewed the proposed project and has determined that adequate sewer, water, and solid waste facilities are available subject to compliance with the conditions submitted by the Department of Public Utilities for this project. City police and fire protection services are also available to serve the proposed project.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that drainage service is available for the development subject to the developer demonstrating that drainage from the site may be directed through the proposed stub street to the west of the subject property to allow surface drainage to reach future Master Planned inlets; providing a path for major storm conveyance. District Fees are also due for the subject property. Any amendments or modifications to the FMFCD requirements will be required to be approved by the FMFCD Board

of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code, prior to approval of the final map.

The demand for parks generated by the project is within planned service levels of the City of Fresno Parks and Community Services Department and the applicant will pay any required impact fees at the time building permits are obtained.

Any urban residential development occurring as a result of the proposed project will have an impact on the School District's student housing capacity. However, the increase in units is not significant enough to create an adverse impact. The School District, through local funding, is in a position to mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50 Level 1, 2 and 3 developer fee legislative provisions. The developer will pay appropriate impact fees at time of building permits. Therefore, there will be no significant impact.

Therefore, the proposed project will not affect public services beyond what was analyzed in the Master Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan.

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

The project proposes one Outlot to be dedicated for common recreational use and open space purposes. However, 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. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan.

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

The subject property is located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues. The adjacent segment of North Grantland Avenue is planned as a 2-lane divided arterial street operating at a Level of Service "C" by the 2025 Fresno General Plan with ultimate mitigation.

This subdivision has been designed to include two major street access points from and to North Grantland Avenue which will provide better connectivity and vehicle trip distribution from and through the proposed development. The provision of two points of vehicular access is an amenity afforded only through the proposed plan amendment. Under the current planned land use designation for the subject property, residentially planned major street frontage is minimal.

The proposed plan amendment expands the planned residential major street frontage providing for multiple points of connectivity to North Grantland Avenue. The interior local public streets have been proposed to be dedicated in accordance with the Department of Public Works' 50-foot right-of-way residential street geometric standard, which utilizes a 36-foot wide street section with parking and sidewalks on both sides of the street.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the proposed project is projected to generate 952 average daily trips (ADT), with 75 vehicle trips occurring during the morning peak hour travel period (7 to 9 a.m.) and 100 vehicle trips occurring during the evening peak hour travel period (4 to 6 p.m.). Under the existing combination of Commercial Business Park and Medium Density Residential planned land uses designated for the subject property, estimated traffic generation would result in 2,069 ADT, with 204 a.m. peak hour trips and 224 p.m. peak hour trips. Therefore, the proposed project would result in 1,117 fewer ADT, 129 fewer a.m. peak hour trips and 124 fewer p.m. peak hour trips.

The Public Works Department, Traffic and Engineering Services Division has reviewed the proposed project and potential traffic related impacts for the tentative tract map application. Given the projected decreases in traffic volumes, the vehicle trip generation rates from the proposed project are insignificant with respect to the total volume that the adjacent roadway is planned to accommodate. Therefore, it has been determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to standard requirements, which generally include: (1) Right-of-way acquisition and street dedications for the adjacent segment North Grantland Avenue; (2) Improvements (including, but not limited to, construction of concrete curbs, gutters, sidewalks and trails, permanent pavement, and underground street lighting systems; and, (2) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and Regional Transportation Mitigation (RTMF) Fee.

The area street plans are the product of careful planning that projects traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area. These streets will provide adequate access to, and recognize the traffic generating characteristics of, individual properties and, at the same time, afford the community an adequate and efficient circulation system.

Street patterns for the proposed subdivision are designed on a standard grid with short block lengths to facilitate connectivity and walkability implementing respective policies of the 2025 Fresno General Plan related to compact, pedestrian-friendly development and efficient use of land. The proposed subdivision, with the proximity and connectivity of residential and open space land uses, provides for a pattern of development which is anticipated to have the potential to reduce the number of average daily vehicle trips. The proposed pattern of residential development, which maximizes housing density in an area that will be easily served by proximate commercial uses along with open spaces and pedestrian paths which augment a well connected street network will provide a system of integrated and interesting travel routes to various destinations.

Therefore, no substantial increase in transportation or traffic is expected to result.

Mitigation Measures

1. The proposed project shall implement and incorporate, as appropriate, the traffic related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

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

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the provision and construction of standard connections, extensions, and installations of facility infrastructure.

The project applicant has submitted a Water Demand/Usage Analysis (prepared by Provost & Pritchard Consulting Group dated September 2013) for the proposed project in accordance with MEIR Mitigation Measures D-10 and D-12 for purposes of identifying water use efficiencies as determined necessary by the Director of Public Utilities in order to offset any increase in demand from the proposed change in land use for the subject property in accordance with Plan Amendment Application No. A-13-001. The water demand analysis prepared for the proposed project provides that the estimated water usage for Tract 6036 using conservative water usage estimates for high efficiency/low-water-use plumbing fixtures and appliances as well as low-water use planting materials and irrigation techniques is significantly less that the water allocation for this site per the combined residential and commercial usage per the City of Fresno 2008 Urban Water Management Plan (UWMP). The estimated water usage at 39.3 AF/yr is almost 15 AF less than the currently allocated 54.2 AF/yr for an estimated reduction of approximately 25% water usage at this project.

The project site will be serviced by the Solid Waste Division and have water and sewer facilities available subject to several conditions.

According to the Fresno Metropolitan Flood Control District (FMFCD), the proposed rezone and plan amendment will generate runoff closer to a medium high density residential use. The Districts system does not have the capacity to serve the proposed higher density development. Therefore, the developer will be required to provide improvements which will eliminate the adverse impact. The options include improving the existing pipeline system to provide additional capacity or construct a permanent peak reducing facility.

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

Mitigation Measures

1. The proposed project shall implement and incorporate, as appropriate, the sewer and water related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 08, 2013.

2. The proposed project shall implement and incorporate the sewer and water related mitigation measures as noted in the attached Project Specific Monitoring Checklist dated November 08, 2013.

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

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

MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) REVIEW SUMMARY

Projected Population and Housing. The City of Fresno experienced a period of notable growth in the construction of single family residences over the first five-year period of the 2025 Fresno General Plan (2003 through 2007). However, this development has occurred within the parameters anticipated by the General Plan and the mitigation measures established by Master Environmental Impact Report (MEIR 10130/SCH 2001071097). The General Plan and its MEIR utilized a projected population growth rate for purposes of land use and resource planning. This projection anticipated an annual average population growth of approximately 1.9 percent over the 23-year planning period. Population estimates provided by the State of California Department of Finance (DOF) indicate a population growth of approximately 60, 000 people between 2002 and 2007 with a growth rate varying from 1.47 to 1.97 percent per year. These estimates are well within the growth projections of the General Plan and MEIR.

As of May 2013, the City has processed 136 plan amendment applications since the adoption of the 2025 Fresno General Plan. These applications have resulted in changes of planned land use that affected approximately 1,586 acres, representing approximately one percent of the land area within the 2025 Fresno General Plan boundary. The impacts of these amendments are minimal and not significant in relation to the balance of the density and intensity of the land uses impacted by the plan amendment applications.

Based upon this, many of the assumptions relied upon for the MEIR to address other impacts, such as traffic, air quality, need for public utilities, services and facilities and water supplies are still valid to the extent that these assumptions relied upon projected population growth during the General Plan planning period. For this reason and the others provided below, the Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known pursuant to CEQA Guideline Section 15179(b)(1) and the MEIR may still be relied upon.

Transportation and Circulation. Subsequent to the certification of the MEIR the City of Fresno has required the preparation of approximately 200 site specific traffic impact studies and had required the provision of street, intersection signalization and transportation improvements in accordance with the adopted mitigation measures of the MEIR. The City's Traffic Engineer reports that through review of these approximately 200 traffic impact studies, the City has not seen traffic counts substantially different than those predicted by the MEIR. Concurrently with these efforts, the City adopted a new program for traffic signal and major street impact fees to pay for planned improvements throughout Fresno (not just in new growth areas, as has been the case with the previous impact fee program). These fees will more comprehensively provide for meeting transportation infrastructure needs and will expedite reimbursement for developments, which construct improvements that exceed the project's proportionate share of the corresponding traffic or transportation capacity needs.

In addition to the local street system, the City has entered into an agreement with the California Department of Transportation to collect impact fees for state highway facilities which may be impacted by new development projects. The City participates in the Fresno County Transportation Authority, which recently was successful in obtaining voter re-authorization of a half-cent sales tax to be dedicated to a wide range of transportation facilities and programs

(including mass transit). The City is also an active participant in ongoing regional transportation planning efforts, such as a freeway deficiency study, a corridor study for one or more additional San Joaquin River crossings, and the State's "Blueprint for the Valley" process. All these studies were commenced after the MEIR was certified, but none of them is yet completed. Therefore, it cannot be concluded that Fresno's environmental setting or the MEIR analysis of traffic and circulation have materially changed since November of 2002.

Therefore, Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known based upon traffic impacts pursuant to CEQA Guideline Section 15179(b)(1).

Air Quality and Global Climate Change Staff has worked closely with the regional San Joaquin Valley Air Pollution Control District (SJVAPCD) since the November 2002 certification of the 2025 Fresno General Plan Master Environmental Impact Report (MEIR). Potential air quality impacts have been analyzed for every environmental assessment initial study done for City development projects. Projects are required to comply with SJVAPCD rules and regulations via conditions of approval and mitigation measures formulated in the MEIR.

Overall, revisitation of these issues leads to the conclusion that, while there have been changes in air quality laws, planning requirements, and rules and regulations since certification of the MEIR, the actual environmental setting has not evidenced degradation of air quality. (Because air quality and global climate change are matters of some public controversy, additional documentation has been supplied on this issue; please refer to the appended full analysis with supporting data.)

In conjunction with SJVAPCD attainment plans and attendant rules and regulations that were adopted prior to the certification of the MEIR, policies in the 2025 Fresno General Plan and MEIR mitigation measures aimed at improving air quality appear to be working. Since 2002, data show that pollutant levels have been steadily decreasing for ozone/oxidants and for particulate matter (10 microns and 2 microns in size). Recent adoption of new air quality attainment plans by SJVAPCD, calling for broader and more stringent rules and regulations to achieve compliance with national and state standards, is expected to accelerate progress toward attainment of clean air act standards.

Analysis of global climate change analysis was not part of the MEIR in 2002, due to lack of scientific consensus on the matter and a lack of analytical tools. However, under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases have been reduced along with the other regulated air pollutants. At this point in time, detailed analysis and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks of the California Environmental Protection Agency Air Resources Board and the Governor's Office of Planning and research are not completed. The information available does not support any conclusion that Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007, Vesting Tentative Tract Map No. T-6036/UGM, or other City projects would have a significantly adverse impact on global climate change. Similarly, there is insufficient information to conclude that global climate change would have a significantly adverse impact upon the City of Fresno or specific development projects.

Staff is not aware of any particular circumstance or information that would make impacts to air quality a reasonably foreseeable impact or more severe impact from that identified in the MEIR. Therefore, Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known based upon air quality impacts pursuant to CEQA Guideline Section 15179(b)(1).

Water Supply, Quality and Hydrology. The City of Fresno has initiated, continued and completed numerous projects addressing general plan and MEIR provisions relating maintaining an adequate supply of safe drinking water to serve present and future projected needs. A water meter retrofit program to meter service to all consumers by the end of the year 2012 is underway, in compliance with State law that predated the MEIR and with new regulations affecting the U.S. Bureau of Reclamation Central Valley Project. (While the federal regulation has trumped a voter-approved City charter amendment that specifically prohibited using meters for residential development, the City's plans and policies have always contained measures calling for water conservation and for seeking ways to reduce average consumption of households. Metering is recognized as the best implementation measure for this, and does not constitute a change in the City's environmental setting or the analysis and mitigation in the 2025 Fresno General Plan MEIR.) After certification of the MEIR, the City commenced operation of its northeast area surface water treatment facility; initiated and began construction of additional groundwater wells with granular activated carbon filtration systems as necessary to remediate groundwater contamination that was discussed in the MEIR and its mitigation measures; provided for additional groundwater recharge areas; and expanded its network of water transmission main pipeline improvements allowing for improved distribution of water supply.

As called for in 2025 General Plan policies and MEIR mitigation measures, the City has implemented several programs for preventing water pollution: In conjunction with Fresno Metropolitan Flood Control District and the Regional Water Quality Control Board (RWQCB) City inspectors assist in enforcing the National Pollutant Discharge Elimination System Stormwater Pollution Prevention regulations, The Planning and Development Department also consults with RWQCB on specific development projects which may require on-site wastewater treatment, and provides project-specific conditions and even supplemental environmental analysis for such projects, with specific mitigation measures. The City's Department of Public Utilities has enhanced its industrial pretreatment permitting program for industrial wastewater generators who discharge to the Fresno-Clovis Wastewater Treatment and Reclamation Facility.

Staff is not aware of any particular circumstance or information that would make impacts to water supply, quality and hydrology a reasonably foreseeable impact or more severe impact from that identified in the MEIR. The Director of Public Utilities finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known based upon traffic impacts pursuant to CEQA Guideline Section 15179(b)(1).

Agricultural Resources. The implementation of applicable policies since adoption of the 2025 Fresno General Plan has encouraged the development of urban uses in a more systematic pattern that avoids discontinuity and the creation of vacant by-passed properties. These efforts, together with the requirement to record "right-to-farm" covenants, facilitate the continuation of existing agricultural uses within the city's planned urban growth boundary during the interim period preceding orderly development of the property as anticipated by the General Plan. Staff is not aware of any particular circumstance or information that would make impacts from loss of agricultural resources a reasonably foreseeable impact or more severe impact from that

identified in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to loss of agricultural resources pursuant to CEQA Guideline Section 15179(b)(1).

Demand for Utilities and Service Systems. The City of Fresno has continued to provide for utilities and service systems commensurate with the demands of increased population and employment within its service area, implementing policies of the 2025 Fresno General Plan and conforming to MEIR mitigation measures. Programmatic measures have been continued, expanded or initiated to increase the efficiencies of providing services in a manner that will reduce potential impacts upon the natural and human environment. These improvements have included bringing the City's first surface water treatment plant on-line to distribute treated surface water, thereby preventing a worsening of groundwater overdraft in northeast Fresno; converting a substantial portion of the City's service vehicle fleet to alternative fuels; and expanding recycling and conservation measures (including contracting with a major material sorting and recycling facility and a green waste processor to comply with AB 939 solid waste reduction mandates) to more judiciously use resources and minimize adverse impacts the environment. Adoption of City-wide police and fire facility development impact fees and a contract to consolidate fire service with an adjacent fire prevention district have been accomplished to assure the provision of adequate firefighting capacity to serve a broader geographic extend of urban development and more intensive and mixed-use development throughout the metropolitan area.

Because these changes were anticipated in, or provided for by, the 2025 Fresno General Plan and its MEIR mitigation measures, they do not constitute a significant or adverse alteration of Fresno's environmental setting. Staff is not aware of any particular circumstance or information that would make impacts from increased demand for utilities and service systems and public facilities a reasonably foreseeable impact or more severe impact from that identified in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to increased demand for utilities, service systems, and public facilities pursuant to CEQA Guideline Section 15179(b)(1).

Demand for Recreational Facilities. The City of Fresno has adopted and City-wide parks facility and Quimby Act fee which provides for the acquisition of new open space and recreation facilities as well as improvements to existing facilities and programs to provide a broader range of recreation opportunities. Staff is not aware of any particular circumstance or information that would make impacts from increased demand for recreational facilities a reasonably foreseeable impact or more severe impact from that identified in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to increased demand for utilities, service systems, and public facilities pursuant to CEQA Guideline Section 15179(b)(1).

Biological Resources. The City continues to evaluate all development proposals for potential impacts upon natural habitats and associated species dependent upon these habitats. The City supports continuing efforts to acquire the most prominent habitats where appropriate, such as portions of the San Joaquin River environs. When development or public works projects have been proposed in this area, they have been subject to site-specific evaluation through supplemental environmental analyses, and appropriate mitigation measures and conditions applied as derived from consultation with the U.S. Fish and Wildlife Service and the California

Department of Fish and Game. The City has imposed MEIR mitigation measures related to Biological Resources on projects that identified potential impacts to biological resources. Staff finds that this has adequately addressed any potential impact to biological resources. Staff is not aware of any particular circumstance or information that would make impacts from loss of biological resources a reasonably foreseeable impact or more severe impact from that identified in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to loss of biological resources pursuant to CEQA Guideline Section 15179(b)(1).

Potential Disturbance of Cultural Resources. The City of Fresno has implemented numerous efforts to identify historic and cultural resources, and provide thorough consideration as to their value and contributions to understanding or historic and cultural heritage.

Additionally, staff follows the MEIR mitigation measures for potential cultural resources. Staff is not aware of any particular circumstance or information that would make impacts to cultural resources a reasonably foreseeable impact that was not identified in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to loss of cultural resources pursuant to CEQA Guideline Section 15179(b)(1).

Within the last five years, the City has lost two lawsuits (Valley Advocates v. COF and Heritage Fresno v. RDA, City of Fresno) related to historical resources that related to six particular buildings at two different particular sites. The CEQA projects at issue were reviewed under independent CEQA documents, not under the MEIR as subsequent projects (*i.e.*, one under a separate EIR and one under a categorical exemption). These projects are site specific and are not reasonably expected to create additional impacts to cultural resources that would affect a finding under Section 15179. These particular projects may be properly assessed under the MEIR focused EIR procedures or mitigated negative declaration procedures under Section 15178 and not affect the overall MEIR findings.

Generation of Noise. The City of Fresno continues to implement mitigation measures and applicable plan policies to reduce the level of noise to which sensitive noise receptors are exposed. These efforts include identification of high noise exposure areas, limiting the development of new noise sensitive uses within these identified areas and conducting noise exposure studies and requiring implementation of appropriate design measures to reduce noise exposure. Staff finds that these efforts have adequately addressed any potential impacts that may have arisen related to noise and is not aware of any facts or circumstance that would make noise impacts have a more severe impact than that identified in the MEIR. Additionally, staff is not aware of any information or data that was not known at the time that the MEIR was certified that would be able to mitigate noise impacts beyond that identified and contemplated by the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to noise impacts pursuant to CEQA Guideline Section 15179(b)(1).

Geology and Soils. The City of Fresno has a predominantly flat terrain with few geologic or soil quality constraints. The City continues to apply applicable local and state construction codes

and standards and continues to adopt new standards as appropriate to insure the safety of residents and protection of property improvements.
Staff finds that these codes and standards have adequately addressed any potential impacts that may have arisen related to geology and soils and is not aware of any facts or circumstance that would make impacts related to geology and soils a reasonably foreseeable impact not addressed in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known regarding impacts related to geology and soils pursuant to CEQA Guideline Section 15179(b)(1).

Hazards and Potential Generation of Hazardous Materials The City continues to implement General Plan policies and assure compliance with MEIR mitigation measures as new development is planned and constructed, and as Code Enforcement activities are conducted, in order to prevent flood damage, structural failures due to soil and geologic instability, and wildfire losses. Development in the vicinity of airports has been reviewed and appropriately conditioned with regard to adopted and updated airport safety and noise policies. In consultation with Fresno County Environmental Health and the California Environmental Protection Agency Department of Toxic Substances Control, industrial and commercial facilities that use, handle, or store potentially hazardous materials are appropriately sited, conditioned, and inspected periodically by the Fresno Fire Department to prevent adverse occurrences. Homeland Security regulations have been taken into consideration when reviewing food production, processing and storage facilities, and the City has conducted and participated in multiple emergency response exercises to develop response plans that would protect life, health, and safety in the event of railroad accidents and other potential hazards.

Staff finds that these procedures, as outlined in the 2025 Fresno General Plan and its MEIR (as well as in related regulations and codes pertaining to hazards and hazardous materials) have adequately addressed potential impacts that may have arisen related to hazards. Staff is not aware of any facts or circumstance that would make impacts related to hazards and hazardous materials reasonably foreseeable impacts not addressed in the MEIR. Staff finds that the circumstances have not materially changed from the time the MEIR was certified and/or new information is not known related to impacts from hazards and hazardous materials pursuant to CEQA Guideline Section 15179(b)(1).

Demand for Energy. The City of Fresno has taken a number of steps to reduce energy consumption, both "in house" to set an example, and in the policy arena. The most notable "in-house" actions are the following:

- Construction of solar panel generator facilities at the Municipal Services Center (MSC) and at Fresno-Yosemite International Airport. The MSC facility, completed_ in 2004, generates 3.05 GWt of energy (equivalent to operation of 286 homes per year) and has resulted in reduction of 966 tons of CO_2 emissions (equivalent to 2,414,877 vehicular miles not driven).
- Replacement of a significant number of vehicles in the municipal fleet with clean air vehicles (please refer to the following table).

CURRENT CITY OF FRESNO "CLEAN AIR" FLEET

50	CNG Transit Buses
4	CNG Trolleys
6	CNG Handi-Ride Buses
59	Retrofitted Diesel Powered Buses with REV (reduced emission vehicle) engines and diesel particulate traps
2	Hybrid (gasoline-electric) Transit Buses
2	Hybrid (diesel-electric) Transit Buses
12	Compressed Natural Gas (CNG) Pickups, Vans and Sedans
7	Flex Fuel Pickups, Vans and Sedans (CNG/Unleaded Fuel)
3	Compressed Natural Gas (CNG) Street Sweepers
52	Hybrid (gasoline-electric) Sedans and Trucks
34	Electric Vehicles
5	Propane Powered Vehicles
103	LNG Powered Refuse Trucks
59	Retrofitted Diesel Powered Refuse Trucks with combination lean NOx catalyst and diesel particulate filters
9	Retrofitted Diesel Powered Street Sweepers with combination lean NOx catalyst and diesel particulate filters
1	Plug-In CNG/Electric Hybrid Refuse Truck
56	Heavy duty diesel trucks and construction equipment equipped with exhaust after-treatment devices
9	Off Road Equipment with exhaust after-treatment devices
473	**Total "Clean Air" Vehicles in the City of Fresno fleet**

In the development standards policy arena, the City is taking numerous steps to increase residential densities and connectivity between residential and commercial land uses, thus facilitating more walking, biking and transit ridership (which has increased 22% in recent months) and saving energy:

- Amended the zoning code to allow development of mixed use projects in all commercial zone districts citywide, and in the C-M and M-1 zone districts within the Central Area.
- Amended the zoning code to allow density bonuses for affordable housing projects. Such bonuses permit density increases of approximately 30%.
- Amended zoning code to eliminate the "drop down" provision, which permitted development at one density range less than that shown on the adopted land use map.
- Amended the zoning code to increase heights in various residential and commercial zone districts and reduce the minimum lot size in the R-1 zone district from 6,000 to 5,000 square feet.
- Initiated the Activity Center Study, which is defining the potential Activity Centers located in Exhibit 6 of the 2025 Fresno General Plan and proposing design classifications and increased density ranges for these centers and corresponding transportation corridors.

Staff is not aware of any facts or circumstance that would make impacts related to energy demands reasonably foreseeable impacts that were not addressed in the MEIR. Staff finds that the circumstances have not materially changed from the time the MEIR was certified and/or new information is not known related to energy demand impacts pursuant to CEQA Guideline Section 15179(b)(1).

Mineral Resources. The City of Fresno has adopted plan policies and City ordinance provisions consistent with requirements of the State of California necessary to preserve access to areas of identified resources and for restoration of land after resource recovery (surface mining) activities. Staff finds that these policies and Fresno Municipal Code provisions have adequately addressed any potential impacts that may have arisen related to mineral resources and is not aware of any facts or circumstance that would make loss of mineral resources a reasonably foreseeable impact not addressed in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to loss of mineral resources pursuant to CEQA Guideline Section 15179(b)(1).

School Facilities. The City of Fresno continues to consult with affected school districts and participate in school site planning efforts to assure the identification of appropriate location alternatives for planned school facilities. Staff is not aware of any information from the school districts or otherwise to demonstrate that adequate school facilities are not being accommodated under the current General Plan and/or that the need for school facilities is expected to cause impacts not identified in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related to need for school facilities pursuant to CEQA Guideline Section 15179(b)(1).

Potential Aesthetic Impacts. Design Guidelines were appended to the 2025 Fresno General Plan through the plan adoption process conducted concurrently with MEIR analysis. As noted previously, General Plan policies encourage and promote infill development, and the City of Fresno Planning and Development Department has implemented design guidelines for reviewing infill housing development proposals. The Department has prepared detailed design guidelines for the Tower District Specific Plan area and the Fulton-Lowell Specific Plan area, both of which contain enclaves of unique structures. The City has adopted policies promoting incorporation of public art within private development projects, which will contribute to a more appealing visual environment, benefitting users of the private property as well as the surrounding community. In addition, the City of Fresno and the City of Fresno Redevelopment Agency have funded public improvements which improve the general aesthetic. Staff is not aware of any situation or circumstances where there are reasonably foreseeable aesthetic impacts not identified and assessed in the MEIR. Staff finds that the circumstances have not changed from the time the MEIR was certified and/or new information is not known related aesthetic impacts pursuant to CEQA Guideline Section 15179(b)(1).

Appendix: Status of MEIR Analysis With Regard to Air Quality and Climate Change

APPENDIX

STATUS OF MEIR ANALYSIS WITH REGARD TO AIR QUALITY AND CLIMATE CHANGE

EXECUTIVE SUMMARY

Planning staff has worked closely with the regional San Joaquin Valley Air Pollution Control District (SJVAPCD) since the November 2002 certification of the 2025 Fresno General Plan Master Environmental Impact Report (MEIR). Potential air quality impacts have been analyzed for every environmental assessment initial study done for City development projects. Projects are required to comply with SJVAPCD rules and regulations via conditions of approval and mitigation measures formulated in the MEIR.

Overall, revisitation of these issues leads to the conclusion that, while there have been changes in air quality laws, planning requirements, and rules and regulations since certification of the MEIR, the actual environmental setting has not evidenced degradation of air quality. In conjunction with SJVAPCD attainment plans and attendant rules and regulations that were adopted prior to the certification of the MEIR, policies in the 2025 Fresno General Plan and MEIR mitigation measures aimed at improving air quality appear to be working. Since 2002, data show that pollutant levels have been steadily decreasing for ozone/oxidants and for particulate matter (10 microns and 2 microns in size). Recent adoption of new air quality attainment plans by SJVAPCD, calling for broader and more stringent rules and regulations to achieve compliance with national and state standards, is expected to accelerate progress toward attainment of clean air act standards.

Analysis of global climate change analysis was not part of the MEIR in 2002, due to lack of scientific consensus on the matter and a lack of analytical tools. However, under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases have been reduced along with the other regulated air pollutants. At this point in time, detailed analysis and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks of the California Environmental Protection Agency Air Resources Board and the Governor's Office of Planning and research are not completed. The information available does not support any conclusion that Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007, Vesting Tentative Tract Map No. T-6036/UGM, or other City projects would have a significantly adverse impact on global climate change. Similarly, there is insufficient information to conclude that global climate change would have a significantly adverse impact upon the City of Fresno or specific development projects.

SUPPORTING DATA AND ANALYSIS

While there have been changes in air quality regulations since the November 2002 certification of the 2025 Fresno General Plan MEIR, the actual environmental setting has not evidenced degradation of air quality.

The adverse air quality impacts associated with the myriad of human activities potentiated by the long range general plan for the Fresno metropolitan area can be expected to remain significant and unavoidable, and cannot be completely mitigated through the General Plan or through project-level mitigation measures. In order to provide a suitable living environment within the metropolitan area, the General Plan and its MEIR included numerous air pollution reduction measures.

The 2025 Fresno General Plan and its MEIR gave emphasis to pursuing cleaner air as an over-arching goal. The urban form element of the General Plan was designed to foster efficient transportation and to support mass transit and subdivision design standards are being implemented to support pedestrian travel. Strong policy direction in the Public Facilities and Resource Conservation elements require that air pollution improvement be a primary consideration for all land development proposals, that development and public facility projects conform to the 2025 Fresno General Plan and its EIR mitigation measures, and that the City work conjunctively with other agencies toward the goal of improving air quality.

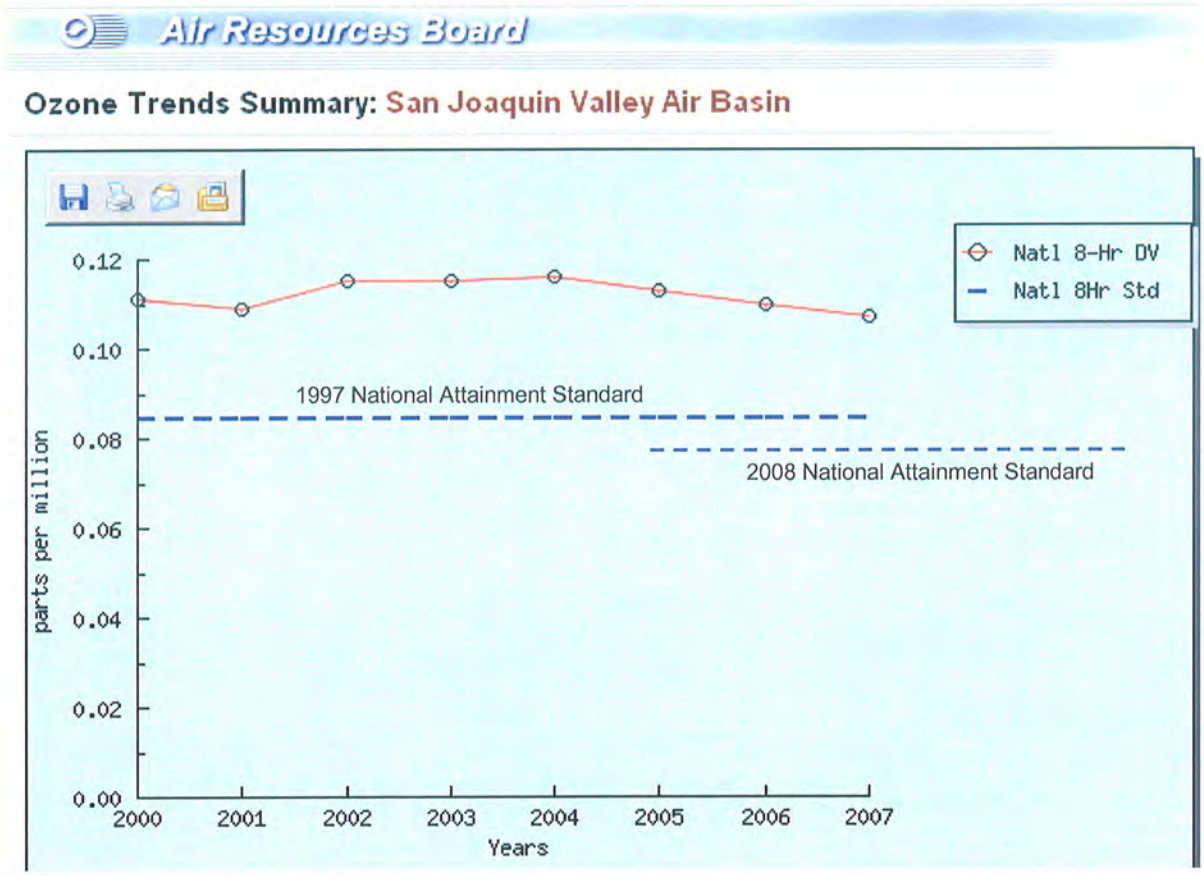
The MEIR mitigation checklist sketched out a series of actions for the City to pursue with regard to its own operations, and City departments are pursuing these objectives. The Fresno Area Express (FAX) bus fleet and the Department of Public Utilities solid waste collection truck fleet are being converted to cleaner fuels. Lighter-duty vehicle fleets are also incorporating alternative fuels and "hybrid" vehicles. Mass transit system improvements are supporting increased ridership. Construction of sidewalks, paseos, bicycle lanes and bike paths is being required for new development projects, and are being incorporated into already-built segments of City rights-of-way with financing from grants, gas tax, and other road construction revenues. Traffic signal synchronization is being implemented. The Planning and Development Department amended the Fresno Municipal Code to ban all types of residential woodburning appliances, thereby removing the most prominent source of particulate matter pollution from new construction.

Pursuant to a specific MEIR mitigation measure, all proposed development projects are evaluated with the "Urbemis" air quality impact model that evaluates potential generation of a range of air pollutants and pollutant precursors from project construction, project-related traffic, and from various area-wide non-point air pollution sources (*e.g.*, combustion appliances, yard maintenance activities, etc.). The results of this "Urbemis" model evaluation are used to determine the significance of development projects' air quality impacts as well as the basis for any project-specific air quality mitigation measures.

There are no new (*i.e.*, unforeseen in the MEIR) reasonable mitigation measures which have become available since late 2002 that would assure the reduction of cumulative (city-wide) air quality impacts to a less than significant level at project buildout, even with full compliance with attainment plans and rules promulgated by the California Air Resources Board and the San Joaquin Valley Air Pollution Control District.

Through implementation of regional air quality attainment plans by the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD), as supported by implementation of 2025 Fresno General Plan policies and MEIR mitigation measures, air pollution indices have shown improvement. Progress is being made toward attainment of federal and state ambient air quality standards.

Ozone/oxidant levels have shown gradual improvement, as depicted in the following graphs and charts from the California Air Resources Board (graphics with an aqua background) and from the San Joaquin Valley Air Pollution Control District (those with no background color):



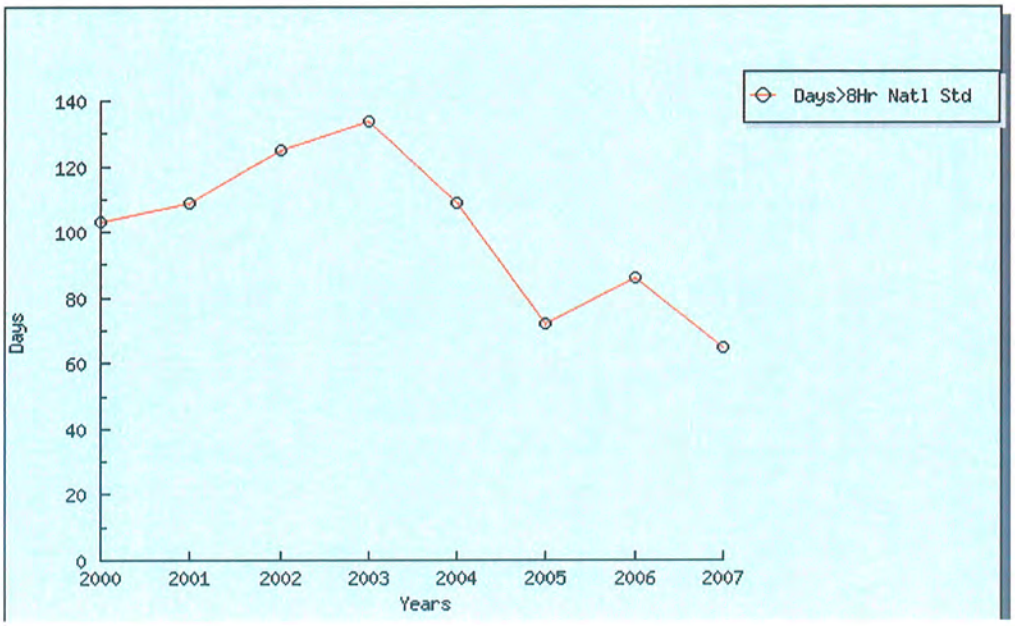
GRAPH NOTES: The "National 1997 8-Hour Ozone Design Value" is a three-year running average of the fourth-highest 8-hour ozone measurement averages in each of the three years (computed according to the method specified in Title 40, Code of Federal Regulations, Part 50, Appendix I).

Under the 1997 standard, in effect through the end of 2007, "Attainment" would be achieved if the three-year average were less than, or equal to, 84 parts per billion (ppb), or 0.084 parts per million (ppm). In 2008, a new National 8-Hour Ozone Attainment standard went into effect: a three year average of 75 ppb (0.075 ppm). Data and attainment status for 2008 is expected to become available in 2009.

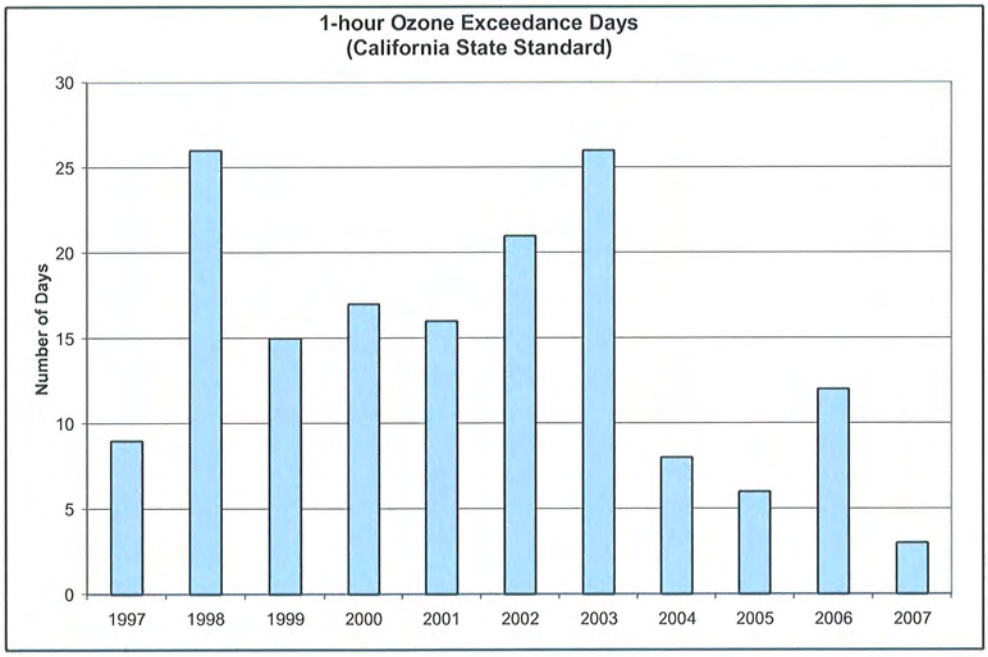
The California Clean Air Act has a different calculation method for its 8-hr oxidant [ozone] standard design value, and an attainment standard that is lower (0.070 ppm). The ozone improvement trend under the state Clean Air Act 8-hour ozone standard parallels the trend for the national 8-hour standard.

Correspondingly, the number of days per year in which the National 8-hour Ozone Standard has been exceeded have also decreased since the end of 2002:

Ozone Trends Summary: San Joaquin Valley Air Basin



In 1997, the Federal Clean Air Act repealed the former National 1-hour Ozone standard. However, the California Clean Air Act retains this air pollution parameter. The days per year in which the State of California 1-hour ozone standard has been exceeded have also shown a generally decreasing trend in the time since the 2025 Fresno General Plan MEIR was certified:

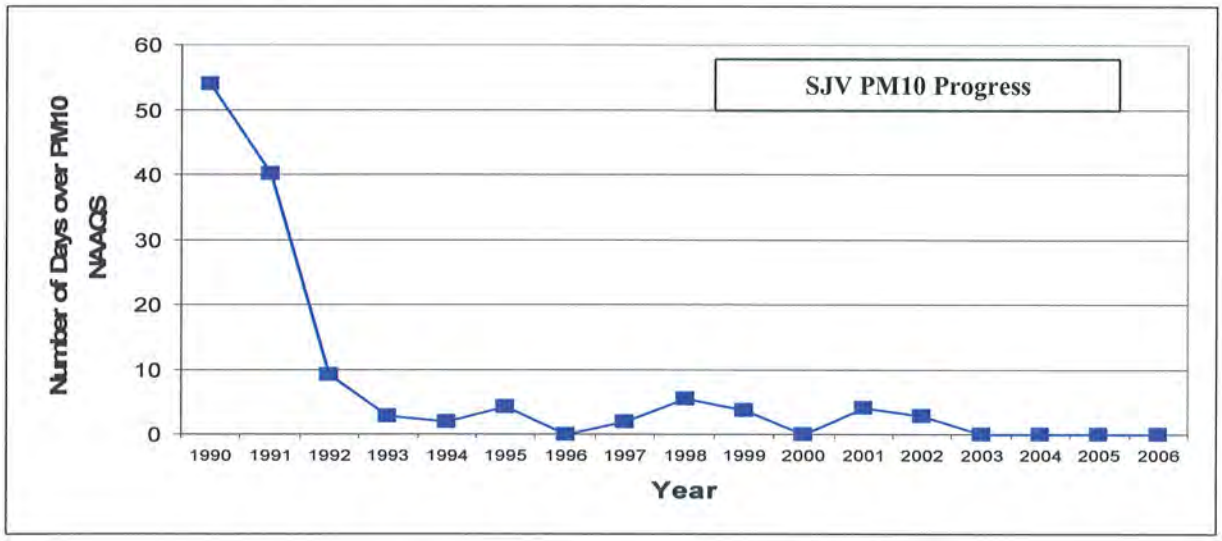


The current ozone attainment plan for the San Joaquin Valley Air Basin, in place when the MEIR for the 2025 Fresno General Plan was certified, is linked to a federal designation of "Serious Nonattainment." While ozone/oxidant air quality conditions are showing a trend toward improvement, the rate of progress toward full attainment is not sufficient to reach the national ambient air quality standards by the target date established by the attainment plan. Mobile sources (vehicle engines) are the primary source for ozone precursors, and the regulation of mobile sources occurs at the national and state levels and is beyond the direct regulatory reach of the regional air pollution control agency. As noted in the 2025 Fresno General Plan MEIR and reflected in the Statement of Overriding Considerations made when the MEIR was certified, potentially significant and unavoidable adverse air quality impacts are inherent in population growth and construction in the City of Fresno, given the Valley's climatology and the limitations on regulatory control of air pollutant precursors.

In 2004, the San Joaquin Valley Air Pollution Control District, in conjunction with the California Air Resources Board, approved a re-designation for the San Joaquin Valley Air Basin to "Extreme Nonattainment" status for ozone, approving a successor air quality attainment plan that projects San Joaquin Valley attainment of the national 8-hour ozone standard by year 2023. This designation and its accompanying attainment plan were submitted to the U.S. Environmental Protection Agency (USEPA) in November of 2004. To date, no formal action has been taken by USEPA to date on the proposed designation or the attainment plan; the Valley remains in "Severe Non- attainment" as of this writing.

The change from "Severe" to "Extreme" ozone Nonattainment would represent an extension of the deadline for attainment, but since the regional air basin would not have achieved attainment by the original deadline, this does not materially affect environmental conditions for the City of Fresno as they were analyzed in the MEIR for the 2025 Fresno General Plan. The proposed revised ozone attainment plan includes not only all the measures in the preceding ozone attainment plan, but additional measures for regulating a wider range of activities to attain ambient air quality standards.

The Valley's progress toward attaining national and state standards for PM-10 (particulate matter less than 10 microns in diameter) has been greater since certification of the MEIR:



As the preceding chart reveals, levels of PM-10 air pollution have decreased since 2002. When the MEIR was certified, the San Joaquin Valley Air Basin was designated in "Serious Nonattainment" for national standards. As of 2007, the number of days where standards were exceeded has decreased to the extent that the Valley has been deemed to be in Attainment. Under Federal Clean Air Act Section 107(d)(3), PM-10 attainment plans and associated rules and regulations remain in place to maintain this level of air quality. New and expanded regulations proposed to combat "Extreme" ozone pollution and PM-2.5 (discussed below) would be expected to provide even more improvement in PM-10 pollution situation.

The 2025 Fresno General Plan provided policy direction in support of "indirect source review" as a method for controlling mobile source pollution. Although vehicle engines and fuels are outside the purview of local and regional jurisdictions in California, approaching mobile source pollution indirectly, through regulation and mitigation of land uses which generate traffic, is an alternative approach.

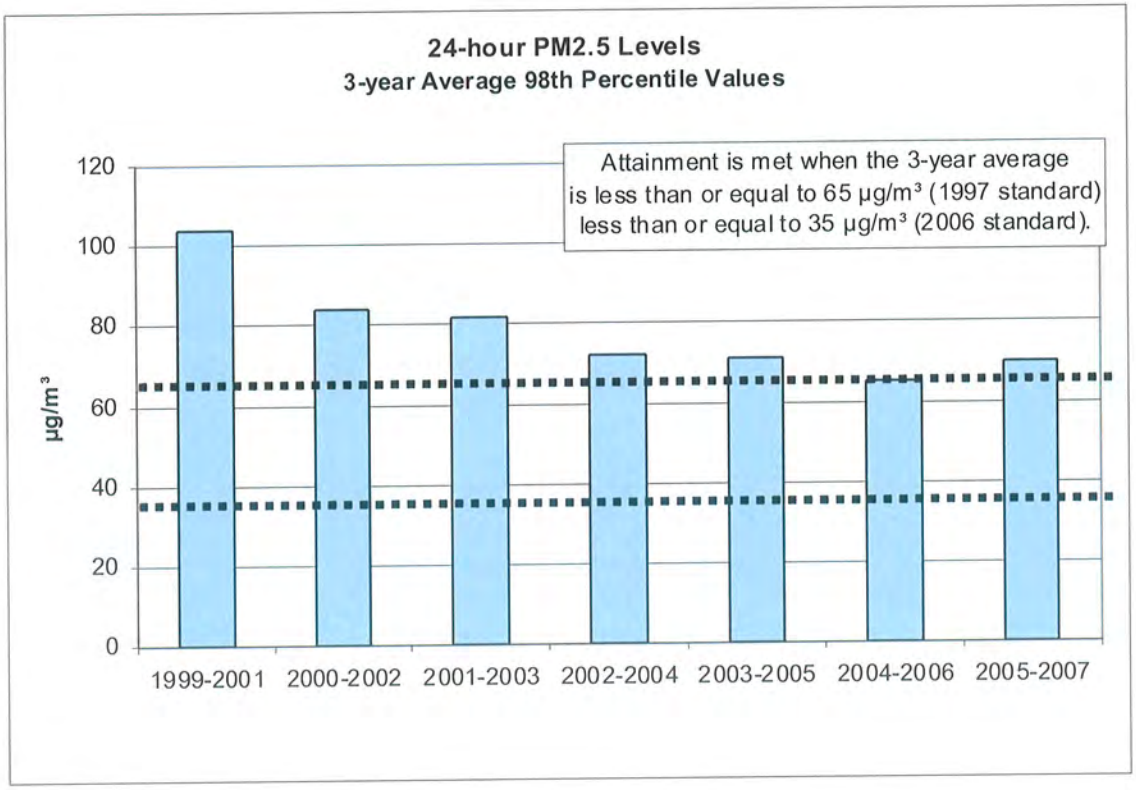
In March of 2006, the San Joaquin Valley Air Pollution Control District adopted Rule 9510, its Indirect Source Review Rule. Full implementation of this Rule has been delayed due to litigation (mitigation fees are being collected and retained in holding accounts), but projects are already being evaluated under Rule 9510 and are implementing many aspects of the Rule, such as clean air design (pedestrian and bike facilities; proximal siting of residential and commercial land uses; low-pollution construction equipment; dust control measures; cleaner-burning combustion appliances, etc.).

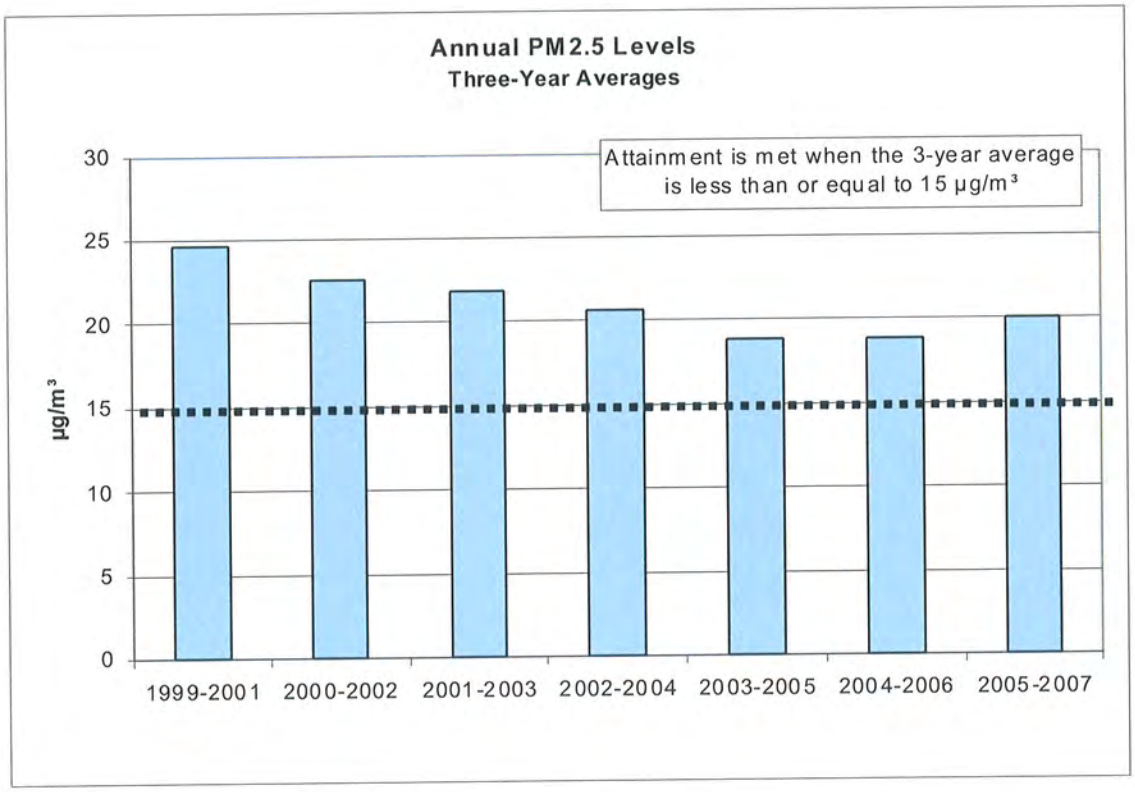
It is anticipated that full implementation (release of mitigation impact fees for various clean air projects throughout the San Joaquin Valley) and subsequent augmentation of the Indirect Source Review Rule will accelerate progress toward attainment of federal and state ozone standards, and will be an important component of the attainment plan for PM-2.5 (very fine particulate matter) and for greenhouse gas reductions to combat global climate change.

PM-2.5 is a newly-designated category of air pollutant, the component of PM-10 comprised of particles 2.5 microns in diameter or smaller. The 1997 Clean Air Act Amendments directed that this pollutant be brought under regulatory control, but federal and state standards/designations had not been finalized when the 2025 Fresno General Plan MEIR was drafted and certified. In the intervening time, the San Joaquin Valley Air Basin has been classified as being in "Nonattainment" for the 1997 federal PM-2.5 standard and for the State PM-2.5 standard.

An attainment demonstration plan for the federal 1997 PM-2.5 standard has been adopted by the SJVAPCD and approved by the California Air Resources Board, and forwarded to the EPA for approval (status as of mid-2008). The attainment plan would achieve compliance with the 1997 federal Clean Air Act PM-2.5 standard by year 2014, in conjunction with California Air Resources Board (and US EPA) action to improve diesel engine emissions. The San Joaquin Valley Air Basin has not yet been classified under the more stringent revised federal 2006 PM-2.5 standard; this classification is expected by 2009.

As with ozone and PM-10 pollution, levels of PM-2.5 have already been reduced by already-existing air quality improvement planning policies, mitigation measures, and regulations. The following charts depict historic PM-2.5 monitoring data for the regional air basin. Once the expected SJVAPCD attainment plan is implemented measures specific to PM-2.5 control, the rate of progress toward attainment of federal and state PM-2.5 standards will accelerate.


24-hour PM2.5 Levels
3-year Average 98th Percentile Values
Attainment is met when the 3-year average is less than or equal to 65 µg/m³ (1997 standard) less than or equal to 35 µg/m³ (2006 standard).
µg/m³
120
100
80
60
40
20
0
1999-2001
2000-2002
2001-2003
2002-2004
2003-2005
2004-2006
2005-2007


Annual PM2.5 Levels
Three-Year Averages
Attainment is met when the 3-year average is less than or equal to 15 µg/m³
µg/m³
30
25
20
15
10
5
0
1999-2001
2000-2002
2001-2003
2002-2004
2003-2005
2004-2006
2005-2007

When the 2025 Fresno General Plan and its MEIR were approved in late 2002, the planning and environmental documents did not directly or separately analyze potential global warming and climate change impacts. However, the general policy direction for consideration of air quality parameters in development project evaluations and for reducing those air pollutants which are already under regulation would operate to control these potential adverse impacts.

"Global warming" is the term coined to describe a widespread climate change characterized by a rising trend in the Earth's ambient average temperatures with concomitant disturbances in weather patterns and resulting alteration of oceanic and terrestrial environs and biota. When sunlight strikes the Earth's surface, some of it is reflected back into space as infrared radiation. When the net amount of solar 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 would remain more or less constant. Greenhouse gases potentially disturb this equilibrium by absorbing and retaining infrared energy, trapping heat in the atmosphere—the "greenhouse gas effect."

The predominant current opinion within the scientific community is that global warming is occurring, and that it is being caused and/or accelerated via generation of excess "greenhouse gases" [GHGs], that natural carbon cycle processes (such as photosynthesis) are unable to absorb sufficient quantities of GHG and cannot keep the level of these gases or their warming effect under control. It is believed that a combination of factors related to human activities, such as deforestation and an increased emission of GHG into the atmosphere from combustion and chemical emissions, is a primary cause of global climate change.

The predominant types of anthropogenic greenhouse gases (those caused by human activity), are described as follows. It should be noted that the starred GHGs are regulated by existing air quality policies and rules pursuant to their roles in ozone and particulate matter formation and/or as potential toxic air contaminants.

- carbon dioxide (CO_2), largely generated by combustion activities such as coal and wood burning and fossil fuel use in vehicles but also a byproduct of respiration and volcanic activity;
- *methane (CH_4), known commonly as "natural gas," is present in geologic deposits and is also evolved by anaerobic decay processes and animal digestion. On a ton-for-ton basis, CH_4 exerts about 20 times the greenhouse gas effect of CO_2;
- *nitrous oxide (N_2O), produced in large part by soil microbes and enhanced through application of fertilizers. N_2O is also a byproduct of fossil fuel burning: atmospheric nitrogen, an inert gas that makes up a large proportion of the atmosphere, is oxidized when air is exposed to high-temperature combustion. N_2O is used in some industrial processes, as a fuel for rocket and racing engines, as a propellant, and as an anesthetic. N_2O is one component of "oxides of nitrogen" (NOX), long recognized as precursors of smog-causing atmospheric oxidants.
- *chlorofluorocarbons (CFCs), synthetic chemicals developed in the late 1920s for use as improved refrigerants (*e.g.*, "Freon™"). It was recognized over two decades ago that this class of chemicals exerted powerful and persistent greenhouse gas effects. In 1987, the Montreal Protocol halted production of CFCs.

- *hydrofluorocarbons (HFCs), another class of synthetic refrigerants developed to replace CFCs;
- *perfluorocarbons (PFCs), used in aluminum and semiconductor manufacturing, have an extremely stable molecular structure, with biological half-lives tens of thousands of years, leading to ongoing atmospheric accumulation of these GHGs.
- *sulfur hexafluoride (SF_6) is used for insulation in electric equipment, semiconductor manufacturing, magnesium refining and as a tracer gas for leak detection. Of any gas evaluated, SF_6 exerts the most powerful greenhouse gas effect, almost 24,000 times as powerful as that of CO_2 on a ton-for-ton basis.
- water vapor, the most predominant GHG, and a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans.

In an effort to address the perceived causes of global warming by reducing the amount of anthropogenic greenhouse gases generated in California, the state enacted the Global Warming Solutions Act of 2006 (Codified as Health & Safety Code Section 38501 *et seq.*). Key provisions include the following:

- Δ Codification of the state's goal by requiring that California's GHG emissions be reduced to 1990 "baseline" levels by 2020.
- Δ Set deadlines for establishing an enforcement mechanism to reduce GHG emissions:
  - By June 30, 2007, the California Air Resources Board ("CARB") was required to publish "discrete early action" GHG emission reduction measures. Discrete early actions are regulations to reduce greenhouse gas emissions to be adopted by the CARB and enforceable by January 1, 2010;
  - By January 1, 2008, CARB was required to identify what the state's GHG emissions were in 1990 (set the "baseline") and approve a statewide emissions limit for the year 2020 that is equivalent to 1990 levels. (These statewide baseline emissions have not yet been allocated to regions, counties, or smaller political jurisdictions.) By this same date, CARB was required to adopt regulations to require the reporting and verification of statewide greenhouse gas emissions.
  - By January 1, 2011, CARB must adopt emission limits and emission reduction measures to take effect by January 1, 2012.

As support for this legislation, the Act contains factual statements regarding the potential significant impacts on California's physical environment that could be caused by global warming. These include, an increase in the intensity and duration of heat waves, the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snow pack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

On August 24, 2007, California also enacted legislation (Public Resources Code §§ 21083.05 and 21097) requiring the state Resources Agency to adopt guidelines for addressing climate change in environmental analysis pursuant to the California Environmental Quality Act. By July 1, 2009, the Governor's Office of Planning and Research (OPR) is required to prepare

guidelines for the mitigation of greenhouse gas emissions, and transmit those draft regulations to the Resources Agency. The Resources Agency must then certify and adopt the guidelines by January 1, 2010.

The recently-released update of the Urbemis computer model (used by the City of Fresno Planning and Development Department for environmental assessments, pursuant to a specific MEIR mitigation measure) does provide data on the amounts of CO_2 and oxides of nitrogen (NOX) potentially generated by development projects. However, at this point in time, neither CARB nor the SJVAPCD has determined what the 1997 baseline or current "inventory" of GHGs is for the entire state nor for any region or jurisdiction within the state. No agency has adopted GHG emission limits and emission reduction measures, and because CEQA guidelines have not been established for the evaluation and mitigation of greenhouse gas emissions (there is an absence of regulatory guidance). Therefore, the City is unable to productively interpret the results of the Urbemis model with regard to GHGs, and there is currently no way to determine the significance of a project's potential impact upon global warming.

The 2025 Fresno General Plan provides an integrated combination of residential, commercial, industrial, and public facility uses allowing for proximate location of living, work, educational, recreational, and shopping activities within Fresno metropolitan area. This combination of uses has been identified as a potential mitigation measure to address global warming impacts in a document published by the California Attorney General's Office entitled, *The California Environmental Quality Act Mitigation of Global Warming Impacts* (updated January 7, 2008). Specifically, this document describes this mitigation measure as follows, "Incorporate mixed-use, infill and higher density development to reduce vehicle trips, promote alternatives to individual vehicle travel, and promote efficient delivery of services and goods"—echoing objectives and policies of the 2025 Fresno General Plan adopted in late 2002.

The General Plan contains a mix of land uses would be expected to generate fewer vehicle miles traveled per capita, leading to reduced emissions of greenhouse gases from engine emissions. It provides for overall denser development with high-intensity enclaves, associated with increased public transit use. The plan fosters mixed use and infill development (being implemented by mixed-use zoning ordinances added to the Fresno Municipal Code, as directed by 2025 Fresno General Plan) policies. The urban form element distributes neighborhood-level and larger commercial development, public facilities such as schools, and recreational sites throughout the metropolitan area, reducing vehicle trips.

Any manufacturing activities that would generate SF_6, HFCs, or PFCs would be subject to subsequent environmental review at the project-specific level, as would any uses which would generate methane on site. The City of Fresno has adopted an ordinance prohibiting installation of any woodburning fireplaces or woodburning appliances in new homes, which would reduce CO_2 and N_2O from wood combustion.

Through updates in the California Building Code and statewide regulation of appliance standards, City development projects conform to state-of-the art energy-efficient building, lighting, and appliance standards as advocated in the California Environmental Protection Agency's publication *Climate Action Team / Proposed Early Actions to Mitigate Climate Change in California* (April 2007) and in CARB's *Proposed Early Actions to Mitigate Climate Change in California* (April 2007). The City has further incentivized "green" building projects by providing subsidies for solar photovoltaic equipment for single-family residential construction, by reducing development standards (including reductions in required parking spaces, which further reduces

air pollutant and GHG emissions), and by improving its landscape and shading standards (a topic included in the Design Guidelines adopted with the 2025 Fresno General Plan).

Updated engine and tire efficiency standards would apply to residents' vehicles, as well as the statewide initiatives applicable to air conditioning and refrigeration equipment, regional transportation improvements, power generation and use of solar energy, water supply and water conservation, landfill methane capture, changes in cement manufacturing processes, manure management (methane digester protocols), recycling program enhancements, and "carbon capture" (also known as "carbon sequestration," technologies for capturing and converting CO_2, removing it from the atmosphere).

Due to the lack of data or regulatory guidance that would indicate the 2025 Fresno General Plan had a significant adverse impact upon global climate change, the relatively small size of the Fresno Metropolitan Area in conjunction with the worldwide scope of GHG emissions, and the emphasis in the 2025 Fresno General Plan upon integrated urban design and air pollution control measures, it could not be concluded in 2002 nor at present that the 2025 Fresno General Plan would have a significant adverse impact on global climate change.

As to potential impacts of global warming upon the 2025 Fresno General Plan: the city is located in the Central Valley, in an urbanized area on flat terrain distant from the Pacific coast and from rivers and streams. It is outside of identified flood prone areas. Based on its location we conclude that Fresno is not likely to be significantly affected by the potential impacts of global climate change such as increased sea level and river/stream channel flooding; nor is it subject to wildfire hazards. While Fresno does contain areas with natural habitat (the San Joaquin Bluffs and Riverbottom), a change in these areas' biota induced by global warming would not leave them bereft of all habitat value—it would simply mean a change in the species which would be encountered in these areas. The 2025 Fresno General Plan preserves this habitat open space area for multiple objectives (protection from soil instability and flood inundation; conservation of designated high-quality mineral resources), so any natural resource species changes in those areas would not constitute a significant adverse impact to the city or a loss of resource area.

Fresno has historically had high ambient summer temperatures and an historic heat mortality level that is among the highest in the state (5 heat-related deaths annually per 100,000 population). Due to the prevalence of air conditioning in dwellings and commercial buildings, an increase in extreme heat days from global warming is not expected by the California Air Resources Board Research Division to significantly increase heat-related deaths in Fresno, as opposed to possible effects in cooler portions of the state such as Sacramento or Los Angeles areas (reference: *Projections of Public Health Impacts of Climate Change in California: Scenario Analysis*, by Dr. Deborah Dreschler, Air Resources Board, April 9, 2008). Increased summertime temperatures which may be caused by global warming will be mitigated by the City's landscaping standards to provide shade trees, by statewide energy efficiency standards which insulate dwellings from heat and cold, and by urban design standards which require east-west orientation of streets and buildings to facilitate solar gain. Fresno has a heat emergency response plan and provides cooling centers and free transportation to persons who do not have access to air conditioning.

Secondary health effects of global warming could include increases in respiratory and cardiac illnesses attributable to poor air quality. The San Joaquin Valley Air Pollution Control District provides daily advisories and warnings in times of high ozone levels to help senior citizens and

other sensitive populations avoid exposure. The SJVAPCD has committed to attainment of fine particulate matter (PM2.5) standards by Year 2014 and to attainment of oxidant/ozone standards by Year 2023, and would adopt additional Rules and emission controls as necessary to decrease emissions inventories by those target dates. There is insufficient information to indicate that global climate change would prevent attainment of air quality parameters affecting health.

Pursuant to 2025 Fresno General Plan policy and MEIR mitigation measures, the City's Department of Public Utilities and Fire Department are required to affirm that adequate water service can be provided to all development projects for potable and fire suppression uses. The City derives much of its water supply from groundwater, using its surface water entitlements from the Kings and San Joaquin Rivers primarily to recharge the aquifer. A high percentage of Fresno's annual precipitation is captured and percolated in ponding basins operated by Fresno Metropolitan Flood Control District. If global climate change leads to a longer rainy season and/or more storm events throughout the year, groundwater supplies could be improved by additional percolation.

The City of Fresno currently treats and distributes only some 20% of its 150,000 acre-foot/year (AFY) surface water entitlement for the municipal water system, directing another 50,000 to 70.000 AFY to recharge activities via ponding basins. Presently, the City is unable to recharge the full balance of its annual entitlement in average and wet years, and releases any unused surface water supplies to area irrigation districts for agricultural use in the metropolitan area, (which further augments groundwater recharge through percolation of irrigated water).

Future surface water plant construction projects envisioned by the 2025 Fresno General Plan would account for less than 120,000 acre-feet per year of the surface supply. The General Plan direction for future Metropolitan Water Resource Management Plans includes exploring the use of recycled treated wastewater for non-potable uses such as landscape irrigation, which would further effectively extending the City's water supply.

If the global climate change were to cause a serious and persistent decrease in Sierra snowpack, some of Fresno's water supply could be affected. However, historic records show that the very long-term prevailing climatic pattern for Central California has included droughts of long (often, multi-year) duration, interspersed with years of excess precipitation. Decades before global climate change was considered as a threat to California's water system, state and local agencies recognized a need to augment water storage capacity for excess precipitation occurring in wet years, to carry the state through the intervening dry years.

The potential for episodic and long-term drought is considered in the city's Metropolitan Water Resource Plan and in its the Urban Water Management Plan Drought Contingency component, to accommodate reductions in available water supplies. In times of extended severe regional or statewide drought, a reprioritization of water deliveries and reallocation for critical urban supplies vs. agricultural use is possible, but it is too speculative at this time to determine what the statewide reprioritization response elements would be (the various responses of statewide and regional water agencies to these situations are not fully formulated and cannot be predicted with certainty). Because the true long term consequences of climate change on California's and Fresno's water system cannot be predicted, and, it is too speculative at this time to conclude that there could be a significant adverse impact on water supply for the 2025 Fresno General Plan due to global climate change.

As noted above, it is theorized that global warming could lead to more energy in the atmosphere and to increased intensity or frequency of storm events. Fresno's long-term weather pattern is that rainfall occurs during episodic and fairly high-intensity events. The Fresno Metropolitan Flood Control District (FMFCD) drainage and flood control Master Plan, which sets policies for drainage infrastructure and grading in the entire Fresno-Clovis area, is already predicated on this type of weather pattern. FMFCD sizes its facilities (which development potentiated by the 2025 Fresno General Plan will help to complete) for "two-year storm events," storms of an intensity expected in approximately 50 percent of average years; however, the urban drainage system design has additional capacity built into the street system so that excess runoff from more intense precipitation events is directed to the street system. The City's Flood Plan Ordinance and grading standards require that finished floor heights be above the crowns of streets and above any elevated ditchbanks of irrigation canals. FMFCD project conditions also preserve "breakover" historic surface drainage routes for runoff from major storms. Ultimately, drain inlets and FMFCD basin dewatering pumps direct severe storm runoff into the network of Fresno Irrigation District canals and pipelines still extant in the metropolitan area, with outfalls beyond the western edge of the metropolitan area.

Scientific information, analytical tools, and standards for environmental significance of global warming and green house gases were not available to the Planning and Development Department in 2002 when the 2025 Fresno General Plan and its MEIR were formulated and approved--and at this point, there is still insufficient data available to draw any conclusions as to the potential impacts, or significance of impacts, related to global climate change for the 2025 Fresno General Plan. Similarly, there is insufficient information to conclude that global warming may have a potentially significant adverse impact upon the 2025 Fresno General Plan. In a situation when it would be highly speculative to estimate impacts or to make conclusions as to the degree of adversity and significance of those impacts, the California Environmental Quality Act allows agencies to terminate the analysis. In that regard, there is no material change in status from the degree of environmental review on this topic contained in the 2025 Fresno General Plan MEIR.

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

Project/EA No. A-13-001/R-13-007/T-6036 **Date: November 08, 2013**

Mitigation Monitoring Checklist

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

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B - Mitigated
C - Mitigation in Progress
D - Responsible Agency Contacted
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NOTE: Letters B-Q in mitigation measures refer to the respective sections of Chapter V of MEIR No. 10130

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
B-3. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.				X		X
B-4. For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors: a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services. b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.	X			X		

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

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C-1. In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs. a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals. b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements. c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations. d. Adopted state and SJVAPCD protocols, standards, and thresholds of significance for greenhouse gas emissions shall be utilized in assessing and approving proposed development projects. e. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.	Ongoing	Development & Resource Management Dept.	X			X		
C-2. For development projects potentially meeting SJVAPCD thresholds of significance and/or thresholds of applicability for the Indirect Source Review Rule (Rule 9510) in their unmitigated condition, project applicants shall complete the SJVAPCD Indirect Source Review Application prior to approval of the development project. Mitigation measures incorporated into the ISR analysis shall be incorporated into the project as conditions of approval and/or mitigation measures, as may be appropriate.	Ongoing	Development & Resource Management Dept and SJVAPCD	X			X		

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C-3. The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.	Ongoing	Various city departments					X	
C-4. The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as: a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions. b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit. c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible. d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.	Ongoing	Fresno Area Express					X	
D-1. The City shall monitor impacts of land use changes and development project proposals on water supply facilities and the groundwater aquifer.	Ongoing	Dept of Public Utilities and Development & Resource Management Dept.	X		X	X		

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D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, intentional recharge facilities, potable and recycled water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing (City-wide); and prior to approval of land use entitlement as applicable	Department of Public Utilities and Development & Resource Management Dept.			X	X	X	
D-3. The City shall implement the future water supply plan described in the City of Fresno Metropolitan Water Resources Management Plan Update and shall continue to update this Plan as necessary to ensure the cost-effective use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities			X	X		
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban stormwater pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Development & Resource Management Dept.	X			X		
D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods. The City shall expand this protected area in the Riverbottom pursuant to expanded floodplain and/or floodway maps, regulations, and policies adopted by the Central Valley Flood Protection Board and the National Flood Insurance Protection Program.	Ongoing	Development & Resource Management Dept.				X	X	X

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D-6. The City shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Allowable_construction in this area from being damaged by the intensity of flooding in the riverbottom; b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Development & Resource Management Dept.					X	X
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Development & Resource Management Dept.					X	X
D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management and use of all sources of water available to the planning area, and shall periodically update this plan to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development. Project-specific and city-wide water conservation measures shall be directed toward assisting in reaching the goal of balancing City groundwater operations by 2025.	Ongoing	Department of Public Utilities			X	X		

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D-9. The City shall continue its current water conservation programs and implement additional water conservation measures to reduce overall per capita water use within the City with a goal of reducing the overall per capita water use in the City to its adopted target consumption rate. The target per capita consumption rate adopted in 2008 is a citywide average of 243 gallons per person per day, intended to be reached by 2020 (which includes anticipated water conservation resulting from the on-going residential water metering program and additional water conservation by all customers: 5% by 2010, and an additional 5% by 2020.)	Ongoing	Department of Public Utilities			X	X		
D-10. All development projects shall be required to comply with City Department of Public Utilities conditions intended for the City to reach its overall per capita water consumption rate target. Project conditions shall include, but are not limited to, water use efficiency for landscaping, use of artificial turf and native plant materials, reducing turf areas, and discouraging the development of artificial lakes, fountains and ponds unless only untreated surface water or recycled water supplies are used for these decorative and recreational water features, as appropriate and sanitary.	Prior to approval of land use entitlement	Department of Public Utilities	X			X		
D-11. When and if the City adopts a formal management plan for recycled and/or reclaimed water, all development shall comply with its standards and requirements. Absent a formal management plan for recycled and/or reclaimed water, new development projects shall install reasonably necessary infrastructure, facilities and equipment to utilize reclaimed and recycled water for landscape irrigation, decorative fountains and ponds, and other water-consuming features, provided that use of reclaimed or recycled water is determined by the Department of Public Utilities to be feasible, sanitary, and energy-efficient.	Prior to approval of development project	Department of Public Utilities				X		X

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D-12. All applicants for development projects shall provide data (meeting City Department of Public Utilities criteria for such data) on the anticipated annual water demand and daily peak water demand for proposed projects. If a development project would increase water demand at a project location (or for a type of development) beyond the levels allocated in the version of the City's Urban Water Management Plan (UWMP) in effect at the time the project's environmental assessment is conducted, the additional water demand will be required to be offset or mitigated in a manner acceptable to the City Department of Public Utilities. Allocated water demand rates are set forth in Table 6-4 of the 2008 UWMP as follows:	Prior to approval of development project	Department of Public Utilities	X			X		

FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES (Analysis shall include acreage to all street centerlines.)	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:		
	01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025
Single family residential	3.8	3.5	3.5
Multi-family residential	6.5	6.2	6.2
Commercial and institutional	2	1.9	1.9
Industrial	2	1.9	1.9
Landscaped open space	3	2.9	2.9
South East Growth Area	3.4	3.2	3.2
NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan			

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D-13. The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities					X	
E-1. The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.	Ongoing	Development & Resource Management Dept.					X	
E-2. To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.	Ongoing	Development & Resource Management Dept.			X		X	
E-3. The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	Ongoing	Development & Resource Management Dept.	X					

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

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

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

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

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

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

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K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 Fresno General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. ■ Site Planning. See Chapter V for more details. ■ Barriers. See Chapter V for more details. ■ Building Designs. See Chapter V for more details.	Ongoing/upon submittal of land use entitlement application	Development & Resource Management Dept.				X		X
K-3. The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.	Ongoing/prior to building permit issuance	Development & Resource Management Dept.					X	
L-1. Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.	Ongoing	Development & Resource Management Dept.					X	

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

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PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST
For Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007, and Vesting Tentative Tract Map No. 6036/UGM

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 Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007, and Vesting Tentative Tract Map No. 6036/UGM. 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. 10130 - 2025 Fresno General Plan, will be required upon the application for subdivision of the project site, special permits, or grading on the project site. The captions below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

MITIGATION MEASURES FOR ENVIRONMENTAL ASSESSMENT NO. A-13-001/R-13-007/T-6036

	Mitigation Measure	Implemented By	When Implemented	Verified By
3-Air Quality and Global Climate Change	Comply with the Indirect Source Review Complete Project Summary Sheet and Monitoring and Reporting Schedule from the San Joaquin Valley Air Pollution Control District dated July 10, 2013.	Applicant	Prior to development.	City of Fresno Development & Resource Management Department San Joaquin Valley Air Pollution Control District
9-Hydrology and Water Quality & *17- Utilities and Service Systems*	Comply with all indoor water conserving plumbing fixtures, appliances, and outdoor landscape and irrigation assumptions within the Water Usage/Demand analysis prepared for the proposed project by Provost & Pritchard Consulting Group dated September 2013, as approved by the Public Utilities Department Director.	Applicant	Prior to approval of building permits for development.	City of Fresno, Development and Resource Management Department and Department of Public Utiltiies
10-Land Use	Approval of any future development entitlements or permits on the subject site must comply with all goals and policies contained in the 2025 Fresno General Plan and the West Area Community Plan.	Applicant	Entitlement processing and building permit for development.	City of Fresno Development & Resource Management Department.

	Mitigation Measure	Implemented By	When Implemented	Verified By
12-Noise	The hours of future construction within the proposed project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday; Construction activities shall be prohibited on Sundays and holidays (President's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, day after Thanksgiving, Christmas Day and New Year's Day); Locate fixed construction equipment such as compressors and generators at distances no less than 300 feet from sensitive receptors (including occupied residential property boundaries); Shroud or shield impact tools, and muffle or shield intake and exhaust ports on power construction equipment; and, All engine-driven equipment shall be in proper tune and shall be fitted with mufflers according to manufacturers' specifications.	Applicant	Prior to approval of special permits/entitlements for development.	City of Fresno, Development and Resource Management Department

DRAFT

WATER USAGE/DEMAND ANALYSIS

for

TRACT 6036
SPECIFIC PLAN

For Lennar Fresno, Inc.

September, 2013

Prepared by

EST. 1968
PROVOST&
PRITCHARD
CONSULTING GROUP
An Employee Owned Company

286 W. Cromwell Ave.
Fresno, CA 93711

Summary of Conclusions

The estimated water usage for Tract 6036 using conservative water usage estimates for high-efficiency/low-water-use plumbing fixtures and appliances as well as low-water use planting materials and irrigation techniques is significantly less that the water allocation for this site per the combined residential and commercial usage per the City of Fresno 2008 Urban Water Management Plan (UWMP).

The estimated water usage at 39.3 AF/yr is almost 15 AF less than the allocated 54.2 AF/yr for an estimated reduction of approximately 25% water usage at this project.

The site plan (proposed Tentative Tract Map) used for this estimate is included in Appendix A-1.

Note: The new 2013 Cal Green Residential Mandatory Measures will be effective after January 1, 2014. This will result in an additional decrease in water usage beyond the analysis of this study. No calculations were completed as the existing measures are more conservative than the new measures.

Background and Purpose

The proposed Tract 6036 is 18.12 acres gross (17.38 acres net) in size and is located on the west side of Grantland Avenue between Barstow Avenue to the north and Shaw Ave to the south. This parcel of land is currently vacant. The parcel is zoned Rural-Residential (Fresno County), with an existing City of Fresno 2025 General Plan Land Use of Medium Density Residential and Commercial Business Park. The parcel is also located in the West Area Community Plan.

Plan Amendment Application No. A-13-0XX was submitted to the City of Fresno together with Rezone Application NO. R-13-0XX, CUP Application No. C-13-0XX, Vesting Tentative Tract Map No. 6036/UGM and Environmental Assessment No. A-13-0XX/R-13-0XX/C-13-0XX/T-6036 to change the Commercial Business Park portion of the land use designation to Medium Density Residential. These applications have been filed in order to obtain approval of a proposed 100-lot single-family residential project with public streets on the subject property at an overall density of approximately 5.75 dwelling units per acre. Outlot "A" is to be dedicated to the City of Fresno for open space purposes.

For this project a detailed water usage analysis is required, in accordance with the 2025 Fresno General Plan Master Environmental Impact Report No. 10130, Mitigation Measure No. D-12; which reads as follows:

D-12. *All applicants for development projects shall provide data (meeting City Department of Public Utilities criteria for such data) on the anticipated annual water demand and daily peak water demand for proposed projects. If a development project would increase water demand at a project location (or for a type of development) beyond the levels allocated in the version of the*

City's Urban Water Management Plan (UWMP) in effect at the time the project's environmental assessment is conducted, the additional water demand will be required to be offset or mitigated in a manner acceptable to the City Department of Public Utilities. Allocated water demand rates are set forth in Table 6-4 of the 2008 UWMP as follows:

UWMP Table 6-4
Land Use Based Demand Projections by Customer Class

FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES (Analysis shall include acreage to all street centerlines.)	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:		
	01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025
Single family residential	3.8	3.5	3.2
Multi-family residential	6.5	6.2	6.2
Commercial and institutional	2	1.9	1.9
Industrial	2	1.9	1.9
Landscaped open space	3	2.9	2.9
South East Growth Area	3.4	3.2	3.2
NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan			

Table 6-4 of the 2008 UWMP, entitled Land Use Based Demand Projections by Customer Class (with recent conservation and future metering) lists the water usage for commercial/institutional customer class as 1.9 AF/ac/yr and single family residential as 3.5 AF/ac/yr for the years 2010 through 2024. This land-use-based estimate will be compared to the project-based indoor and landscape irrigation water usage estimated for this development as proposed, with realistic water conservation measures implemented.

Consideration was given for future metering, water conservation retrofits in older neighborhoods in the future, and leakage losses throughout the city. Since actual metered water use records were not available for residential customers at the time of the 2008 UWMP, the overall water use factor may be somewhat conservative as it represents total pumped supply less actual metered records for other customer classes, such as commercial and industrial, less and allowance for leakage loss, etc. As shown in Table 6-4, as newer, more water-efficient developments are added and older homes are retrofitted or rebuilt entirely, it is expected that the average unit factor will be reduced city-wide to approximately 3.2 AF/ac/yr or less. Based on the City's goals of water conservation, water loss reduction, and metering records evaluation, this water use factor may be reduced even further in the future.

The 2010 UWMP update does not include the Land Use based demand table that would be needed for direct comparison between the existing and proposed land use for Tract 6036. It does include per capita water use as required to begin with the 2010 UWMP per The Water Conservation Act of 2009 (SBx7-7). The City's compliance is detailed in Appendix I of the 2010 UWMP. The City has a historical baseline use of 295 gpcd, and had an Interim (2015) target of 282 gpcd, with a Final (2020) target of 250 gpcd. The Usage/Demand calculation for Tract 6036 was compared against the 2020 target per capita water use to confirm compliance with the 2010 UWMP.

The proposed Tract 6036 also will comply with the City of Fresno's Municipal Code Sec. 12-306 Property Development Standards, particularly as they relate to water-efficient landscape standards design and operation, as well as AB 1881 Model Landscape Ordinance with regard to plant selection. In addition, the design of indoor plumbing will follow the June 2010 Cal Green Guide to the California Green Building Standards Code for Low-Rise Residential.

Water Usage/Demand Analysis and References

The proposed tract consists of 100 single-family homes, with landscaping and lot sizes as shown in the attached Vesting Tentative Tract Map (See Appendix A-1) proposed for approval. As a result of the varying lot depths and home sizes, there may be a small variation in the amount of yard landscaping. Accordingly, the estimated landscape water use demands have been determined as maximum, average and low values.

The indoor water usage/demand estimates are based on the following references and studies which are applicable to single-family residential homes with water-conserving plumbing fixtures and appliances.

1. *California Single-Family Water Use Efficiency Study*, Aquacraft Water Engineering and Management (www.aquacraft.com), July 2011 (Ref. 1).

2. *Residential Indoor Water Conservation Study: Evaluation of High-Efficiency Indoor Plumbing Fixture Retrofits in Single-Family Homes in the East Bay Municipal Utility District Service Area,* Aquacraft, Inc. Water Engineering and Management (www.aquacraft.com), July 2003 (Ref. 2)

3. *A Guide to the California Green Building Standards Code (Low-rise Residential),* Department of Housing and Community Development (www.hcd.ca.gov), June 2010 (Ref. 3).

Project Water Usage/Demand Assumptions

The water usage/demand assumptions for calculations for Tract 6036, including landscape irrigation usage/demand, are shown in the following text.

Toilets

Dual-flush (high-efficiency toilets rated at 1.28 gallons per flush (gpf).

- Based on Ref. 1, *California Single-Family Water Use Efficiency Study*, July 2011, a conservative value of 1.6 gpf was used for estimate, which includes 25% additional water use due to occasional double flushing.
- Based on Ref. 1 and Ref. 2, *Residential Indoor Water Conservation Study*, July 2003, for residential homes between 4.76 and 5.74 flushes/person/day. This report used 5.2 flushes/person/day for the estimate.

Showers

Low-flow showerheads are rated at 1.75 gallons per minute (gpm), based on Refs. 1 and 2, however the actual measured rate was approximately 2.0 to 2.14 gpm. This study used the conservative rate of 2.14 gpm for a duration of 8.7 to 8.9 minutes, or approximately 19 gal/shower/person. Number of showers/person/day was 0.65 to 0.75 per Refs. 1 and 2. This study used 0.75 showers/person/day.

Bathtubs

This study used 0.1 baths/person/day at 27.5 gal/bath (primarily families with small children) per Ref. 2.

Washing Machines

This study used high-efficiency washer models rated at 21 gal/load with water factor of 6.0 and 3.5 cubic feet/load at a rate of 0.36 loads/person/day, per Ref. 2 and Appendix A-3.

Dishwashers

This study used high-efficiency models using 4.5 gal/cycle with a frequency of 0.13 loads/person/day per Ref. 2 and Appendix A-4.

Faucets

This study assumed all aerated faucets flowing at an average rate of between 1.1 and 1.2 gpm per Refs. 1 and 2. Used 1.2 gpm for an average duration of 10.4 min/person/day per Ref. 2. Average faucet use is 33.0 gal/household/day per Ref. 1.

Leakage

Assuming approximately 10 gal/day/household, leakage loss due to miscellaneous leaks at toilets of faucets per Ref. 1.

Average Occupancy

Based on Ref. 2, an average of 2.6 persons per unit was used per survey in Ref. 2. Per the 2010 Census Data provided by the California Department of Finance; Demographic Research Unit, for the City of Fresno the Average household size is 3.03 persons/unit (See Table 5b). This Census Data value is more conservative and will be used for this analysis.

Landscape Irrigation

The landscaped areas will consist of the following"

- North Grantland Avenue Streetscape Frontage. Groundcover, shrubs, and street trees, drip irrigated.
- In Tract Streetscape per 8-Ft Landscape Easement. The Easement is designated along the sides of certain lots only:
    - Lots 15, 15 & 35 – North Indianapolis Avenue
    - Lots 25 & 26 – North Maruyama Avenue
    - Lots 36, 49, 50 & 63 – West San Jose Avenue
    - Lots 42, 43, 56 & 57 – West San Carlos Avenue

  Drought tolerant shrubs and groundcover, low-flow shrub rotors.
- Outlot "A" – City of Fresno Open Space. Turf, shrubs, groundcover, and trees, spray and drip irrigated.
- Front Yard Landscaping. Assumes turf, shrubs, groundcover, and trees, spray and drip irrigated. Using a typical 50-ft width (true for a majority of lots) and a 20-ft front yard setback, the front yard totals 1,000 sqft, or 20% of the typical lot. Excluding impervious surfaces (16-ft wide driveway, entry sidewalk and side yard sidewalk) estimated at 460 sqft.
    - Front Yard Landscaped Area = 540 sqft
- Rear Yard Landscaping. Assumes turf, shrubs, groundcover, and trees, spray and drip irrigated. Using a typical 50-ft width (majority of lots, with only six cul-de-sac lots), minimum and maximum rear yard area can be determined using the required setback. A 20-ft rear yard setback is the minimum while a smaller house may have a 30-ft setback for the maximum based on the floor plan chosen. Minimum totals 1,000 sqft while the maximum totals 1,500 sqft. Excluding impervious surfaces (typical is a patio and sidewalk to side yard) estimated at 350 sqft.
    - Minimum Rear Yard Landscaped Area = 650 sqft
    - Maximum Rear Yard Landscaped Area = 1,150 sqft

  Approximately 30% of the lots have extended depths to 117-ft. That is an additional 17-ft x 50-ft width for 33 lots for an average of 280 sqft per each lot in the Tract. Combining this average area per the extend lots to the average per a typical lot results in a estimated value as shown below.
    - Average Rear Yard Landscaped Area = 1,180 sqft

Summary of Water Usage/Demand

Table 1 represents a summary of the water usage calculations described for indoor use, Outlot "A" and the streetscape irrigation. Table 2 represents the calculations for the landscape irrigation demands.

Water Usage Allocation per Existing 2025 General Plan Land Use

Gross Acreage for Tract 6036, located on the west side of Grantland Avenue between Barstow Avenue and Shaw Ave, is 18.12 ac. Per the 2025 General Plan, the site land use is split between 5.74 ac. of Commercial Business Park and 12.38 ac. of Medium Density Residential.

Table 3 – Water Demand per Land Based Allocation for Existing General Plan Land Use

Land Use	Area (Ac)	01/01/2010 THROUGH 12/31/2024	
		Unit Factors (AC/AC/YR)	Water Demand (AF/YR)
Single-Family Residential	12.38	3.5	43.33
Commercial/Institutional	5.74	1.9	10.91
Total	18.12		54.24

Notes:

1) Unit Factors per Table 6-4; City of Fresno August 2008 Urban Water Management Plan (Appendix A-2).

Water Usage Demand per 2010 UWMP

The total unit count for Tract 6036 is 100 residential lots. At 3.03 persons per unit and using the 2020 target of 250 gpcd, the yearly water usage demand is as follows:

$$Total = 100\ units \times \frac{3.03\ persons}{unit} \times 250\ \frac{gallons}{person\ per\ day} \times 365\ \frac{days}{year} \times \frac{1\ AF}{325{,}900\ gallons}$$
$$= 84.8\ AF/YR$$

Conclusion

As shown in Table 1, the estimated water usage for the area covered by this Tract is 39.3 AF per year which is significantly less that the water allocation for the combined Residential and Commercial usage per the 2008 UWMP at 54.2 AF per year.

The estimated project water usage per Table 1 is an average of 351 gallons/day/unit. With an average of 3.03 persons/unit, this results in a usage of 116 gallons per capita per day (gpcd). This value is significantly lower than the 2020 Target of 250 gpcd, helping the City reach its overall consumption rate targets that include older, less water efficient homes and business too.

As completed this Water Demand/Usage Analysis confirms that Tract 6036 complies with Mitigation Measure D-12 of the 2025 Fresno General Plan Master Environmental Impact Report

and requires no future mitigation measures beyond the applicable Building Code and Landscape Ordinance already in place.

Table 1
Water Usage Calculations for Tract 6036
West Side of Grantland Avenue between Barstow & Shaw

Category		Unit Water Usage (gpd)	Annual Water Usage for 100-unit (Kgal/yr)	(AF/yr)
Indoor for Single-Family Home				
a. Toilets	(1.6 gpf) (5.2 fpd) (3.03 persons/unit)	25.21	920	2.82
b. Showers	(19 gal/shower/person) (0.75 showers/day) (3.03 persons/unit)	43.18	1576	4.84
c. Baths	(27.5 gal/bath) (0.1 bath/person/day) (3.03 persons/unit)	8.33	304	0.93
d. Washing Machine	(21 gal/load) (0.36 loads/person/day) (3.03 persons/unit)	22.91	836	2.57
e. Dishwasher	(4.5 gal/load) (0.13 loads/person/day) (3.03 persons/unit)	1.77	65	0.20
f. Faucets	(1.2 gpm) (10.4 min/person/day) (3.03 persons/unit)	37.81	1380	4.23
g. Leakage	(10 gal/house/day)	10.00	365	1.12
	Subtotal Indoor Usage	149		16.71
Landscape Irrigation				
a. Grantland Streetscape		1,325	484	1.5
b. In Tract Streetscape		905	330	1.0
c. Outlot "A"		1,172	428	1.3
d. Front Yards		53	1935	5.9
e. Rear Yards		115	4198	12.9
	Subtotal Landscape Irrigation	202		22.6
	TOTAL ALL USES	351		39.34

Table 2

Landscape Water Usage Calculations for Tract 6036

West Side of Grantland Avenue between Barstow & Shaw

Description	Landscape Area (SF)	Irrigation Demand	
		GPD - Streetscape GPD/unit - Yards	(AF/yr)
1. Grantland Ave Streetscape Frontage Groundcover, shrubs and street trees, drip irrigated	17,300	1325	1.5
2. In Tract Streetscape Groundcover, shrubs and street trees, drip irrigated	11,790	905	1.0
3. Outlot "A" - City of Fresno Groundcover, shrubs and street trees, drip irrigated	15,308	1172	1.3
4. Front Yard Landscape Average landscape area (540 sqft) @ 100 lots	54,000	5,269 GDP 53 GPD/unit	5.9
5. Back Yard Landscape Average landscape area (1,180 sqft) @ 100 lots	118,000	11,515 GDP 115 GPD/unit	12.9
		Total for Average Landscape	22.6

APPENDIX

A-1 Tract 6036 – Proposed Tentative Tract Map

A-2 Table 6-4 Land Use Based on Demand Projections by Customer Class per 2008 UWMP

A-3 CEE Super-Efficient Home Appliances Initiative – Clothes Washers

A-4 CEE Super-Efficient Home Appliances Initiative – Dishwashers

A-5 Irrigation Calculations

a. Grantland Avenue Streetscape
b. In Tract Streetscape
c. Outlot "A" – City of Fresno
d. Front Yard Irrigation
e. Back Yard Irrigation

A-1

VESTING
TENTATIVE SUBDIVISION MAP OF
TRACT NO. 6036
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
CONSISTING OF TWO SHEETS
SHEET 1 OF 1

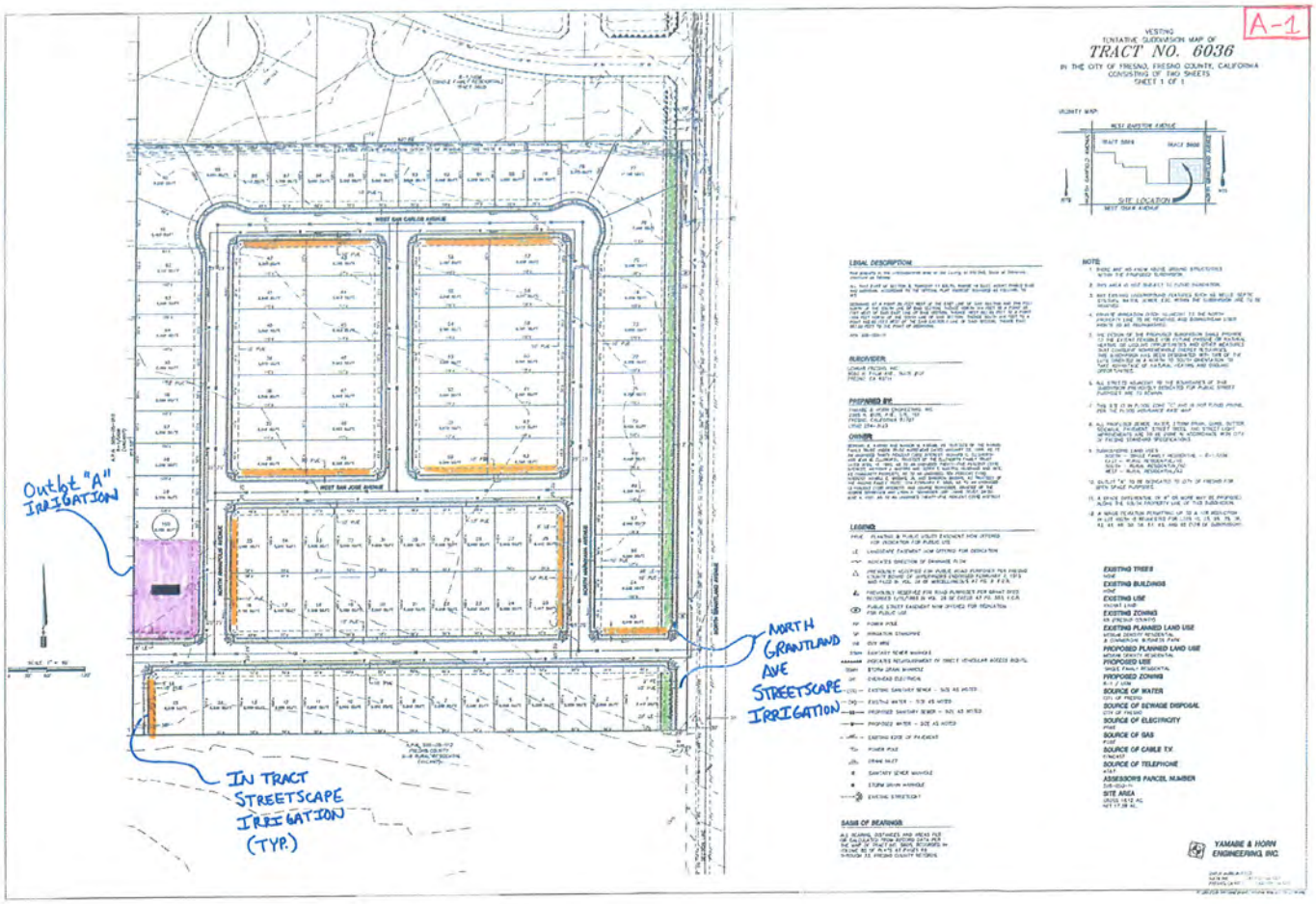

Table 6-4. Land Use Based Demand Projections by Customer Class (with recent conservation and future metering)[a]

Customer Class	Unit Factors, af/ac/yr			Low Demand Estimate						High Demand Estimate					
				2005 (estimated)		2010		2025 (Buildout of GP)		2005 (estimated)		2010		2025 (Buildout of GP)	
	2005	2010	2025	Area, acres	Water Demand, af/yr	Area, acres	Water Demand, af/yr	Area, acres	Water Demand, af/yr	Area, acres	Water Demand, af/yr	Area, acres	Water Demand, af/yr	Area, acres	Water Demand, af/yr
Single Family Residential	3.8	3.5	3.2	21,948	83,400	25,619	89,700	36,244	116,000	22,777	86,600	26,688	93,400	37,414	119,700
Multi-Family Residential	6.5	6.2	6.2	3,475	22,600	3,757	23,300	4,639	28,800	3,852	25,000	4,133	25,600	4,981	30,900
Commercial/Institutional	2.0	1.9	1.9	12,449	24,900	12,771	24,300	19,339	36,700	14,084	28,200	14,563	27,700	21,273	40,400
Industrial	2.0	1.9	1.9	1,994	4,000	1,994	3,800	4,098	7,800	1,994	4,000	1,994	3,800	4,098	7,800
Landscape Irrigation	3.0	2.9	2.9	2,304	6,900	2,376	6,900	2,675	7,800	2,310	6,900	2,391	6,900	2,705	7,800
South East Growth Area	3.4	3.2	3.2	0	0	2,094	6,700	8,376	26,800	0	0	2,094	6,700	8,376	26,800
Total Projected Consumption					141,800		154,700		223,900		150,700		164,100		233,400
UAFW (10%)					15,800		17,200		24,900		16,700		18,200		25,900
Total Projected Production					157,600		171,900		248,800		167,400		182,300		259,300

[a] Demands do not account for recycled water supplies

A-2

CEE

A-3

CEE SUPER EFFICIENT HOME APPLIANCES INITIATIVE

High efficiency specifications for residential clothes washers

Effective January 1, 2011

(See Terms of Usage below)

NOTE: Although all models on the CEE list are very efficient, the tiers are structured so that the most efficient products are listed in the higher tiers. For example, Tier 3 contains the most efficient models.

Level	Modified Energy Factor (MEF)	Water Factor (WF)
Federal Standard	1.26	9.5
ENERGY STAR®	2.00	6.0
CEE Tier 1	2.00	6.0
CEE Tier 2	2.20	4.5
CEE Tier 3	2.40	4.0

MEF=Modified Energy Factor, a combination of Energy Factor and Remaining Moisture Content. MEF measures energy consumption of the total laundry cycle (washing and drying). It indicates how many cubic feet of laundry can be washed and dried with one kWh of electricity; the higher the number, the greater the efficiency.

WF=Water Factor (number of gallons needed for each cubic foot of laundry). A lower number indicates lower consumption and more efficient use of water.

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CEE

A-4

Super Efficient Home Appliances Initiative

Dishwasher Specification

Effective January 20, 2012

(See Terms of Usage below)

Efficiency level	Minimum Energy Factor	Maximum kWh/year	Maximum gallons/cycle
Standard-size dishwashers[1]			
Federal Standard	No requirement	355	6.5
ENERGY STAR®	No requirement	295	4.25
CEE Tier 1	0.75	295	4.25
Compact dishwashers[2]			
Federal Standard	No requirement	260	4.5
ENERGY STAR®	No requirement	222	3.5
CEE Tier 1	1.00	222	3.50

[1] Dishwashers that hold eight or more place settings

[2] Dishwashers that hold fewer than eight place settings

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Annual Gross Grantland Avenue Turf & Landscape Need Under Normal Year Conditions

A5a

DATA:

Month	Number of Days per Month	Normal Yr Rainfall 1/ (in/month)	ETo Nrml Year 2/ (in/month)	Normal Year Evaporation 3/ (in/month)	Bermuda/Rye Turf Crop Factors 3a/	Normal Year ETc Turf 4/ (in/month)
January	31	1.96	0.85	1.35	0.61	0.52
February	28	1.80	1.63	2.23	0.64	1.04
March	31	1.89	3.23	4.13	0.75	2.42
April	30	0.97	5.23	5.94	1.04	5.44
May	31	0.30	6.96	8.32	0.79	5.50
June	30	0.08	7.97	9.29	0.68	5.42
July	31	0.01	8.65	10.03	0.71	6.14
August	31	0.03	7.64	8.58	0.71	5.42
September	30	0.24	5.41	6.43	0.62	3.35
October	31	0.53	3.59	4.35	0.54	1.94
November	30	1.37	1.68	2.19	0.69	1.16
December	31	1.42	0.85	1.02	0.6	0.51
Total	365	10.60	53.69	63.86	8.38	38.87

Turf & Landscape Area 5/ =	0.40	acres
Turf Rootzone AWHC 6/ =	4.32	inch

TURF WATER USE CALCULATIONS:

Turf-Burmuda/Rye 7/	0.40	acres
Irrigation Application Efficiency 8/ =	80%	

	Effective Rainfall 9/ (in)	Gross Crop Need 10/ (in)	Crop need not met by rainfall (in)	Crop need not met by rainfall (gal)	Crop need not met by rainfall (gpd)	
January	1.30	0.65	-0.65	0.00	0.00	
February	1.15	1.30	0.15	1,616.93	57.75	
March	0.51	3.03	2.52	27,164.35	876.27	
April	0.00	6.80	6.80	73,300.62	2,443.35	
May	0.00	6.87	6.87	74,055.18	2,388.88	
June	0.00	6.77	6.77	72,977.23	2,432.57	
July	0.00	7.68	7.68	82,786.58	2,670.53	Max. Month
August	0.00	6.78	6.78	73,085.03	2,357.58	
September	0.00	4.19	4.19	45,166.12	1,505.54	
October	0.00	2.42	2.42	26,086.40	841.50	
November	0.75	1.45	0.70	7,545.65	251.52	
December	0.79	0.64	-0.15	0.00	0.00	
				483,784.09		
				1,325 GPD		
				1 5 AC-FT		

1/ Normal Year Rainfall = Normal year monthly rainfall.

2/ ETo Normal Year = DWR wet year (1982) evapo-transpiration data.

3/ Evaporation Normal Year = DWR Crop Water Use Guide for 1982 - March 1993.

4/ ETc Turf = ETo x Crop Factors - DWR calculated wet year evapo-transpiration data.

5/ Turf & Landscape Area = Total area irrigated.

6/ Turf Soil Rootzone AWHC (USDA-SCS) = Ave. 1.44 in/ft x Turf rootzone depth of 3 ft.

7/ Turf Area = Acres of Bermuda grass seeded with Rye in the winter.

8/ Irrigation Application Efficiency = sprinkler systems = 80%, and surface systems = 73%.

9/ Effective Rainfall = Usable rainfall calculated using DWR estimation method.

10/ Gross Crop Need = ET of Crop divided by Irrigation Efficiency.

EST. 1969 PROVOST & PRITCHARD ENGINEERING GROUP

Annual Gross In Tract Streetscape Turf & Landscape Need Under Normal Year Conditions

A-5b

DATA:

Month	Number of Days per Month	Normal Yr Rainfall 1/ (in/month)	ETo Nrml Year 2/ (in/month)	Normal Year Evaporation 3/ (in/month)	Bermuda/Rye Turf Crop Factors 3a/	Normal Year ETc Turf 4/ (in/month)
January	31	1.96	0.85	1.35	0.61	0.52
February	28	1.80	1.63	2.23	0.64	1.04
March	31	1.89	3.23	4.13	0.75	2.42
April	30	0.97	5.23	5.94	1.04	5.44
May	31	0.30	6.96	8.32	0.79	5.50
June	30	0.08	7.97	9.29	0.68	5.42
July	31	0.01	8.65	10.03	0.71	6.14
August	31	0.03	7.64	8.58	0.71	5.42
September	30	0.24	5.41	6.43	0.62	3.35
October	31	0.53	3.59	4.35	0.54	1.94
November	30	1.37	1.68	2.19	0.69	1.16
December	31	1.42	0.85	1.02	0.6	0.51
Total	365	10.60	53.69	63.86	8.38	38.87

Turf & Landscape Area 5/ =	0.27	acres
Turf Rootzone AWHC 6/ =	4.32	inch

TURF WATER USE CALCULATIONS:

Turf-Burmuda/Rye 7/	0.27	acres
Irrigation Application Efficiency 8/ =	80%	

	Effective Rainfall 9/ (in)	Gross Crop Need 10/ (in)	Crop need not met by rainfall (in)	Crop need not met by rainfall (gal)	Crop need not met by rainfall (gpd)	
January	1.30	0.65	-0.65	0.00	0.00	
February	1.15	1.30	0.15	1,103.75	39.42	
March	0.51	3.03	2.52	18,542.92	598.16	
April	0.00	6.80	6.80	50,036.44	1,667.88	
May	0.00	6.87	6.87	50,551.52	1,630.69	
June	0.00	6.77	6.77	49,815.69	1,660.52	
July	0.00	7.68	7.68	56,511.75	1,822.96	Max. Month
August	0.00	6.78	6.78	49,889.28	1,609.33	
September	0.00	4.19	4.19	30,831.28	1,027.71	
October	0.00	2.42	2.42	17,807.09	574.42	
November	0.75	1.45	0.70	5,150.81	171.69	
December	0.79	0.64	-0.15	0.00	0.00	
				330,240.52		
					905 GPD	
					1 0 AC-FT	

1/ Normal Year Rainfall = Normal year monthly rainfall.

2/ ETo Normal Year = DWR wet year (1982) evapo-transpiration data.

3/ Evaporation Normal Year = DWR Crop Water Use Guide for 1982 - March 1993.

4/ ETc Turf = ETo x Crop Factors - DWR calculated wet year evapo-transpiration data.

5/ Turf & Landscape Area = Total area irrigated.

6/ Turf Soil Rootzone AWHC (USDA-SCS) = Ave. 1.44 in/ft x Turf rootzone depth of 3 ft.

7/ Turf Area = Acres of Bermuda grass seeded with Rye in the winter.

8/ Irrigation Application Efficiency = sprinkler systems = 80%, and surface systems = 73%.

9/ Effective Rainfall = Usable rainfall calculated using DWR estimation method.

10/ Gross Crop Need = ET of Crop divided by Irrigation Efficiency.

EST. 1968 PROVOST & PRITCHARD ENGINEERING GROUP

Annual Gross Outlot "A" Turf & Landscape Need Under Normal Year Conditions

A-5c

DATA:

Month	Number of Days per Month	Normal Yr Rainfall 1/ (in/month)	ETo Nrml Year 2/ (in/month)	Normal Year Evaporation 3/ (in/month)	Bermuda/Rye Turf Crop Factors 3a/	Normal Year ETc Turf 4/ (in/month)
January	31	1.96	0.85	1.35	0.61	0.52
February	28	1.80	1.63	2.23	0.64	1.04
March	31	1.89	3.23	4.13	0.75	2.42
April	30	0.97	5.23	5.94	1.04	5.44
May	31	0.30	6.96	8.32	0.79	5.50
June	30	0.08	7.97	9.29	0.68	5.42
July	31	0.01	8.65	10.03	0.71	6.14
August	31	0.03	7.64	8.58	0.71	5.42
September	30	0.24	5.41	6.43	0.62	3.35
October	31	0.53	3.59	4.35	0.54	1.94
November	30	1.37	1.68	2.19	0.69	1.16
December	31	1.42	0.85	1.02	0.6	0.51
Total	365	10.60	53.69	63.86	8.38	38.87

Turf & Landscape Area 5/ =	0.35	acres
Turf Rootzone AWHC 6/ =	4.32	inch

TURF WATER USE CALCULATIONS:

Turf-Burmuda/Rye 7/	0.35	acres
Irrigation Application Efficiency 8/ =		80%

	Effective Rainfall 9/ (in)	Gross Crop Need 10/ (in)	Crop need not met by rainfall (in)	Crop need not met by rainfall (gal)	Crop need not met by rainfall (gpd)	
January	1.30	0.65	-0.65	0.00	0.00	
February	1.15	1.30	0.15	1,429.57	51.06	
March	0.51	3.03	2.52	24,016.84	774.74	
April	0.00	6.80	6.80	64,807.35	2,160.24	
May	0.00	6.87	6.87	65,474.48	2,112.08	
June	0.00	6.77	6.77	64,521.43	2,150.71	
July	0.00	7.68	7.68	73,194.18	2,361.10	Max. Month
August	0.00	6.78	6.78	64,616.74	2,084.41	
September	0.00	4.19	4.19	39,932.76	1,331.09	
October	0.00	2.42	2.42	23,063.79	743.99	
November	0.75	1.45	0.70	6,671.34	222.38	
December	0.79	0.64	-0.15	0.00	0.00	
				427,728.50		
				1,172 GPD		
				1.3 AC-FT		

1/ Normal Year Rainfall = Normal year monthly rainfall.

2/ ETo Normal Year = DWR wet year (1982) evapo-transpiration data.

3/ Evaporation Normal Year = DWR Crop Water Use Guide for 1982 - March 1993.

4/ ETc Turf = ETo x Crop Factors - DWR calculated wet year evapo-transpiration data.

5/ Turf & Landscape Area = Total area irrigated.

6/ Turf Soil Rootzone AWHC (USDA-SCS) = Ave. 1.44 in/ft x Turf rootzone depth of 3 ft.

7/ Turf Area = Acres of Bermuda grass seeded with Rye in the winter.

8/ Irrigation Application Efficiency = sprinkler systems = 80%, and surface systems = 73%.

9/ Effective Rainfall = Usable rainfall calculated using DWR estimation method.

10/ Gross Crop Need = ET of Crop divided by Irrigation Efficiency.

EST. 1960 PROVOST & PRITCHARD ENGINEERING GROUP

Annual Gross Front Yard Turf & Landscape Need Under Normal Year Conditions

A-5d

DATA:

Month	Number of Days per Month	Normal Yr Rainfall 1/ (in/month)	ETo Nrml Year 2/ (in/month)	Normal Year Evaporation 3/ (in/month)	Turf Crop Factors 3a/	Normal Year ETc Turf 4/ (in/month)
January	31	1.96	0.85	1.35	1	0.96
February	28	1.80	1.63	2.23	1	1.69
March	31	1.89	3.23	4.13	1	3.16
April	30	0.97	5.23	5.94	1	4.62
May	31	0.30	6.96	8.32	1	6.48
June	30	0.08	7.97	9.29	1	7.25
July	31	0.01	8.65	10.03	1	7.81
August	31	0.03	7.64	8.58	1	6.70
September	30	0.24	5.41	6.43	1	4.99
October	31	0.53	3.59	4.35	1	3.31
November	30	1.37	1.68	2.19	1	1.61
December	31	1.42	0.85	1.02	1	0.75
Total	365	10.60	53.69	63.86	12	49.33

Turf & Landscape Area 5/ =	1.24	acres
Turf Rootzone AWHC 6/ =	4.32	inch

TURF WATER USE CALCULATIONS:

Turf-Burmuda/Rye 7/	1.24	acres
Irrigation Application Efficiency 8/ =	80%	

	Effective Rainfall 9/ (in)	Gross Crop Need 10/ (in)	Crop need not met by rainfall (in)	Crop need not met by rainfall (gal)	Crop need not met by rainfall (gpd)	
January	1.30	1.20	-0.10	0.00	0.00	
February	1.15	2.11	0.96	32,322.22	1,154.36	
March	0.51	3.95	3.44	115,821.28	3,736.17	
April	0.00	5.78	5.78	194,606.68	6,486.89	
May	0.00	8.10	8.10	272,718.71	8,797.38	
June	0.00	9.06	9.06	305,040.92	10,168.03	
July	0.00	9.76	9.76	328,609.21	10,600.30	Max. Month
August	0.00	8.38	8.38	282,146.02	9,101.48	
September	0.00	6.24	6.24	210,094.41	7,003.15	
October	0.00	4.14	4.14	139,389.56	4,496.44	
November	0.75	2.01	1.26	42,422.91	1,414.10	
December	0.79	0.94	0.15	0.00	0.00	
				1,923,171.91		

100 DU

5,269 GPD

5 9 AC-FT

53 GPD/DU

1/ Normal Year Rainfall = Normal year monthly rainfall.

2/ ETo Normal Year = DWR wet year (1982) evapo-transpiration data.

3/ Evaporation Normal Year = DWR Crop Water Use Guide for 1982 - March 1993.

4/ ETc Turf = ETo x Crop Factors - DWR calculated wet year evapo-transpiration data.

5/ Turf & Landscape Area = Total area irrigated.

6/ Turf Soil Rootzone AWHC (USDA-SCS) = Ave. 1.44 in/ft x Turf rootzone depth of 3 ft.

7/ Turf Area = Acres of Bermuda grass seeded with Rye in the winter.

8/ Irrigation Application Efficiency = sprinkler systems = 80%, and surface systems = 73%.

9/ Effective Rainfall = Usable rainfall calculated using DWR estimation method.

10/ Gross Crop Need = ET of Crop divided by Irrigation Efficiency.

EST. 1960 PROVOST & PRITCHARD ENGINEERING GROUP

Annual Gross Back Yard Turf & Landscape Need Under Normal Year Conditions

A-5e

DATA:

Month	Number of Days per Month	Normal Yr Rainfall 1/ (in/month)	ETo Nrml Year 2/ (in/month)	Normal Year Evaporation 3/ (in/month)	Turf Crop Factors 3a/	Normal Year ETc Turf 4/ (in/month)
January	31	1.96	0.85	1.35	1	0.96
February	28	1.80	1.63	2.23	1	1.69
March	31	1.89	3.23	4.13	1	3.16
April	30	0.97	5.23	5.94	1	4.62
May	31	0.30	6.96	8.32	1	6.48
June	30	0.08	7.97	9.29	1	7.25
July	31	0.01	8.65	10.03	1	7.81
August	31	0.03	7.64	8.58	1	6.70
September	30	0.24	5.41	6.43	1	4.99
October	31	0.53	3.59	4.35	1	3.31
November	30	1.37	1.68	2.19	1	1.61
December	31	1.42	0.85	1.02	1	0.75
Total	365	10.60	53.69	63.86	12	49.33

Turf & Landscape Area 5/ =	2.71	acres
Turf Rootzone AWHC 6/ =	4.32	inch

TURF WATER USE CALCULATIONS:

Turf-Burmuda/Rye 7/	2.71	acres
Irrigation Application Efficiency 8/ =		80%

	Effective Rainfall 9/ (in)	Gross Crop Need 10/ (in)	Crop need not met by rainfall (in)	Crop need not met by rainfall (gal)	Crop need not met by rainfall (gpd)	
January	1.30	1.20	-0.10	0.00	0.00	
February	1.15	2.11	0.96	70,639.68	2,522.85	
March	0.51	3.95	3.44	253,125.53	8,165.34	
April	0.00	5.78	5.78	425,309.76	14,176.99	
May	0.00	8.10	8.10	596,022.33	19,226.53	
June	0.00	9.06	9.06	666,662.02	22,222.07	
July	0.00	9.76	9.76	718,170.12	23,166.78	Max. Month
August	0.00	8.38	8.38	616,625.57	19,891.15	
September	0.00	6.24	6.24	459,157.94	15,305.26	
October	0.00	4.14	4.14	304,633.64	9,826.89	
November	0.75	2.01	1.26	92,714.59	3,090.49	
December	0.79	0.94	0.15	0.00	0.00	
				4,203,061.19		

100 DU

11,515 GPD

12 9 AC-FT

115 GPD/DU

1/ Normal Year Rainfall = Normal year monthly rainfall.

2/ ETo Normal Year = DWR wet year (1982) evapo-transpiration data.

3/ Evaporation Normal Year = DWR Crop Water Use Guide for 1982 - March 1993.

4/ ETc Turf = ETo x Crop Factors - DWR calculated wet year evapo-transpiration data.

5/ Turf & Landscape Area = Total area irrigated.

6/ Turf Soil Rootzone AWHC (USDA-SCS) = Ave. 1.44 in/ft x Turf rootzone depth of 3 ft.

7/ Turf Area = Acres of Bermuda grass seeded with Rye in the winter.

8/ Irrigation Application Efficiency = sprinkler systems = 80%, and surface systems = 73%.

9/ Effective Rainfall = Usable rainfall calculated using DWR estimation method.

10/ Gross Crop Need = ET of Crop divided by Irrigation Efficiency.

EST 1966 PROVOST & PRITCHARD ENGINEERING GROUP