City of FRESNO

REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO.	VIII-A
COMMISSION MEETING	12.18.13
APPROVED BY	
DEPARTMENT DIRECTOR	

December 18, 2013

FROM: MIKE SANCHEZ, Planning Manager
Development & Resource Management Dept.

THROUGH: BONIQUE EMERSON, Supervising Planner
Development Services Division

BY: NATHAN BOUVET, Planner III
Development Services Division

SUBJECT: CONSIDERATION OF PLAN AMENDMENT APPLICATION NO. A-13-003; REZONE APPLICATION NO. R-13-009; CONDITIONAL USE PERMIT APPLICATION NO. C-13-086; AND, RELATED ENVIRONMENTAL ASSESSMENT NO. A-13-003/R-13-009/C-13-086

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Mitigated Negative Declaration for Environmental Assessment No. A-13-003/R-13-009/C-13-086;

2. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-13-003 to amend the planned land use designation of the 2025 Fresno General Plan and the Woodward Park Community Plan, for an approximately 9.99 acre property, from the Neighborhood Commercial planned land use designation to the Medium-High Density Residential (10.38-18.15 dwelling units per acre) planned land use designation;

3. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-13-009 proposing to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management*) zone district; and

4. **APPROVE** Conditional Use Permit Application No. C-13-086 proposing a 160-unit multiple family residential gated community with community building, swimming pool, detached garages, and carports contingent upon City Council approval of Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and the related environmental assessment. Changes to any of those documents that potentially render C-13-086 in conflict with them will require C-13-086 to return to the Planning Commission.

EXECUTIVE SUMMARY

Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., has filed Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 pertaining to approximately 9.99 acres of property located on the northeast corner of Nees and North Chestnut Avenues.

Plan Amendment Application No. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan for the subject property from the Neighborhood Commercial planned land use designation to the Medium-High Density Residential (10.38-18.15 dwelling units per acre) planned land use designation.

Rezone Application No. R-13-009 proposes to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management*) zone district.

These applications have been filed in order to facilitate approval of a proposed 160-unit multiple family residential gated community with a community building, swimming pool, detached garages, and carports in accordance with Conditional Use Permit Application No. C-13-086.

PROJECT INFORMATION

PROJECT	See Executive Summary
APPLICANT	Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc.
LOCATION	2610 East Nees Avenue; Located on the northeast corner of East Nees and North Chestnut Avenues (APN: 403-070-53) **(Council District 6, Councilmember Brand)**
SITE SIZE	Approximately 9.99 acres
PLANNED LAND USE	Existing - Neighborhood Commercial Proposed - Medium-High Density Residential
ZONING	Existing - C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* Proposed - R-2/UGM *(Low Density Multiple Family Residential/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-2 zone district classification and the proposed Medium-High Density Residential planned land use designation for the subject property may be found consistent.
ENVIRONMENTAL FINDING	A Notice of Intent to adopt a Mitigated Negative Declaration was filed with the Fresno County Clerk's office on November 22, 2013.

PLAN COMMITTEE RECOMMENDATION

The District 6 Plan Implementation Committee made a formal recommendation on September 17, 2013. The Committee recommended approval of the plan amendment, rezone, and conditional use permit applications by a 4-0-0 vote with three (3) committee members absent.

STAFF RECOMMENDATION

Recommend Approval (to the City Council) of: (1) Adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-13-003/R-13-009/C-13-086 for the Plan Amendment and Rezone Applications; (2) Plan Amendment Application No. A-13-003; and, (3) Rezone Application No. R-13-009.

Recommend Approval (by the Planning Commission) of: (1) Conditional Use Permit Application No. C-13-086.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	**R-1/UGM** *Single Family Residential District/Urban Growth Management*	Single Family Residential Planned Development
South	Medium-Low Density Residential	**R-1/UGM** *Single Family Residential District/Urban Growth Management*	Single Family Residential Planned Development
East	Medium-High Density Residential	**R-2/UGM** *Low Density Multiple Family Residential District/Urban Growth Management*	Multiple Family Residential, Single Family Residential Planned Development, & Rural Residences
West	Office	**C-P** *Administrative and Professional Office District*	Vacant Land & Commercial Office

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 Woodward Park 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 of the adopted 2025 Fresno General Plan, along with the accompanying rezone and conditional use permit applications, have 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 mitigated negative declaration for this project. A public notice of the attached mitigated negative declaration finding for Environmental Assessment Application No. A-13-003/R-13-009/C-13-086 was published on November 22, 2013 with no comments or appeals received within the 20-day public comment period.

BACKGROUND / ANALYSIS

Project Description

The proposed plan amendment, rezone, and conditional use permit applications have been filed in order to facilitate approval of a proposed 160-unit multiple family residential gated

community with a community building, swimming pool, detached garages, and carports. The development provides four (4) floor plan and building elevation options that range in size from one to three bedrooms and 914 to 1,516 square feet. The proposed buildings will be two (2) stories with an assigned carport. The uncovered stalls are not assigned and are available on a first come first serve basis. The garage stalls are available for an additional monthly charge. The project also includes a community building, swimming pool and various community/useable open space areas. Buildings that face East Nees and North Chestnut Avenues will have enhanced design features. The project architect and owner have made numerous efforts to comply with the requirements and requests of the planning department and the intent of the general plan guidelines by incorporating architectural stone veneer on various key features of the building facades that are fronting Chestnut and Nees Avenues. In addition to the stone veneer, the buildings will receive an integral colored stucco finish which will give the entire building the 'base color' and other 'highlighted' building elements will be painted with an accent color, as described on the elevations and shown on the architectural color board.

The proposed project will be gated with primary access taken from East Nees Avenue and secondary access from North Chestnut Avenue. Both ingress/egress points will be right turn in/right turn out with security gates and lock boxes for fire and police accessibility. A six (6) foot wrought iron fence with decorative pilasters (6 total) and a three (3) foot wide pedestrian access gate is proposed at the East Nees Avenue entry. A six (6) foot wrought iron fence with decorative pilasters (2 total) is proposed at the North Chestnut Avenue entry. Two (2) locked pedestrian entry trellises are proposed off North Chestnut Avenue. [The entry trellises propose six (6) foot high wrought iron fence with a three (3) foot wide access gate, concrete block pilasters with stone veneer (8' ht), and wood trellis (10' ht).]

A six (6) foot high wrought iron fence is proposed off East Nees and North Chestnut Avenues (approximately 20' from the property line). As a condition of approval, wrought iron fencing off East Nees and North Chestnut Avenues will incorporate a series of decorative stone veneer pilasters with decorative caps no more than twenty (20) feet apart as measured off-center. A maximum wall height, inclusive of column and cap will be no greater than seven (7) feet depending on the size, shape and style of the cap selected. An existing six (6) foot high wood fence is located along the northern property line. A six (6) foot high concrete block wall is proposed along the same property line. Homeowners will have the opportunity to determine whether or not they want to keep their existing wood fence or have the ability of sharing a new block wall to be built at the developer's expense.

Density

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 FMC, the proposed R-2 (*Low Density Multiple Family Residential*) zone district is consistent with the proposed Medium-High Density Residential (10.38-18.15 dwelling units/acre) planned land use designated for the subject property.

The R-2 zone district allows 'one dwelling unit for each two thousand seven hundred (2,700) square feet of lot area plus one dwelling unit for any remaining area of less than two thousand seven hundred (2,700) square feet and more than one thousand three hundred and fifty (1,350)

square feet.' The subject site is 435,540 square feet which permits one hundred sixty-two (162) units or 16.3 dwelling units per acre.

Therefore, the development of the subject property at an overall density of approximately 16.0 dwelling units per acre, in a manner which is consistent with the permitted uses and property development standards of the proposed R-2 (*Low Density Multiple Family Residential*) zone district is determined to be consistent with the proposed Medium-High Density Residential planned land use designation for the subject property.

While this project would provide for a potential increase in population at this individual site, it balances its population with other residential development projects in the immediate project vicinity which were not built-out at their full planned density and thus did not accommodate all the population planned for this area. Approximately 331.93 acres of property in the immediate area account for 1,561 dwelling units (4.70 dwelling units per acre); whereas the existing planned land use of medium-low density permits a maximum density of 6.0 dwelling units per acre. Therefore, the area can accommodate 160 dwelling units and a project density of sixteen (16) dwelling units per acre, which is being proposed by the applicant.

Surrounding Uses

The subject property is bounded on the north and south by existing single family residential developments. Property to the east of the subject property has been developed with multiple family residential land uses. Property immediately west of the subject property is vacant land and property further west is developed with commercial office uses.

Parking

Pursuant to Section 12-306-I-6-c of the FMC, when there is more than one dwelling unit on a single lot there shall be one and one-half parking spaces for each dwelling unit, one of which shall be in a carport or garage. In the event that a requirement for one-half parking space results under this ratio, the parking space requirement shall be increased to the next highest whole number.

The project proposes 160 residential units which require 240 parking spaces, 160 of which shall be in a carport or garage. The project proposes 171 carports, 22 garage stalls, and 101 open spaces; therefore all units will have a minimum of one covered parking space. In total, the project provides 294 parking spaces or 1.83 stalls per dwelling unit.

Rear Yard Encroachment

Section 12-306-N-1-d of the FMC states there are no rear yard requirements for accessory buildings if they do not exceed twelve (12) feet. The applicant is proposing garage buildings at fourteen (14) feet eleven (11) inches high which does not meet the requirement. A building height in excess of twelve (12) feet may be approved, at the discretion of the Director, if the roof line, or pitch, of the garage or carport is designed to match that of the main building. However, if it is approved, the garage must meet the setback requirements of the District in which it is located. Pursuant to Section 12-212.5-E-4-a of the FMC, rear yards for main buildings shall be twenty (20) feet.

The applicant is proposing the garage buildings with a roof line/pitch similar to the proposed buildings and ten (10) feet from the rear property line; therefore, the applicant is requesting a minor rear yard encroachment of ten (10) feet. The applicant will be required to provide space equal to the reduction elsewhere on the lot, exclusive of required yard area. Said replacement space shall have minimum dimensions of five (5) feet by eight (8) feet, and shall be so located that it is suitable for general use by the occupant of the premises. As proposed, the project site has forty-six (46) percent open space (25% is required).

Staff supports the reduction to the required rear yard setback to be ten (10) feet for the garage buildings as depicted on Exhibit A dated October 30, 2013. There will be no living areas or windows within the garage buildings; therefore, the proximity of the buildings to the rear property line will not have a substantial affect since they are treated as secondary structures to the "main buildings."

Land Use Plans and Policies

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-High Density Residential uses shall be distributed to maximize utilization of available or planned public facilities and services and to provide housing opportunities with convenient access to employment, shopping services, and transportation. 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.

The subject property lies within an area of the Woodward Park Community that is located on the northeast fringe of the metropolitan area and was originally planned to function as a moderately intensive residential community, compatible with nearby agricultural and open space requirements. Over the past decade, single-family residences have been developed as the prevailing land use, although development pressures for intensive residential uses have been strong. However, there has also been an increasing awareness of the public facility and resource constraints to urbanization.

Similarly, the goals of the Woodward Park Community Plan are directed toward: (1) The provision of a diversity of housing types, densities, and locations with respect to housing opportunities; (2) Providing for balanced growth and efficient use of resources and public facilities; and, (3) Providing maintenance of a safe, attractive, and stable community (Residential Uses – Goal 1-3).

Therefore, it is staff's opinion that the proposed plan amendment, rezone, and conditional use permit applications are consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project is found; (1) To be consistent with the goals, objectives and policies, including infill development of the applicable 2025 Fresno General Plan and the Woodward Park 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 site or adjacent lands.

The proposed density and design will take advantage of the existing infrastructure in the area. The existing street system with appropriate improvements from the subject property can readily accommodate increases in traffic. Furthermore, the development of a vacant parcel will create a more aesthetic appealing appearance to the neighborhood and lessen potential conflicts associated with vacant properties such as dumping of trash and vandalism.

Circulation Element Plan Policies and Major Street System Traffic Capacity

The subject property is located on the northeast corner of East Nees and North Chestnut Avenues. The subject property location is in close proximity to residential and commercial land uses which provide for a pattern of development that is anticipated to have the potential to reduce the number of average daily vehicle trips.

The mitigation measures established by the certification of MEIR No. 10130, requires that all plan amendments are required to prepare a traffic impact study (TIS). A TIS, dated July 26, 2013, was prepared for the proposed multi-family complex by Spencer Enterprises, Inc. The study has applied the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual. The development of 160 multiple family residential units on the subject site is expected to generate an average of approximately 1,207 average daily trips (ADT). Of these vehicle trips it is projected that 81 will occur during the morning (7 to 9 a.m.) peak hour travel period and 103 will occur during the evening (4 to 6 p.m.) peak hour travel period. The existing 2025 Fresno General Plan planned land uses for the subject site would generate 7,160 ADT, 164 trips occurring during the a.m. peak hour and 633 trips during the p.m. peak hour.

The proposed plan amendment will change the land use to Medium-High Density Residential, which will substantially reduce the traffic volume, as noted above. The trips would be directed mainly onto Nees Avenue. Chestnut Avenue and Nees Avenue are both designated as arterial streets according to the 2025 Fresno General Plan and the Woodward Park Community Plan. The northbound and southbound approaches include one left-turn lane, one through lane, and one right-turn lane. The eastbound approach includes one left-turn lane, two through lanes, and one right-turn lane. The westbound approach includes one left-turn lane and two through lanes with a shared right turn. The proposed project is expected to construct Nees Avenue to its ultimate width on the westbound approach, which is expected to include construction of a westbound right-turn lane.

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

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 a 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.

In accordance with the provisions of the 2025 Fresno General Plan and MEIR 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. The Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water facilities are available to provide service to the subject site subject to several conditions.

The proposed project will be required to contribute to the completion of the Fresno Metropolitan Flood Control District's (FMFCD) master planned storm drainage facilities. Stormwater ponding basins provide significant opportunity to recharge groundwater with collected storm water run-off and surface water obtained from the Fresno Irrigation District (FID) and United States Bureau of Reclamation on the northern edge of the current urban limit boundary.

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

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

The subject site is located within the city's Urban Growth Management Area and shall comply with the applicable service deliver requirements necessary to provide not less than the minimum acceptable level of fire protection facilities and services appropriate for urban uses. City police and fire protection services are available to serve the subject site. The subject site is located within two miles of Clovis Fire Station No. 43. The City of Fresno and Clovis have an automatic aid agreement.

The demand for parks generated by the project will be 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. 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.

District Committee

The District 6 Plan Implementation Committee made a formal recommendation on September 17, 2013. The Committee recommended approval of the plan amendment, rezone, and conditional use permit applications by a 4-0-0 vote with three (3) committee members absent.

Neighborhood Community Meeting

The applicant held a neighborhood meeting on December 11, 2013 and noticed property owners within 500 feet of the subject property. The meeting was held inside the banquet room of the Guadalajara Restaurant located at 1365 N. Willow Avenue in Clovis. The applicant provided an overview of the project, including artist renderings of the development, followed by a question-and-answer session.

Conditional Use Permit Findings

Based upon analysis of the conditional use permit application and subject to the applicant's compliance with all of the conditions of approval noted, staff concludes that the following required findings of Section 12-405-A-2 of the FMC can be made.

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 12-405-A-2.	
a. All applicable provisions of this Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,	
Finding a:	The area of the proposed residential planned development is approximately 9.99 acres in size. The subject property is proposed to be developed into a 160-unit multiple family residential development, at an overall density of approximately 16.0 dwelling units per acre. Multi-department/agency review of the proposed development plan (Conditional Use Permit Application No. C-13-086) has demonstrated that there is adequate space to meet all applicable requirements of the Code as established and modified in the Special Permit conditions of approval dated December 18, 2013; including yards, spaces, walls and fences, parking, landscaping, open spaces, and other required features.
b. The site for the proposed use relates to streets and highways adequate in width and	

pavement type to carry the quantity and kind of traffic generated by the proposed use; and,	
Finding b:	Staff from the Public Works Department, Traffic and Engineering Services Division has estimated that the proposed development will generate approximately 81 a.m./103 p.m. peak hour vehicle trips which can be accommodated by the adjacent streets subject to the respective requirements for dedications and improvements of adjacent portions of East Nees and North Chestnut Avenues in accordance with the Department of Public Works memorandums dated September 4, 2013, and September 11, 2013. These requirements are necessary for the traffic generated by the project and to accommodate city services and meet the needs of the proposed project.
c. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. The third finding shall not apply to uses which are subject to the provision of Section 12-306-N-30 of this Code.	
Finding c:	The staff of the Development and Resource Management Department has determined that the proposed project will not be detrimental to the public welfare or be injurious to property or improvements in the area in which the property is located if developed in accordance with the various conditions/requirements established through the related conditional use permit application review process.

Conclusion

Action by the Planning Commission regarding the plan amendment, rezone application and associated environmental assessment will be a recommendation to Council.

Conditional Use Permit Application No. C-13-086 requires approval by the Planning Commission contingent upon affirmative action by the City Council respective to the proposed plan amendment and rezone applications as well as adoption of the recommended finding of a Mitigated Negative Declaration for the associated environmental assessment. Unless the Planning Commission decision, respective to the conditional use permit, is set for hearing to the Council in accordance with Section 12-406-J of the FMC, the decision of the Commission shall be final and effective at 12:01 a.m. on the sixteenth day after the date of the decision, subject to writ of administrative mandamus under 1094.6 of the Code of Civil Procedures.

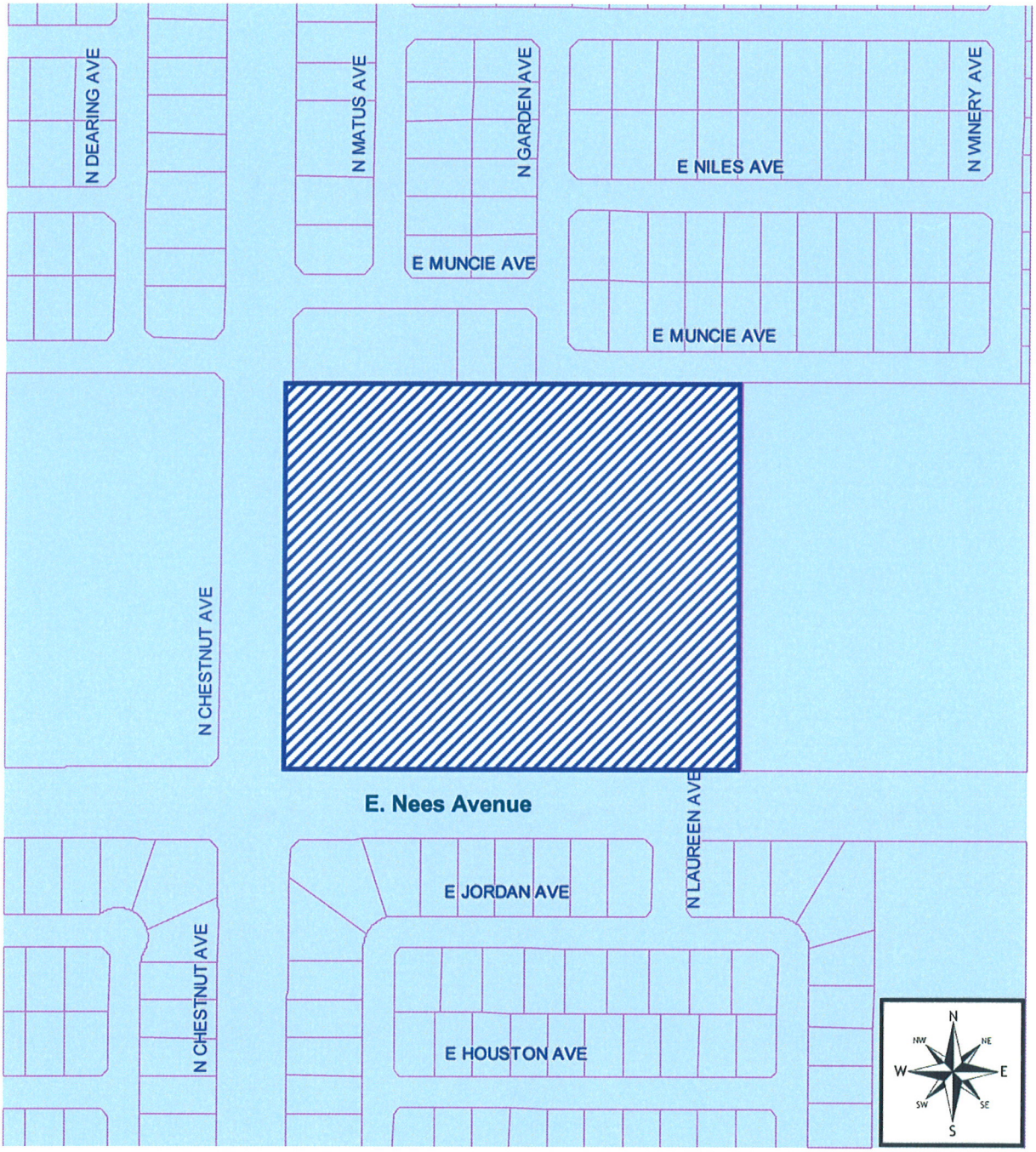
The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the Woodward Park Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant 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-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 is appropriate for the subject property.

Attachments:

Vicinity Map
Aerial Photograph
Public Hearing Notice Mailing List Vicinity Map
2025 Fresno General Plan Planned Land Use Map
Proposed Zone District Map
Proposed Site Plan, Elevations, and Landscaping Plans
Pictures of the Existing Site
Conditions of Approval for Conditional Use Permit Application No. C-13-086 dated December 18, 2013, including exhibits and Agency Comments
Environmental Assessment No. A-13-003/R-13-009/C-13-086, finding of a Mitigated Negative Declaration dated November 22, 2013

Vicinity Map

VICINITY MAP



Plan Amendment Application No. A-13-03
Rezone Application No. R-13-009
Conditional Use Permit Application No. C-13-086

LEGEND

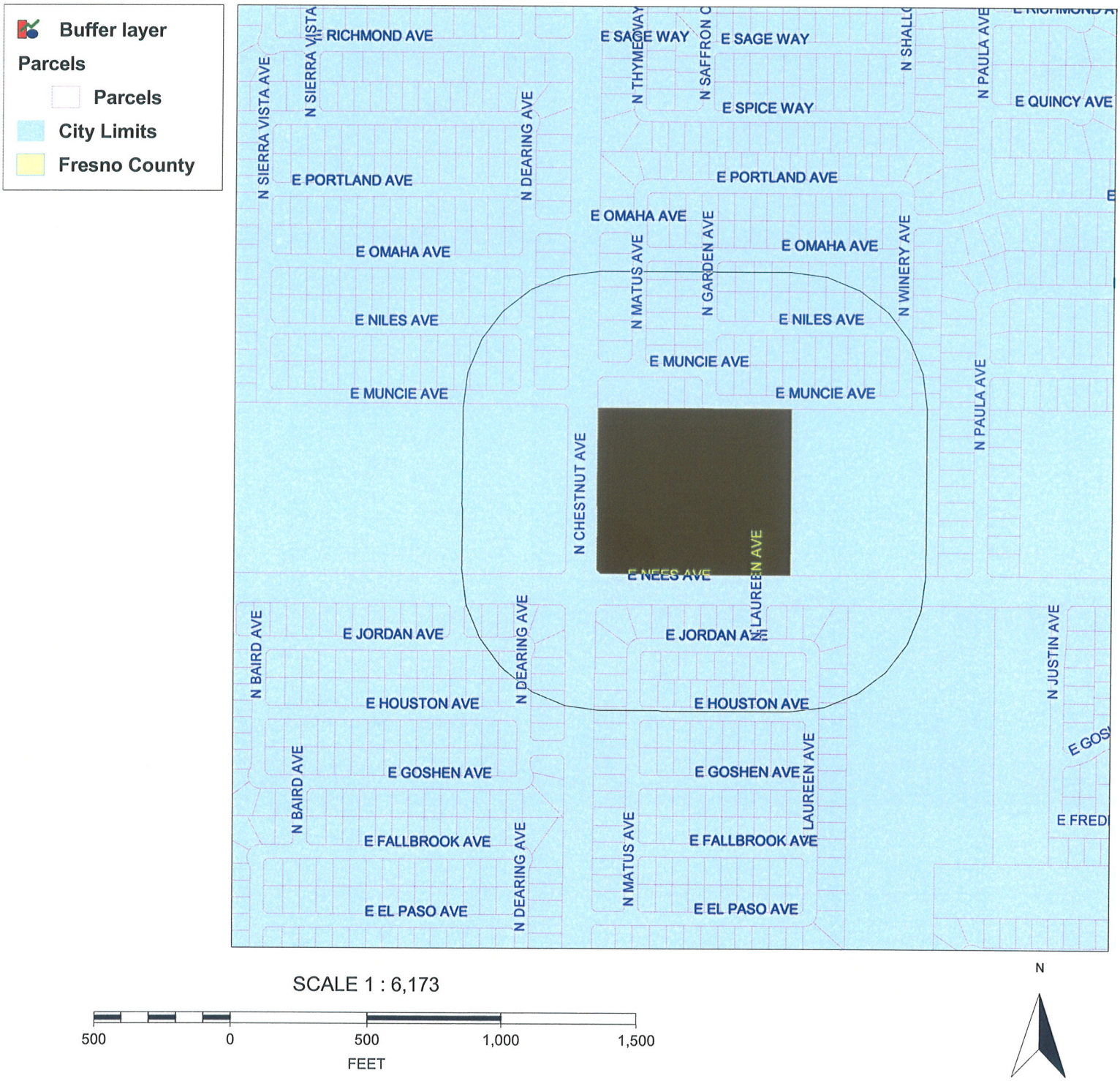
Subject Property

Aerial Photograph

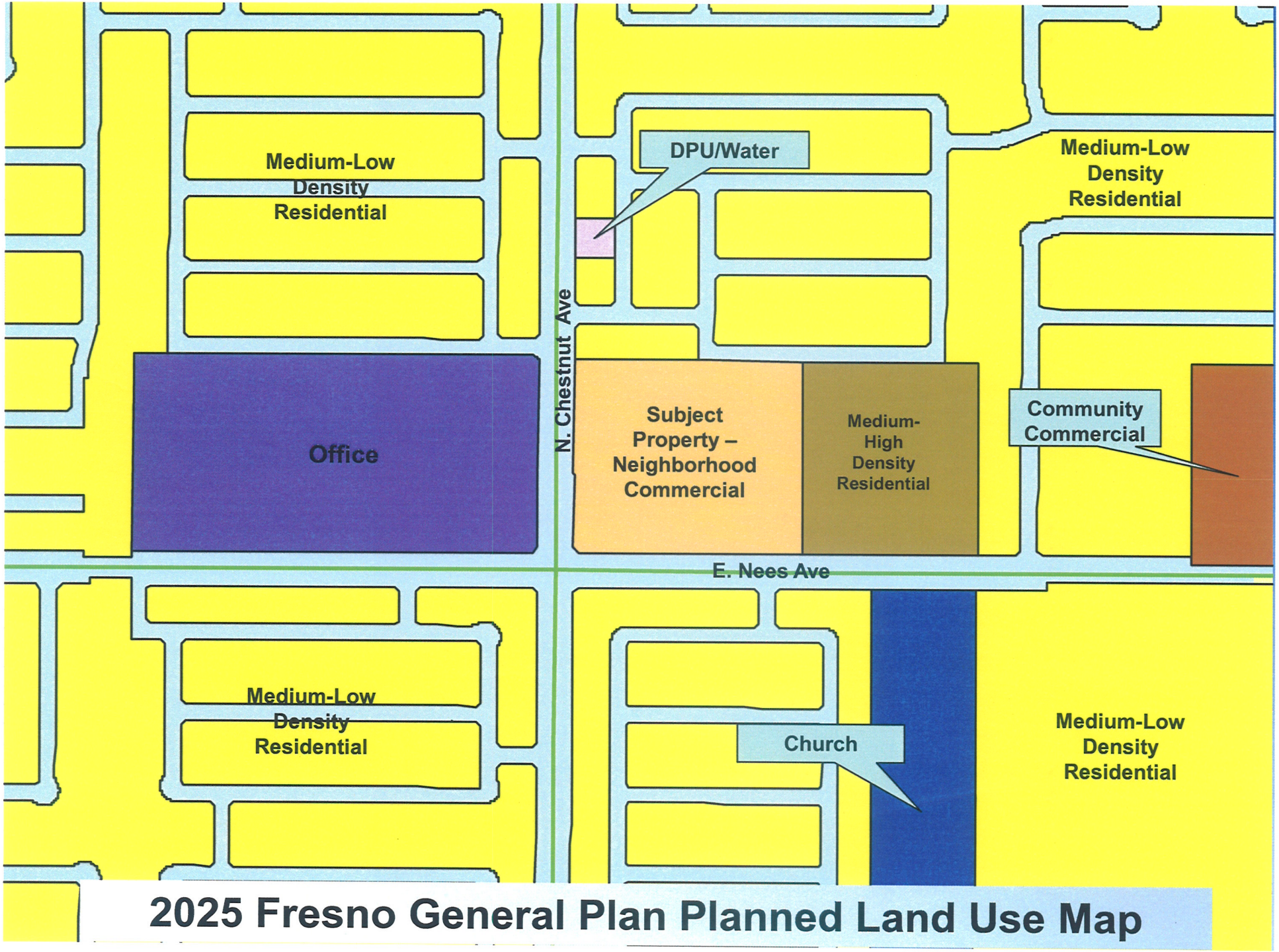
N
N Chestnut Ave
Muncie Ave
Subject Property
E Nees Ave
N Laureen
© 2013 Google
Google earth
Imagery Date: 3/15/2013
36°51'11.44" N 119°44'14.32" W elev 363 ft
Eye alt 1589 ft

Public Hearing Notice Mailing List
Vicinity Map (500-foot radius)

City of Fresno



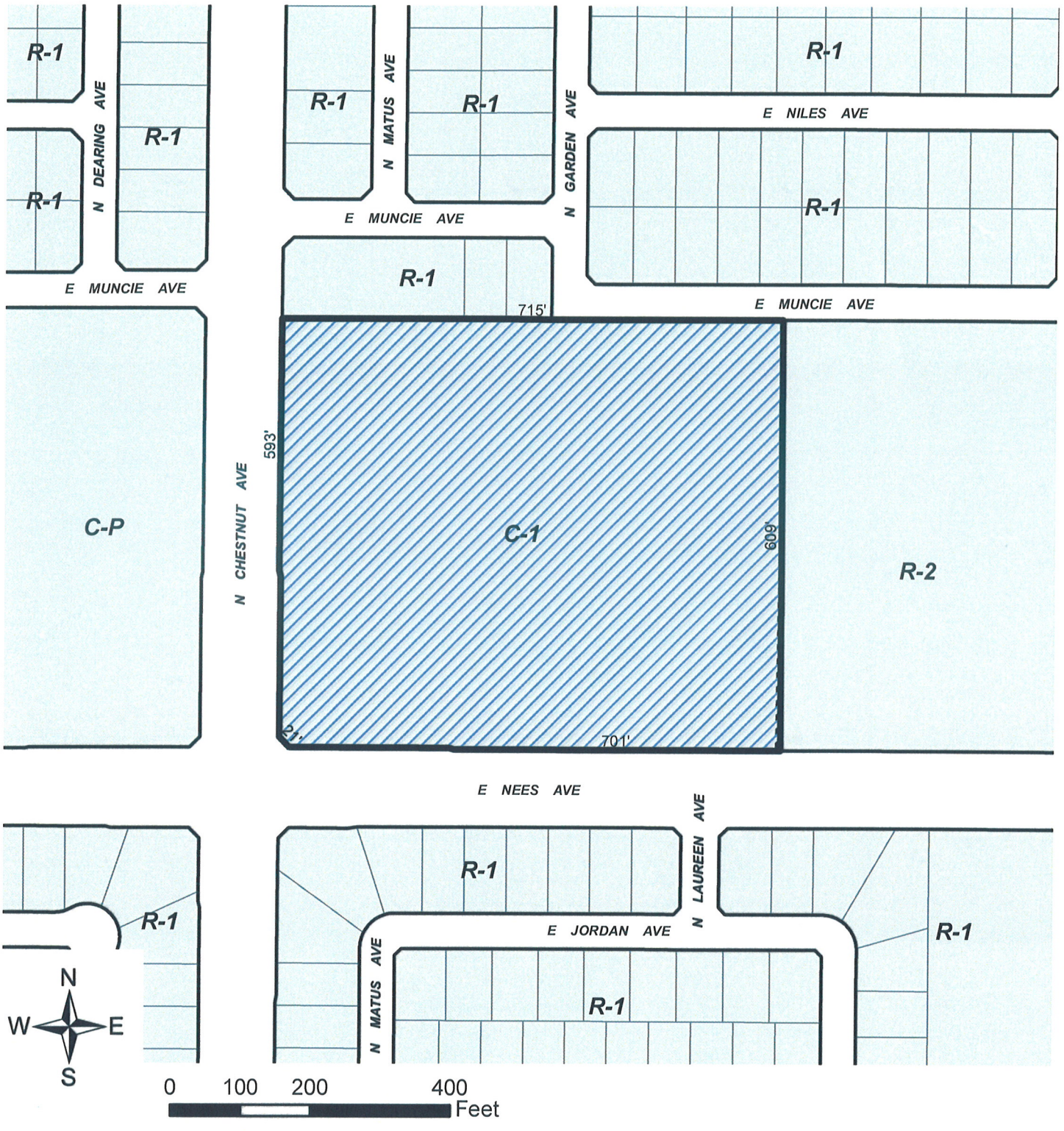
2025 Fresno General Plan
Planned Land Use Map



2025 Fresno General Plan Planned Land Use Map

Proposed Zone District Map

EXHIBIT A



R-13-009
APN: 403-070-53
2610 East Nees Avenue

C-1/UGM to R-2/UGM, 10.00 Acres

Proposed Site Plan, Elevations and Landscaping Plan

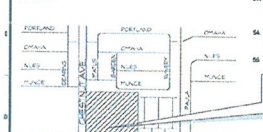
GENERAL NOTES:

(T=S PROPOSED SITE DEVELOPMENT PLAN IS SITUATED IN PARCEL B OF PARCEL MAP NO.00-07)

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND FURNISHED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL BUILDING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES
   1. 2010 CALIFORNIA BUILDING CODE,
   2. 2010 CALIFORNIA PLUMBING CODE,
   3. 2010 CALIFORNIA MECHANICAL CODE,
   4. 2010 CALIFORNIA ELECTRICAL CODE,
   5. 2010 CALIFORNIA FIRE CODE,
   6. 2010 CALIFORNIA ENERGY CODE,
   7. 2010 CALIFORNIA AND BUILDING CODE
   8. CITY OF FRESNO ORDINANCES.
2. DRAWINGS ARE NOT TO BE SCALED, OR WORKED FROM.
3. CONTRACTORS TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, PRIOR TO PROCEEDING WITH ANY WORK.
4. PROVIDE A SET(S) OF APPROVED PLANS IN A BOX FOR INSPECTION AT JOB SITE.
5. NO DAMAGE TO BE CAUSED TO ADJACENT PROPERTY.
6. ALL GRADES AND SLOPES TO BE DIRECTED TO PROPER CITY OF FRESNO STORM DRAINAGE FACILITIES AS LEVELED AND GUTTERS TO BE DONE TO EXIST PRIOR TO ACCEPTANCE OF ALL PAVING.
7. THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF A.C. PAVING.
8. CONTRACTOR TO PROVIDE THE BUILDING DEPT. WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ALL FILL AREAS ON SITE.
9. ANY TRENCHES OPEN WITHIN THE AREA OF CONSTRUCTION SHALL BE BE PROPERLY OR RETIRED BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
10. REPAIR ALL DAMAGED AND OUT-GRADE OFF-SITE CONCRETE STREET IMPROVEMENTS AS DESIGNATED BY THE CITY OF FRESNO PUBLIC WORKS INSPECTOR. CONSTRUCTION TYPE AND PATTERN OF CASTING, (559) 621-8600. PRESERVATION OF MONUMENTS, PLOT PLAN SHOWS CURRENT AS-BUILT AS-IS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% CROSS SLOPE MUST BE REQUIRED INTO COMPLIANCE PRIOR TO ACCEPTANCE BY INSPECTION.
11. CONTACT SOLID WASTE DIVISION AT 621-1321 FOR APPOINTMENT TO INSTALL BIN ACCESS AND PROVIDE STATE REQUIRED AS CONDITIONS OF PROVISION OF DUMPSTER SERVICE.
12. ELEVATIONS GIVEN ABOVE ROOF FINISHED ENCAPSULATION SHOULD BE WITHIN THE STREET RIGHT OF WAY AND ON UTILITY EASEMENTS ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA) CALL 1-800-642-2444.
13. NO WORK ON PLANS, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
14. TREES SHALL BE PLANTED IN GOOD HEALTH, HOWEVER, THEY MAY NOT BE PERMITTED PLANTED IN HEDGE TREE NATION, HEIGHT OR SIZING, CONFLICT WITH THE SITE, ENCROACH, NECESSARY FOR THE SAFE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
15. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLDEN OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNITS, SUCH SITE TIME LANDSCAPING IS INSTALLED, APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
16. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY AN INDICATE PROFESSIONAL, APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPT.
17. NO STRUCTURES OF ANY KIND TYPE INSTALLED OR PLANTED WITH THE LANDSCAPED AREAS. NO WIRES OR UTILITY POLES, TRANSFORMERS, PEDESTALS, BOXES, ENCLOSING THE BACK FLOW PREVENTION DEVICE) ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS FROM THE STREET FRONTAGE OF THE BUILDING SITE, ALL TRANSFORMERS SHALL BE SHOWN ON THE ELEC. PLAN. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SHOWN ON PLANS AS TO BE APPROVED.
18. ON-SITE PARKING AND PAVING TO BE PER CITY OF FRESNO PUBLIC WORKS STANDARDS (PUBLIC PLACE).
19. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED ON OR IN CONNECTION AS PART OF THIS SPECIAL USE PE.
20. WINDOW SIGNS ARE LIMITED TO 4 SQ. FEET IN AREA, PROVIDING FOR INFORMATION ABOUT HOURS OF OPERATION & EMERGENCY, SALE OR RENTAL INFORMATION ONLY. BANNERS MARKING ANY GRAND OPENING, EVENTS SIGNAGE OR PROMOTIONS SHALL BE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOP. DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
21. IF ARCHAEOLOGICAL AND/OR PALEONTOLOGICAL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATION, CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
22. IF THESE ARE SUSPECTED PALEONTOLOGICAL RESOURCES (OR FOSSIL SHALL BE PRESENT), YOU CONTACT (559) 266-0108. IF THE FINDING OF OTHER ARCHAEOLOGICAL MATERIAL, GRADING, TRENCHING, BORING, EXCAVATION OR OTHER SOIL DISTURBANCE SHALL COVER EVIDENCE FROM SPECIES UNDISTURBED, STOP IMMEDIATELY CONTACT, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY FRESNO NATURAL LOCAL INFO VALLEY WITHIN THE CENTER PHONE (559) 844-3268 SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGIST SHALL BE CONTACTED FOR THE PURPOSE OF RECORDING THE PROJECT, THE SITE SHALL BE PROPERLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO FURTHER SITE INVESTIGATION OR SITE AVOIDANCE IF DEEMED WORTH.
23. IF ANY PALEONTOLOGICAL REMAINS OR SITES ARE FOUND ON THE PROJECT SITE, WORK SHALL BE IMMEDIATELY STOPPED AND THE PROJECT PALEONTOLOGIST SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN AGREEMENT SHALL BE CONCLUDED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
24. ALL ACCESSIBLE SHALL SHALL COMPLY WITH CALIFORNIA TITLE 24 AND SHALL BE PAINTED WITH THE INTERNATIONAL SYMBOL OF SPACES AND SHALL PAINTED THAT VEHICLES WILL ALSO BE OF SUCH DEVICES OF COPY OF THEY MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED ON EACH SIGN(S). ONLY THOSE PLACES.
25. OPEN STREET CUTS ARE NOT PERMITTED, ALL UTILITY CONNECTIONS MUST BE BORED.
26. ALL PERIPHERAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT ON THE STREET CONSTRUCTION, PLANS, PROCEDURES AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHTS OF WAY INCLUDING PEDESTRIAN AND UTILITY EASEMENTS SHALL AS A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF THE WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
27. NOTUSED.
28. CONNECTION TO THE CITY OF FRESNO WATER AND SEWER SYSTEMS REQUIRED
29. NOTUSED
30. A SHOP DRAWING REVIEW SERVICES MAY BE REQUIRED, CONTACT THE FIRE DEPARTMENT AT (559) 621-4081 TO MAKE ARRANGEMENTS. SERVICES MUST BE INSTALLED BEFORE ANY BUILDING IS OCCUPIED. APPROVED BY THE FIRE DEPARTMENT. FIRE SPRINKLER SYSTEM SUPERVISORY SERVICE, FIRE ALARM SYSTEMS, KNOX BOX, FIRE DEPARTMENT CONNECTION, OFFICER, A PUMP SERVICE MAY BE REQUIRED TO INSTALL DEVICE, BADGING OR OTHER ACCESS CONTROL SHALL BE INSTALLED AT THE DIRECTION OF THE FIRE DEPARTMENT AND SHALL BE INSTALLED AT THE DIRECTION OF THE FIRE DEPARTMENT FOR THE PURPOSES OF THE WARRANTY OF THE SYSTEM(S) AND FOR FUTURE MAINTENANCE PURPOSES. THE OWNER, OPERATOR, LESSEE OR AGENT OF THE PROPERTY MUST BE TRAINED BY THE SYSTEM INSTALLER TO OPERATE THE SYSTEM(S) PRIOR TO OCCUPANCY. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION AFTER A TAP SUBMITS PRIOR TO CONSTRUCTION. FLS IS OPTIONAL.
31. THE CONTRACTOR IS REQUIRED TO REQUEST A FINAL INSPECTION PRIOR TO BEING ON A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT THE BUILDING PLANNING AND DEVELOPMENT DEPARTMENT AT LEAST ONE DAY IN ADVANCE TO REQUEST A FINAL INSPECTION. INSPECTION REQUESTS SHALL BE MADE TO THE DEPARTMENT BY TELEPHONE ONLY AT LEAST ONE WORKING DAY IN ADVANCE.
32. SEPARATE PERMITS ARE REQUIRED FOR DRIVEWAYS & SIDEWALKS.
33. APPROVED CENTRAL STATION MONITORING OF THE FIRE SPRINKLER SYSTEM IS REQUIRED.
34. FIRE HYDRANTS SHALL BE INSTALLED, TESTED, APPROVED AND ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MADE SUITABLE FOR TRAVEL AND USE DURING THE TIME OF CONSTRUCTION. THIS IS WITHIN A 12' CUT LEFT WALL FACE THE ARCHITECTURE. DEVELOPER IS MEETING ALL ON-SITE HYDRANTS THAT PROVIDE THE REQUIRED FLOW OF 2500 GPM WITH A MINIMUM RESIDUAL PRESSURE OF 20 PSI.
   ALL CONSTRUCTION WORK IS SUBJECT TO A STOP WORK ORDER IF ACCESS ROADS ABOVE 6 FT GRADE FOR FIRE HYDRANTS INCREASABLE. SEE THE BACK OF THE BUILDING & SAFETY DIVISION PERMIT CARD FOR DETAIL PROTECTION REQUIREMENTS DURING CONSTRUCTION.
35. A MINIMUM OF TEN BICYCLE PARKING SPACES SHALL BE PROVIDED ON THE SITE PURSUANT TO SECTION 15-1506 (A) (3) OF THE FMC. BICYCLE PARKING SPACES SHALL BE A MINIMUM OF ONE SLOT IN SIZE X 6 RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOR TEST OF CLEARANCE OF AN ALL SIDES. THERE SHALL BE A CLEARANCE BETWEEN RACKS OF 24 IN. IN ANY RACK, LOCK AND WHEEL OF BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED PUBLIC RIGHT OF WAY TOUCH CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLES BY CURBS OR SIMILAR BARRIERS OF FIXED PLANNING NOT LESS THAN SIX INCHES (6") HIGH. THREE FEET IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCROACH ON PEDESTRIAN WAYS, LANDSCAPING AREAS, OR OTHER REQUIRED OPEN SPACES AND SHALL BE LOCATED SAFELY TO VEHICLES.
36. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHT-OF-WAY.
37. STREET IMPROVEMENT PLANS PREPARED BY A REGISTERED CIVIL ENGINEER ARE REQUIRED. PLANS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION, PRIOR TO ISSUANCE OF BUILDING PERMITS AND STREET WORK PERMITS (ALONG WITH GRADING PERMIT PLANS)
38. ANY UTILITIES REQUIRING RELOCATION SHALL BE THEIR RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. PRE-HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE FOR ANY WATER EXPANSION.
39. THE CONSTRUCTION OF ANY CURB, GUTTER, SURFACE OR SIDEWALK STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT OF WAY IS PERMITTED ONLY BY AUTHORIZATION OF A PERMIT IS APPROVED BY THE CITY ENGINEER. FOR PERMITS, CONTACT PUBLIC WORKS DEPT. ENGINEERING SERVICES DIVISION AT 621-8600
40. INSTALL SIGNS AND STRIPING AS SHOWN ON ALL PLANS AND SHALL BE INSTALLED AND MAINTAINED BY THE CITY TRAFFIC ENGINEER, STREET LIGHT PLANS AND SHALL BE INSTALLED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT, SERVICES PRIOR TO COMPLETION OF THE WORK.
41. LIGHTING WITHIN PROPOSED PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED AND MAINTAINED AND CONTROLLED SO AS NOT TO CAUSE AN NUISANCE OR BE DETRIMENTAL TO THE USE OF THE LAND ADJACENT THE LIGHT OF LIGHTING SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
42. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER CAUSES. ALL ROADS WITHIN ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 60,000 LB. VEHICLE LOADS (FIRE APPARATUS). ONE OR MORE TEMPORARY TURNAROUNDS SHALL BE PROVIDED AS REQUIRED BY THE FIRE CHIEF OR HIS/HER DESIGNATED REPRESENTATIVE. THE TURNAROUNDS SHALL BE LOCATED AT THE END OF ANY ROAD EXCEEDING 150 FEET IN LENGTH AND SHALL BE MAINTAINED UNOBSTRUCTED AT ALL TIMES.
43. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE PLAN AS PER PG&E SECTIONS 101, AND RES. NO. 78-1220-86-209.
44. WALKWAYS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 42" AT A DOOR (EXCEPT THAT STAIRWAYS MAY BE SHALLOWER THAN 42" BUT NOT LESS THAN 36" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. CBC 1133.B.7.5
45. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING, (559) 621-8600, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
46. TWO POINTS OF PRESENT ACCESS MUST BE PROVIDED. THIS ACCESS MUST BE PLANNED AND DURING ALL PHASES OF DEVELOPMENT.
47. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER CAUSES. ALL ROADS WITHIN ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 60,000 LB. VEHICLE LOADS (FIRE APPARATUS). ONE OR MORE TEMPORARY TURNAROUNDS SHALL BE PROVIDED AS REQUIRED BY THE FIRE CHIEF OR HIS/HER DESIGNATED REPRESENTATIVE. THE TURNAROUNDS SHALL BE LOCATED AT THE END OF ANY ROAD EXCEEDING 150 FEET IN LENGTH AND SHALL BE MAINTAINED UNOBSTRUCTED AT ALL TIMES.
48. STREETS AND ALLEYS WITHIN THIS PLAN SHALL BE CENTERED AS FIRE LANES PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. CERTAIN STREETS AND ALLEYS DESIGNATED AS FIRE LANES ON THIS PLAN SHALL BE POSTED AS FIRE LANES PER FIRE DEPARTMENT STANDARD # 30 (SEE).
49. PROVIDE SIGNS STATING "THIS SPACE IS RESERVED FOR FIRE DEPARTMENT ACCESS ONLY" AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WARNING VEHICLES ENTERING PARKED OR LEFT STANDING IN THE FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE. SIGNS SHALL BE PROVIDED AS REQUIRED BY THE FIRE CODE - CONTACT FIRE DEPARTMENT AT 621-2300.
50. ALL SIGNS ON COMMON ACCESS DRIVES SHALL BE SIGNIFICANT AND NO LESS THAN 30 SQ. FT. IN AREA AND SHALL BE LOCATED AT EACH ENTRANCE TO THE DRIVE AND AT INTERVALS NOT TO EXCEED 150 FEET. SIGNS SHALL BE PROVIDED AS REQUIRED BY THE FIRE CHIEF.
51. APPROVAL OF THIS SPECIAL PERMIT THIS SPECIFICALLY AND NOT IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS STATED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE, AND PUBLIC WORKS STANDARDS AND SPECIFICATIONS, DEVELOPMENT AND HOUSING DEPT. DEPARTMENT SHALL NOT ACCEPT ANY APPLICATIONS FOR BUILDING PERMITS OR ISSUE BUILDING PERMITS FOR THE SPECIAL PERMIT WHEN PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANNED SPECIALLY ALTERED OR ENLARGED WITHOUT APPROVED PURSUANT TO THIS SPECIAL PERMIT OR ISSUED BY AMENDMENTS OR REVISIONS.
52. FUTURE RINGES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND HOUSING DEPT. PRIOR TO CONSTRUCTION.
53. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS WAYS OR A STRATEGIC AREAS WHERE PERSONS WITH DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO AN FROM ACCESSIBLE PARKING STALLS AND RAMPS.
54. DEEDED OF EASEMENTS OR THE REQUIRED LOCATIONS SHALL BE PREPARED BY THE OWNER/DEVELOPER, UNDERTAKEN & SUBMITTED TO THE CITY WITH SATISFACTION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
55. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE PLAN AS PER PG&E SECTION 101, AND RES. NO. 78-1220-86-209.

VICINITY MAP

SCALE: NTS



KEYED NOTES:

(1) 30 CONCRETE CURB AND GUTTER PER FMC#1. CONSTRUCTED CONCRETE SIDEWALK TO MATCH EXISTING

(2) 30 CONCRETE CURB, GUTTER, SIDEWALK, AND ACCESSIBLE CURB RAMP TO FMC#1

(3) 24 FIRE HYDRANT PER FMC#1

(4) 24 FIRE DEPARTMENT CONNECTION METAL POLE TO PER FMC#1

(5) 30 x 8 - 0" HIGH BLOCK FENCE PER FMC#1

(6) 20 x 8 - 0" HIGH CMU WALL PER FMC#1

(7) 30 NON-PERMEABLE PAVEMENT PER FMC#1

(8) 30 CONCRETE CURB, GUTTER, AND SIDEWALK WITH PLANTER PER FMC#1. 30 CONCRETE SIDEWALK AND PLANTER PER TO TRANSITION WITH EXISTING SIDEWALK DRIVEWAYS

(9) 30 x 8 - 0" WOOD FENCE TO MATCH EXISTING

(10) 30 x 8 - 0" CHAIN LINK FENCE AT NORTH PROPERTY LINE OF THIS SITE

(11) 30 TEMPORARY ACCESS ROAD TO BE REMOVED AND REPLACED WITH PERMANENT IMPROVEMENTS PER FMC#1. DRIVEWAY

(12) 30 RAISED MEDIAN WITH CONCRETE CURB AND EDGE AND LANDSCAPING PER CONCRETE AT ALL TERMINUS

(13) 30 CONCRETE CURB, GUTTER, SIDEWALK, CORNER RAMPS WITH TRUNCATED DOMES, AND PAINTED CROSSWALK WITH STREET LIGHT ON METAL POLE IS TESTED PER FMC#1. 30 FT DRIVEWAY CONSTRUCTED TO LOT-WIDE FLOW

(14) 30 METAL SIGNAL STANDARD - LOOPS

(15) 30 x 8 - 0" PAINTED CMU - STREET MARKINGS

(16) 30 TRAFFIC SIGNAL CAUTION SIGN TO BE REMOVED AND RELOCATED PER CITY OF FRESNO TRAFFIC ENGINEERING DEPT REQUIREMENTS

(17) 30 PAINTED CMU WALL WITH PAINTED DOUBLE YELLOW DIVISION BOTH SIDES OF PRIVATE DRIVEWAY AND BOTH SIDES

(18) 30 TEMPORARY STORM DRAIN TO BE REMOVED

(19) 30 CONCRETE PAD WITH 5-INCH CONCRETE FOOTING OF 20 (20) 30 DIRECT PAVEMENT APPROACH PER PW STD 251-2 AT NEES AVENUE ACCESS

(21) 30 NO-OBSTRUCTION SIGN TO BE REMOVED AND RELOCATED PER CITY OF FRESNO TRAFFIC ENGINEERING DEPT REQUIREMENTS

(22) 30 ACCESSIBILITY SIGN MOUNTED ON POLE - TO BE ENTRY WITH EMERGENCY ACCESS SIGN - TO BE ON PERMANENT POLE. SEE DETAIL A-2.3

(23) 30 MAIN VEHICULAR ENTRY SIGN WITH "NEES ENTRY" STREET OF CITY LOGO. MOTOR DRIVEN GATE OPERATOR WITH SIGNAGE PER CITY REQUIREMENTS. PROTON SENSOR TO REMOVE ABOVE AT EXIT AND ENTRY. PROVIDE ACCESS TO EMERGENCY PERSONNEL AS NEEDED AT REMOTE ACTIVATED

(24) 30 PEDESTRIAN GATES THAT ARE LOCKED AND RELEASED FOR BUILDING ACCESS SHALL HAVE A STROBE LIGHT AND LOCK-OUT SYSTEM. SEE DETAIL A-2.3

(25) 30 DIRECTORY SIGN. SEE DETAIL A-2.3

(26) 30 STAMPED AND COLORED CONCRETE AT MAIN ENTRY

(27) 30 x 8 - 0" HIGH TRANSPARENT SCREEN WITH DECORATIVE PILASTERS AT MAIN ENTRY

(28) 30 HIGH WROUGHT IRON FENCE. SEE DETAIL A-2.4

(29) 30 GATED PEDESTRIAN ENTRY FEATURE. SEE SHEET A-2.0 FOR FLOOR PLAN

(30) 30 STREET LIGHT - LOCATION SUBJECT TO FINAL DESIGN PER PUBLIC WORKS DEPT

(31) 30 SECOND EMERGENCY VEHICULAR ENTRY GUARDED BY SECURITY GATE PER CITY OF FRESNO TRAFFIC ENGINEERING DEPT REQUIREMENTS. PROTON SENSOR TO REMOVE ABOVE AT EXIT AND ENTRY. PROVIDE ACCESS TO EMERGENCY PERSONNEL AS NEEDED AT REMOTE ACTIVATED

(32) 30 PEDESTRIAN GATES THAT ARE LOCKED AND RELEASED FOR BUILDING ACCESS SHALL HAVE A STROBE LIGHT AND LOCK-OUT SYSTEM. SEE DETAIL A-2.3

(33) 30 DRIVE APPROACH PER PW STD 251-2 AT CHESTNUT AVENUE ACCESS (20' MINIMUM TO 30' MAXIMUM)

(34) 30 CONCRETE CURB, GUTTER, PLANTER AND SIDEWALK PER PW STD 215. SIDEWALK TO BE 6'-0" WIDE AND SHALL INCLUDE A BULGE OF CURB AT 2 PE (2'-0" OF RADIUS) AT ALL INTERSECTIONS OR BUILDING TRAFFIC SEE CIVIL DRAWINGS

(35) 30 LOW SITE RETAINING WALL, CURB, GUTTER, SIDEWALK, PLANTING, STREET LIGHTS, STREET SIGNS AND ETC. TO BE CONSTRUCTED PER CONSTRUCTION PLANS

(36) 30 NEW PRIMARY TRANSFORMER LOCATION. FINAL LOCATIONS TO BE VERIFIED WITH PG&E

(37) 30 ASPHALT CONCRETE PAVING OVER CLASS II AGGREGATE BASE PER CITY STD. 215. ENCLOSURE TO BE CONSTRUCTED AS REQUIRED BY DEPT OF SOLID WASTE. SEE DETAIL A-2.3

(38) 30 OPEN PARKING STALL - 9'-0" WIDE PER CITY STD

(39) 30 ACCESSIBLE PARKING STALLS WITH PAINTED LOADING ZONE AS PER PW STD 242. NOT TO BE NOTED PER PW STD 242 FOR ACCESSIBLE AREA. SEE DETAIL A-2.3

(40) 30 ACCESSIBLE PARKING SIGN. SEE ACCESSIBLE PARKING DETAILS. NOT TO BE NOTED PER PW STD 242 FOR ACCESSIBLE AREA. SEE DETAIL A-2.3

(41) 30 PAINTED CROSSWALK WITH PAINTED STOP BAR. SEE DETAIL A-2.3

(42) 30 BUS SHELTER AT CONCRETE WALK. SEE DETAIL A-2.3

(43) 30 ACCESSIBLE ROUTE WALK WITH BUILT-IN SIGNAL DIVISION PAVEMENTS

(44) 30 T-0 CONCRETE WALK AT PARKING. SEE DETAIL A-2.3

(45) 30 TYPE - PRIMARY TRANSFORMER LOCATION. FINAL LOCATIONS TO BE VERIFIED WITH PG&E

(46) 30 TRASH ENCLOSURE WITH CONCRETE APRON PER CITY STD P-33, P-34, EP-28. ENCLOSURE TO BE CONSTRUCTED AS REQUIRED BY DEPT OF SOLID WASTE. SEE DETAIL A-2.3

(47) 30 OPEN PARKING STALL - 9'-0" WIDE PER CITY STD

(48) 24 - 0" WIDE CONCRETE WALKWAY. SEE DETAIL A-2.3

(49) 30 LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS

(50) 30 RAISED PLANTER, 12" MIN. ELEVATION. SEE DETAIL A-2.3

(51) 30 PLANTER WITH CONCRETE CURB AND EDGE. PLANTING AT BOTTOM SIDE OF ROOF. SEE ELECTRICAL FOR LIGHTING

(52) 30 ON-SITE LIGHTING. APPROXIMATE LOCATIONS OF BUILDING MOUNTED LIGHTING AND POLE MOUNTED LIGHTING. FINAL LOCATIONS TO BE VERIFIED BY ELECTRICAL ENGINEER PRIOR TO LIGHTING COVERAGE. SEE ELECTRICAL FOR LIGHTING

(53) 30 CURB RAMP AT CONCRETE WALK. SEE DETAIL A-2.3

(54) 30 ACCESSIBLE PARKING SIGN AND PAINTED CURB MARKINGS PER PW STD 242. NOT TO BE NOTED PER PW STD 242 FOR ACCESSIBLE AREA. SEE DETAIL A-2.3

(55) 30 BIKE RACK AT CONCRETE WALK. SEE DETAIL A-2.3

(56) 30 NEW WROUGHT IRON FENCE AND GATE AT POOL AREA. SEE DETAIL A-2.4

(57) 30 DIMENSIONED POOL AND POOL EQUIPMENT TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, BUILDING & SAFETY DIVISION PERMIT AND POOL EQUIPMENT TO BE SUBMITTED TO THE COUNTY OF FRESNO BUILDING & SAFETY DIVISION. FRESNO BUILDING & SAFETY DIVISION, AND PERMITTED BY THE SWIMMING POOL CONTRACTOR.

(58) 30 LATTICE FENCE FROM CANOPY, TO REST, SEE DETAIL A-2.4

(59) 30 OPEN SPACE

(60) 30 x 8 - 0" HIGH SOLID MASONRY WALL FOR POOL, SEE DETAIL A-2.4

(61) 30 x 8 - 0" HIGH CMU WALL PER FMC#1

(62) 30 LIGHT - CONCRETE CURB BETWEEN DRIVEWAYS SEE DETAIL A-2.4

(63) 30 WALL TO STATE STANDARD STOP SIGNS AT LOCATIONS SHOWN. SIGN SHALL BE MOUNTED ON A 4" x 4" WOOD POST WITH THE BOTTOM OF THE 7" ABOVE THE FINISHED GROUND ELEVATION AND SHALL BE LOCATED 2' BEHIND THE BACK OF CURB AND SIDEWALK. A RIGHT SIDE OF SIGN & ADDITIONAL SIGN SHALL BE PLACED AT THE SAME LOCATION, INSTALLED ON 3" STEEL POST AND FOOTING, IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST

SITE PLAN

LEGAL DESCRIPTION:
PARCEL B OF PARCEL MAP NO. 2001-07, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 82 PAGES 1 AND 2 OF RECORDS OF SURVEY MAPS, FRESNO COUNTY RECORDS.

SCALE: 1:40-0

APPL NO. C-B-82 EXHIBIT A DATE 3/5/18
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____
DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

▲▲▲ THE SYMBOL INDICATES RELOCATED/NEW OR DIRECT HANDICAPPED ACCESS AREAS (OUTSIDE STANDARD SCOPE OF WORK)

PROJECT DATA:

PROPOSED 3 STORY FLAT APARTMENT COMMUNITY

SITE ADDRESS: 2610 E. NEES AVENUE, FRESNO, CA 93720 (E. NEES AVENUE)

APN: 405-050-03

OWNER: NEES AVENUE APARTMENTS, LLC
ATTN: STEVEN SPENCER
8246 E. VIA MONTA
FRESNO, CA 93730
TEL: (559) 325-4910

EXISTING ZONING: CC - COMMERCIAL COMMUNITY
EXISTING PLAN DESIGN: NEIGHBORHOOD COMMERCIAL

PROPOSED ZONING: R-3 - MEDIUM HIGH DENSITY MULTIPLE RESIDENTIAL
PROPOSED DENSITY: 30 DU/AC
ALLOWABLE DENSITY: 15 DU/AC

PROPOSED USE/PLAN DESIGN: MEDIUM-HIGH DENSITY MULTIPLE RESIDENTIAL

BUILDING DATA:

OCCUPANCY/USE	OCCUPANCY	NO. OF BEDROOMS
ENCLOSED UNITS	R-2	TWO STORY
COMMUNITY BUILDING	A-3	1 AND 2 STORY
GARAGES & CARPORTS	U-1	SINGLE STORY
CONSTRUCTION TYPE	V-B	
DWELLING UNITS (COMMUNITY BUILDING & GARAGES & CARPORTS)	SB	

PARKING:

REQUIRED PARKING: 1.5 SPACES/UNIT (1 BEDROOM & STUDIO UNITS)

	UNITS	COVERED	UNCOVERED
1 BR, 2 BR & STUDIO UNITS	192	192 STALLS	0 STALLS
TOTAL SPACES REQ'D		192 STALLS	0 STALLS

PROVIDED PARKING:

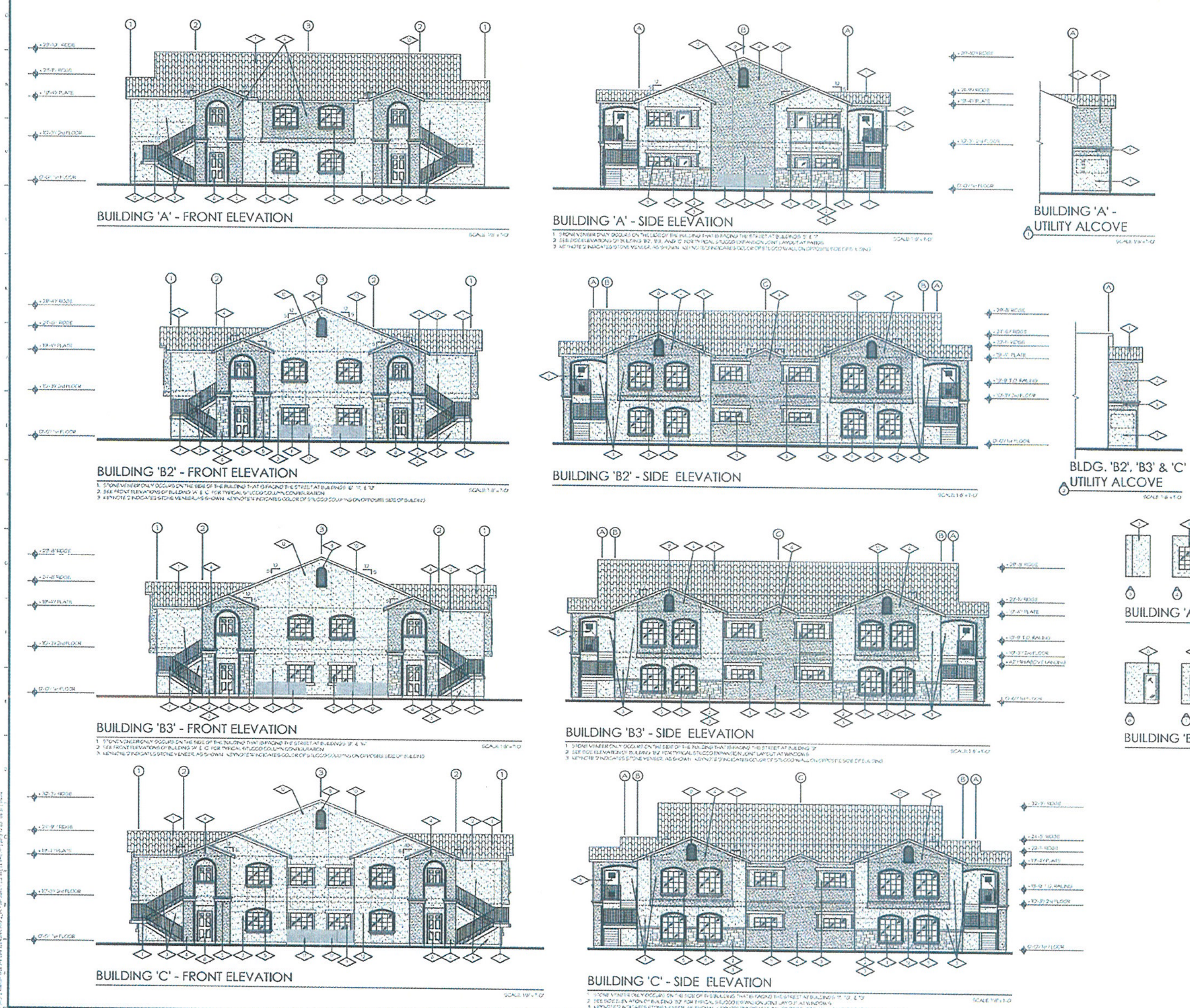
	UNITS	COVERED	UNCOVERED
OPEN STALLS	10 STALLS		
CARPORT STALLS (TO CARPORTS)		19 STALLS	
GARAGE STALLS (TO GARAGES)		236 STALLS	
TOTAL STALLS PROVIDED	10 STALLS	+ 183 STALLS	= 193 STALLS + 236 STALLS = 429 STALLS

SITE AREA AND COVERAGE:

SITE AREA: 9.89 ACRES (430,875 SQ.FT.)
SITE COVERAGE: = 39.6

OPEN SPACE:

REQUIRED OPEN SPACE (25% REQ'MT)
- 1 BEDROOM & STUDIO UNITS @ 150 SQ.FT. PER UNIT = 192 UNITS @ 150 SQ.FT. = 28,800 SQ.FT.
- 2 BEDROOM UNITS @ 200 SQ.FT. PER UNIT = 0 UNITS @ 200 SQ.FT. = 0 SQ.FT.
- ADDITIONAL OPEN SPACE REQUIRED FOR UNITS OVER 3 STORIES IN H



EXTERIOR FINISHES

	MATERIAL	DESCRIPTION/ COLOR
1	CONCRETE ROOF TILE	EAGLE ROOFING CAPISTRANO #3725 WALNUT CREEK BLEND
2	CAST STONE VENEER	CULTURED STONE - COUNTRY LEDGESTONE BUCKS COUNTY
3	STUCCO, INTEGRAL COLOR	[illegible] STUCCO - COLOR MATCH TO PITTSBURG PAINT - #PPG 425-5 / 'WIND MILL'
4	STUCCO, PAINTED	BENJAMIN MOORE - #1548 / 'GARGOYLE'
5	FOAM TRIM, PAINTED	PITTSBURG PAINT - #PPG 1114-4 / 'DUSTY TRAIL'
6	METAL DOOR, PAINTED	SHERWIN WILLIAMS - #SW 6034 / 'ARRESTING AUBURN'
7	METAL HANDRAILS, PAINTED	SHERWIN WILLIAMS - #SW 6990 / 'CAVIAR' (BLACK)
8	METAL DOOR & FRAME, PAINTED	PITTSBURG PAINT - #PPG 425-5 / 'WIND MILL'
9	VENT TRIM, PAINTED	PITTSBURG PAINT - #PPG 1114-4 / 'DUSTY TRAIL'
10	FASCIA	BENJAMIN MOORE - #1548 / 'GARGOYLE'
11	VINYL WINDOW	BEIGE FRAME
12	STUCCO EXPANSION JOINT	PAINTED TO MATCH ADJACENT STUCCO
13	METAL GARAGE DOOR, PAINTED	PITTSBURG PAINT - #PPG 425-5 / 'WIND MILL'
14	METAL CARPORT, PAINTED	PAINTED TO MATCH BUILDING COLOR PITTSBURG PAINT - #PPG 425-5 / 'WIND MILL'
15	DOOR W/ FULL GLASS	FINISH TO BE SELECTED
16	DRINKING FOUNTAIN	SEE PLUMBING FIXTURE SCHEDULE
17	MECH UNIT W/ SCREEN	SEE MECHANICAL PLANS
18	VINYL WINDOW	BEIGE FRAME - GLASS TO BE BLACKED OUT AT ATTIC SIDE
19	GARAGE - EXTERIOR LIGHT FIXTURE	LIGHT FIXTURE TO BE SELECTED BY OWNER
20	2 x 2 LOUVERED VENT	PAINT TO MATCH ADJACENT WALL COLOR

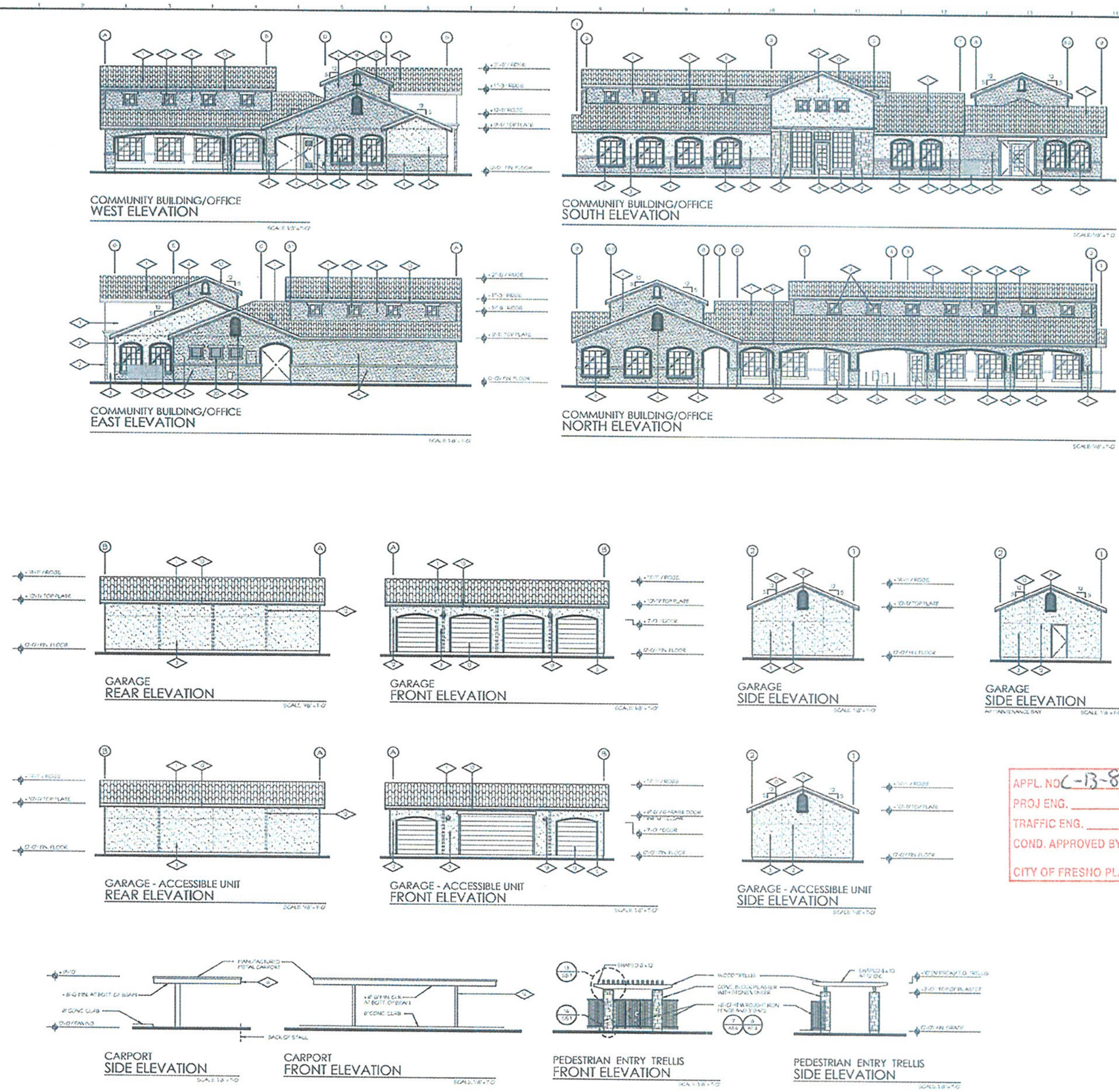
APPL. NO. C-13-86 EXHIBIT A2 DATE 12/5/13
PROJ ENG. ______ DATE ______
TRAFFIC ENG. ______ DATE ______
COND. APPROVED BY ______ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

ARCHITECTS

SEI - NEES AVENUE APARTMENTS

EXTERIOR ELEVATIONS

A5.1



APPL. NO. C-13-86 EXHIBIT A3 DATE 8/5/13
PROJ ENG. ________ DATE ________
TRAFFIC ENG. ________ DATE ________
COND. APPROVED BY ________ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

EXTERIOR FINISHES

	MATERIAL	DESCRIPTION/ COLOR
1	CONCRETE ROOF TILE	EAGLE ROOFING CAPISTRANO #3773 WALNUT CREEK BLEND
2	CAST STONE VENEER	CULTURED STONE - COUNTRY LEDGESTONE BUCKS COUNTY
3	STUCCO, INTEGRAL COLOR	BLUE EAGLE STUCCO - COLOR MATCH TO PITTSBURG PAINT - #PPG 415-5 / WIND MILL
4	STUCCO, PAINTED	BENJAMIN MOORE - #845 / GARGOYLE
5	FOAM TRIM, PAINTED	PITTSBURG PAINT - #PPG [illegible] / DUSTY TRAIL
6	METAL DOOR, PAINTED	SHERWIN WILLIAMS - #SW 6031 / ARRESTING AUBURN
7	METAL HANDRAILS, PAINTED	SHERWIN WILLIAMS - #SW 6990 / CAVIAR (BLACK)
8	METAL DOOR & FRAME, PAINTED	PITTSBURG PAINT - #PPG 415-5 / WIND MILL
9	VENT TRIM, PAINTED	PITTSBURG PAINT - #PPG [illegible] / DUSTY TRAIL
10	FASCIA	BENJAMIN MOORE - #845 / GARGOYLE
11	VINYL WINDOW	BEIGE FRAME
12	STUCCO EXPANSION JOINT	PAINTED TO MATCH ADJACENT STUCCO
13	METAL GARAGE DOOR, PAINTED	PITTSBURG PAINT - #PPG 415-5 / WIND MILL
14	METAL CARPORT, PAINTED	PAINTED TO MATCH BUILDING COLOR PITTSBURG PAINT - #PPG 415-5 / WIND MILL
15	DOOR W/ FULL GLASS	FINISH TO BE SELECTED
16	DRINKING FOUNTAIN	SEE PLUMBING FIXTURE SCHEDULE
17	MECH UNIT W/ SCREEN	SEE MECHANICAL PLANS
18	VINYL WINDOW	BEIGE FRAME - GLASS TO BE BLACKED OUT AT ATTIC SIDE
19	GARAGE - EXTERIOR LIGHT FIXTURE	LIGHT FIXTURE TO BE SELECTED BY OWNER
20	2' x 2' LOUVERED VENT	PAINT TO MATCH ADJACENT WALL COLOR

ARCHITECTS
FRESNO, CALIFORNIA

LICENSED ARCHITECT
C 15695
STATE OF CALIFORNIA

SEI - NEES AVENUE APARTMENTS

EXTERIOR ELEVATIONS

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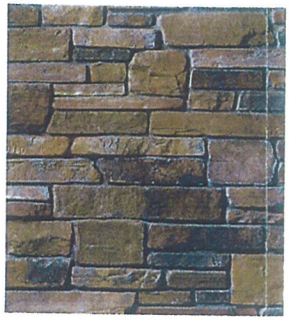

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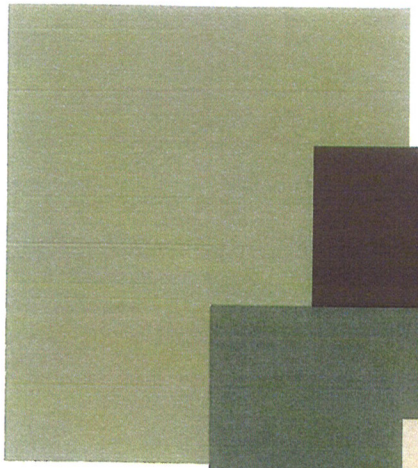

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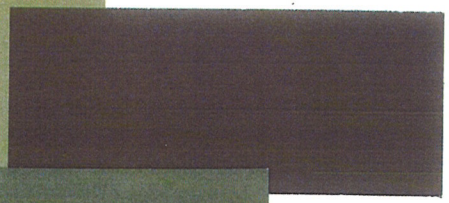

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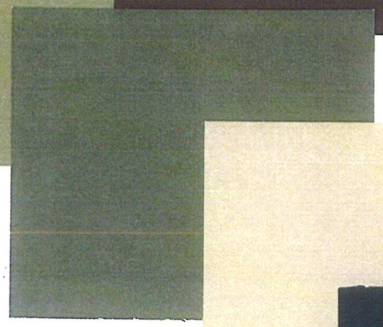

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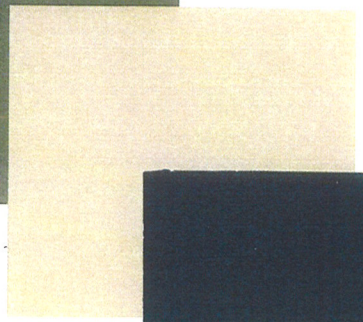

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APPL. NO C-13-86 EXHIBIT P1 DATE 12/5/13
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

	MATERIAL	DESCRIPTION/ COLOR
1	CONCRETE ROOF TILE	EAGLE ROOFING 'CAPISTRANO' #3773 'WALNUT CREEK BLEND'
2	CAST STONE VENEER	CULTURED STONE - COUNTRY LEDGESTONE 'BUCKS COUNTY'
3	STUCCO, INTEGRAL COLOR	BLUE EAGLE STUCCO - COLOR MATCH TO: PITTSBURG PAINT - #PPG 415-5 / 'WIND MILL'
4	STUCCO, PAINTED	BENJAMIN MOORE - #1546 / 'GARGOYLE'
5	FOAM TRIM, PAINTED	PITTSBURG PAINT - #PPG 414-4 / 'DUSTY TRAIL'
6	METAL DOOR, PAINTED	SHERWIN WILLIAMS - #SW 6034 / 'ARRESTING AUBURN'
7	METAL HANDRAILS, PAINTED	SHERWIN WILLIAMS - #SW 6990 / 'CAVIAR' (BLACK)
8	METAL DOOR & FRAME, PAINTED	PITTSBURG PAINT - #PPG 415-5 / 'WIND MILL'
9	VENT TRIM, PAINTED	PITTSBURG PAINT - #PPG 414-4 / 'DUSTY TRAIL'
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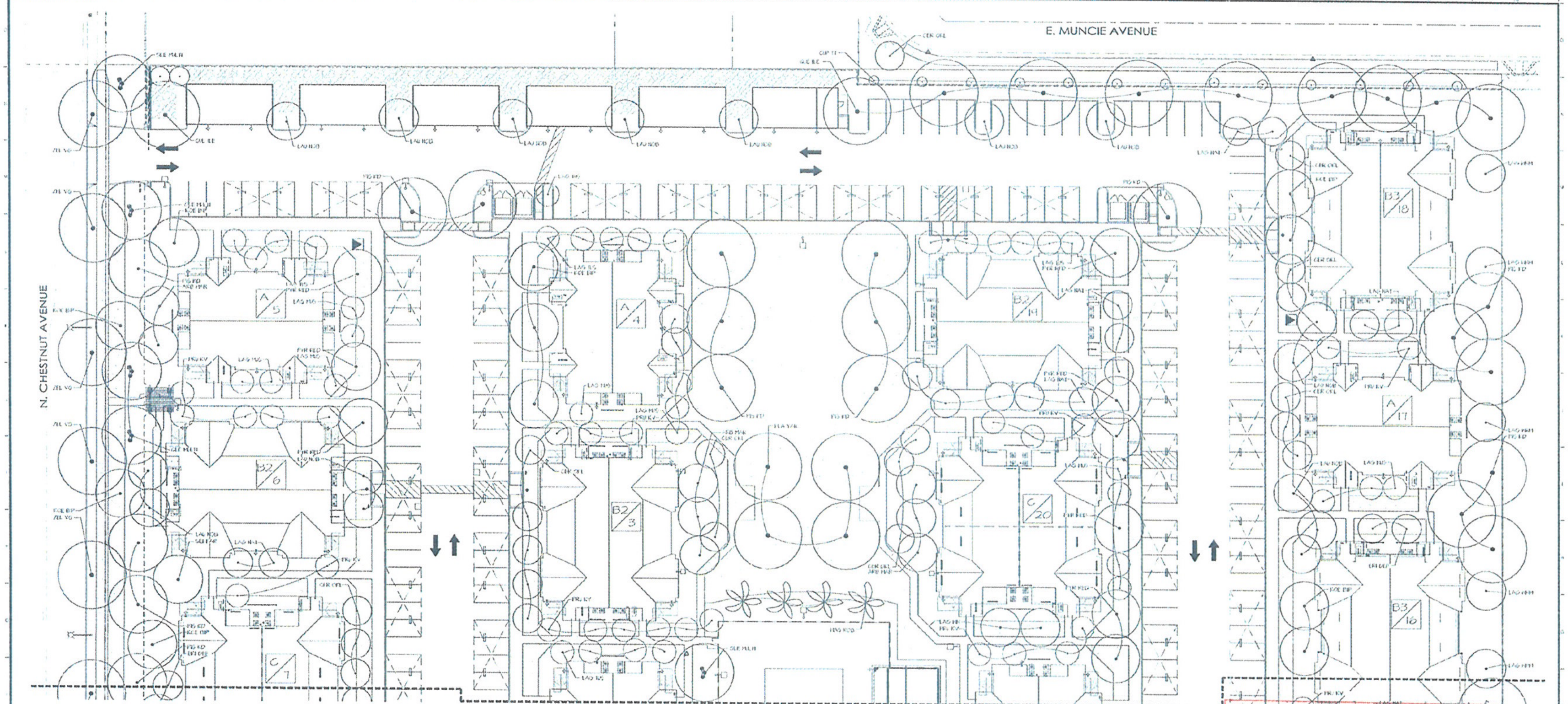
20	2'x2' LOUVERED VENT	PAINT TO MATCH ADJACENT WALL COLOR

S I M
7591 NORTH INGRAM #101
FRESNO, CALIFORNIA 93711
T559.448.8400 · F559.448.8467
ARCHITECTS www.simarchitects.com

PROJECT NAME
SEI - NEES AVENUE APARTMENTS
2610 E. NEES AVENUE, FRESNO, CA (NEC CHESTNUT AND NEES AVENUES)

PROJECT NUMBER 13-19.1
DATE 11.19.13
SHEET NAME
EXTERIOR FINISHES



TREE KEY

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUAN.	NOTES
ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	15 G.	L		
CAL CIT	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	15 G.	L		
CER DM	CERCIDIUM 'DESERT MUSEUM'	THORNLESS PALO VERDE	15 G.	L		
CER OKL	CERCIS C. 'OKLAHOMA'	OKLAHOMA REDBUD	15 G.	M		
CUP GLA	CUPRESSUS S. 'GLAUCA'	ITALIAN CYPRESS	15 G.	L		
CUP TT	CUPRESSUS S. 'TINY TOWER'	TINY TOWER CYPRESS	15 G.	L		
ERI DEF	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 G.	L		
FRA RG	FRAXINUS V. 'RIO GRANDE'	FAN TEX ASH	15 G.	M		
GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 G.	M		
KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	15 G.	M		
LAU NOB	LAURUS NOBILIS 'SARATOGA'	SARATOGA GRECIAN LAUREL	15 G.	L		
LAG MUS	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 G.	L		
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	15 G.	L		
LAG TUS	LAGERSTROEMIA 'TUSCARORA'	PINK CRAPE MYRTLE	15 G.	L		
LAG WR	LAGERSTROEMIA 'WATERMELLON RED'	WATERMELLON RED CM	15 G.	L		STANDARD
LAG WRM	LAGERSTROEMIA 'WATERMELLON RED'	WATERMELLON RED CM	15 G.	L		NATURAL MULTI
OLE WIL	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L		NATURAL MULTI
PIS KD	PISTACIA C. 'KEITH DAVIES'	KEITH DAVIES PISTACHE	15 G.	L		
PLA YAR	PLATANUS A. 'YARWOOD'	YARWOOD PLANE TREE	15 G.	M		
POD GRA	PODOCARPUS GRACILIOR	FERN PINE	15 G.	M		
PRU KV	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 G.	M		
PYR RED	PYRUS C. 'REDSPIRE'	REDSPIRE PEAR	15 G.	M		
QUE ILE	QUERCUS ILEX	HOLLY OAK	15 G.	L		
WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	6' BT	L		

- TURF FROM SEED. WATER CONSERVING FESCUE-BLEND. SEED AT MFR. RATE
- MIXED ROCK DRY CREEK - ROUNDED ROCK. 50% 2", 30% 3-4", 20% 4"+
- GRANITE BOULDERS, EVERY KIND OF VOLUME. SIZE AND SHAPE APPROXIMATELY AS DRAWN. X TOTAL SHOWN APPROX. XX TONS.
- GRAVEL BEHIND GARAGES, 3/4 CRUSHED ROCK

CITY OF FRESNO GENERAL PLNT'G NOTES (FRONTAGE ONLY):

1. THE CITY OF FRESNO SHALL CONDUCT INSPECTIONS OF PLANT MATERIAL. ADDITIONAL INSPECTIONS BY COUNTY AGRICULTURAL INSPECTIONS WILL BE REQUIRED (PER STATE LAW) FOR QUARANTINE SPECIES OF PLANTS. CONTRACTOR WILL BE RESPONSIBLE FOR ASSURING PLANT MATERIAL THAT IS SHIPPED COMPLIES WITH STATE LAWS AND COUNTY INSPECTION REQUIREMENTS.

2. CONTRACTOR SHALL NOT INSTALL LANDSCAPING WHEN IT IS OBVIOUS THAT THERE IS DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL SITE CONDITIONS. CONSULT WITH CITY INSPECTOR TO RESOLVE THE DISCREPANCY.

3. ALL PLANTING AND RELATED WORK SHALL COMPLY WITH THE CITY OF FRESNO STANDARD SPECIFICATIONS, SECTION 26. SPECIFICATIONS ARE AVAILABLE AT CITY HALL, 2600 FRESNO STREET, ENGINEERING SERVICES, 4TH FLOOR OR ON LINE AT HTTP://WWW.FRESNO.GOV

4. TREES IN ENCLOSED PLANTER BOXES, RAISED PLANTERS OR SUBJECT TO SUBSURFACE DRIP IRRIGATION REQUIRE NO WATER BASINS.

5. ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.

6. PLACE TREE TIE AT 6" ABOVE LOWEST POINT ALONG TRUNK WHERE TREE HEAD WILL SUPPORT ITSELF.

7. PLANTING HOLE TO BE 2 1/2 TIMES THE DIAMETER OF THE PLANT CONTAINER AND DEPTH TO BE 1 INCH SHALLOWER THAN ROOTBALL EXCLUDING ADVENTITIOUS ROOTS.

8. ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN SIX (6) FEET OR LESS OF ALL CONCRETE IMPROVEMENTS AS PER CITY OF FRESNO STANDARD SPECIFICATIONS AND AS SHOWN ON PLANS.

9. ALL SHRUBS SHALL BE SET BACK 3 FEET AWAY FROM EDGE OF WALKS, WALLS, AND OTHER HARDSCAPE FEATURES. GROUNDCOVER SHALL BE PLANTED 1 FOOT FROM THE SAME FEATURES.

10. 12" WIDE X 6" THICK CONCRETE MOWSTRIP SHALL BE CONSTRUCTED OVER 6 INCHES OF COMPACTED NATIVE SOIL OR AS DETERMINED BY THE ENGINEER. MOWSTRIPS ARE TO DEFINE BOUNDARIES OF LANDSCAPING TO BE MAINTAINED BY THE CITY AND ARE TO BE CONSTRUCTED AS SHOWN ON THE PLANS.

11. MAXIMUM SLOPE SHALL NOT EXCEED 4:1 WITH ONE 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 4:1 OR STEEPER. SUCH EROSION CONTROL SHALL, AT A MINIMUM INCLUDE THE USE OF SYNTHETIC EROSION CONTROL NETTING IN COMBINATION WITH GROUND COVER SPECIES APPROVED BY THE PUBLIC WORKS DEPARTMENT. THE EROSION CONTROL NETTING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO SHIPPING AND INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

12. NOT USED

13. DRAINAGE HOLES ARE REQUIRED AS DETERMINED BY THE ENGINEER. DRILLING OF HOLES SHALL BE IN ACCORDANCE WITH THE CITY OF FRESNO STANDARD SPECIFICATIONS, SECTION 26-2.13.

14. NOT USED

CITY OF FRESNO NOTES (FRONTAGE ONLY):

STREET TREES SHALL BE PLANTED BY THE PROPERTY OWNER. THE APPROVED LANDSCAPE PLAN SHALL SERVE AS STREET TREE PLANTING PERMIT AND SHALL BE AT THE JOB SITE AT ALL TIMES. NOTIFY THE PUBLIC WORKS DEPARTMENT TO VERIFY TREE PLANTING LOCATION 12 HOURS PRIOR TO ANY EXCAVATION (621-5600). THE PROPERTY OWNER IS REQUIRED TO PROVIDE AN IRRIGATION SYSTEM.

TREES PLANTED IN THE RIGHT OF WAY SHALL BE LOCATED WITH THE FOLLOWING MINIMUM SETBACKS. THE FOLLOWING SPACING STANDARDS SHALL BE INCLUDED AS A NOTE ON THE LANDSCAPE PLAN.

- 30' FROM STREET CORNERS FOR VISIBILITY & 15' FROM DRIVEWAY, STOP SIGNS, ALLEYS, LIGHT POLES AND POWER POLES
- 10' FROM FIRE HYDRANTS & 8' FROM SEWER LINES
- 5' FROM BUILDINGS OVERHANGS AND 2' FROM ADJACENT CONCRETE AND ADJOINING PROPERTY LINES
- 3' FROM GAS, ELECTRICAL, AND WATER LINES, AND ROOF DRAINS

DRILLING TO PIERCE HARDPAN SHALL BE REQUIRED PRIOR TO PLANTING EACH STREET TREE. NOTIFY PUBLIC WORKS INSPECTOR (559) 621-5600 TWO WORKING DAYS IN ADVANCE OF DRILLING DATE FOR INSPECTION OF DRILLING OPERATIONS AND TO CHECK BACKFILLING PROCEDURES AND SAFETY BARRIERS.

DRILLING SHALL BE COMPLETED WITHIN THE 14 DAYS FOR WHICH CLEARANCE HAS OBTAINED FOR APPROVED LOCATION. HOLES SHALL BE 2 FEET IN DIAMETER AND DRILLED TO A DEPTH WHERE VISUAL EVIDENCE TO THE SUBSURFACE SAND OR GRAVEL DRAINAGE STRATUM IS APPARENT. THE DRAINAGE HOLE SHALL BE DRILLED TO A MAXIMUM OF 10 FEET DEEP. IMMEDIATELY FOLLOWING DRILLING, THE HOLE SHALL BE BACKFILLED WITH SOIL DRILLED FROM THE HOLE USING SUFFICIENT WATER TO THOROUGHLY SATURATE THE BACKFILL MATERIAL. IMMEDIATELY FOLLOWING BACKFILLING, THE WHITE SPOT DESIGNATING THE PLANTING SITE IS PAINTED BLACK TO INDICATE THE SITE HAS BEEN DRILLED. THE DRILLED SITES ARE BARRICADED AND CHECKED DAILY FOR 5 WORKING DAYS FOR SOIL SETTLING. SOIL LEVELS ARE ADJUSTED AS NECESSARY DURING THIS TIME. AFTER 7 DAYS, THE BARRICADES AND EXCESS SOIL ARE REMOVED. SOIL SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 20 DAYS PRIOR TO PLANTING.

TREES PLANTED WITHIN THE RIGHT-OF-WAY SHALL BE PLANTED BY THE PROPERTY OWNER AFTER FIRST OBTAINING A STREET TREE PLANTING PERMIT AND A STREET WORK PERMIT. NOTIFY THE PUBLIC WORKS DIVISION TO VERIFY THE TREE PLANTING LOCATIONS 12 HOURS PRIOR TO ANY EXCAVATION (621-5600).

LANDSCAPING
NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PUBLIC WORKS DEPARTMENT.

PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.

OUTDOOR ADVERTISING

SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

APPL. NO. C-13-086 EXHIBIT L1 DATE 12/5/13
PROJ ENG. ________ DATE ________
TRAFFIC ENG. ________ DATE ________
COND. APPROVED BY ________ DATE ________
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

REVIEW SET NOT FOR CONSTRUCTION

Sierra Designs, Inc.
landscape architecture • planning
113 N. Church Street, Suite 310
Visalia, California 93291
Tele: 559.733.3690
Fax: 559.733.3604
SDI Job No: 13-015
Issue Date: November 20, 2013

ARCHITECTS

C 15066
9-30-15

SEI - NEES AVENUE APARTMENTS
2510 E NEES AVENUE FRESNO CA (NEC CHESTNUT AND NEES AVENUES)

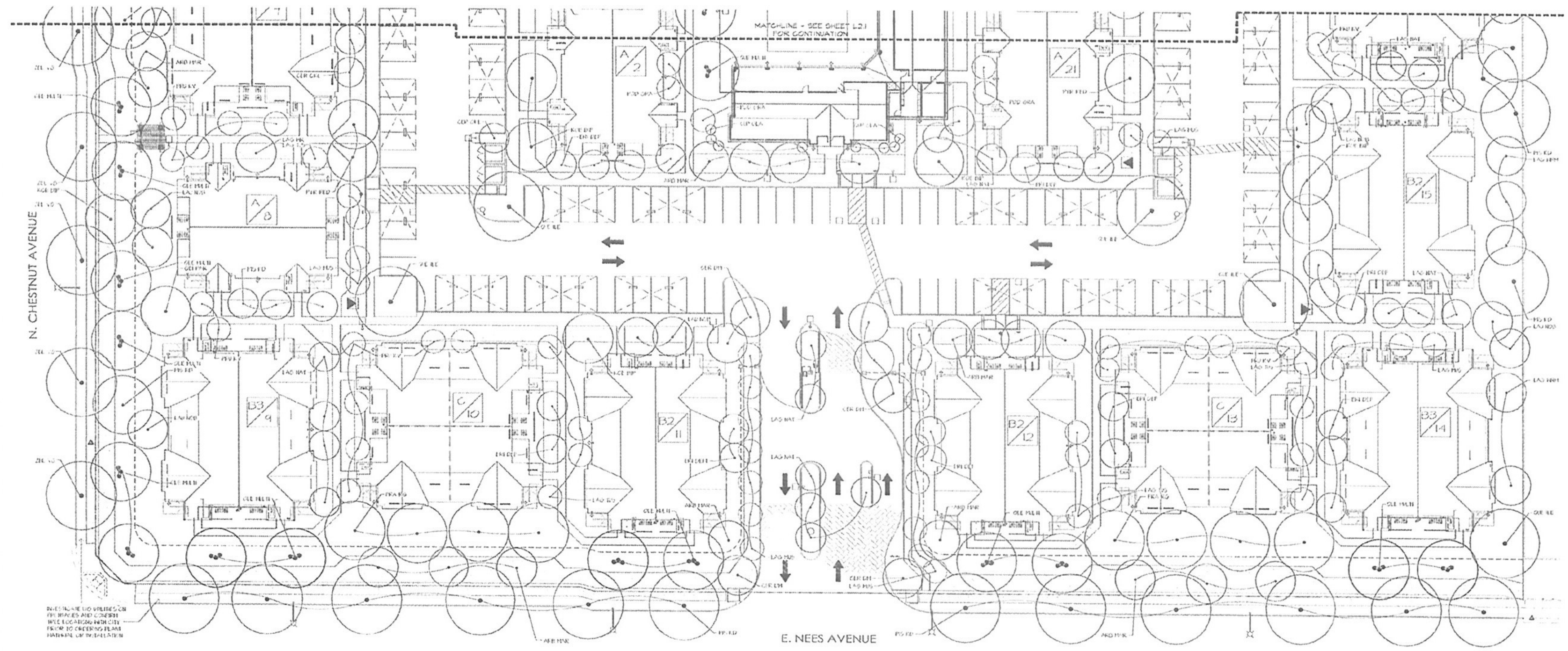
TREE & GROUND COVER PLAN - NORTH

TREE PLAN - NORTH

13-19.1

10.21.13

L2.1



APPL. NO. C-13-86 EXHIBIT L2 DATE 12/5/13
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TREE KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUAN	NOTES
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CER OKL	CERCIS C. 'OKLAHOMA'	OKLAHOMA REDBUD	15 G.	M		
CUP GLA	CUPRESSUS S. 'GLAUCA'	ITALIAN CYPRESS	15 G.	L		
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ERI DEF	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 G.	L		
FRA RG	FRAXINUS V. 'RIO GRANDE'	FAN-TEX ASH	15 G.	M		
GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 G.	M		
KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	15 G.	M		
LAU NOB	LAURUS NOBILIS 'SARATOGA'	SARATOGA GRECIAN LAUREL	15 G.	L		
LAG MUS	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 G.	L		
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	15 G.	L		
LAG TUS	LAGERSTROEMIA 'TUSCARORA'	PINK CRAPE MYRTLE	15 G.	L		
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LAG WRM	LAGERSTROEMIA 'WATERMELLON RED'	WATERMELLON RED CM	15 G.	L		NATURAL MULTI
OLE FRU	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L		NATURAL MULTI
PIS KD	PISTACIA C. 'KEITH DAVIES'	KEITH DAVIES PISTACHE	15 G.	L		
PLA YAR	PLATANUS A. 'YARWOOD'	YARWOOD PLANE TREE	15 G.	M		
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PYR RED	PYRUS C. 'REDSPIRE'	REDSPIRE PEAR	15 G.	M		
QUE ILE	QUERCUS ILEX	HOLLY OAK	15 G.	L		
WAS ROB	WASHINGTON ROBUSTA	MEXICAN FAN PALM	6' BT	L		

TURF FROM SEED. WATER CONSERVING FESCUE BLEND. SEED AT MFR. RATE

MIXED ROCK DRY CREEK - ROUNDED ROCK. 50% 2", 30% 3-4", 20% 4"+

GRANITE BOULDERS, BURY 1/3RD OF VOLUME. SIZE AND SHAPE APPROXIMATELY AS DRAWN. X TOTAL SHOWN, APPROX. XX TONS.

GRAVEL BEHIND GARAGES, 3/4 CRUSHED ROCK

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SDI Job No. 13-015
Issue Date: November 20, 2013

REVIEW SET NOT FOR CONSTRUCTION

ARCHITECTS

C 15685

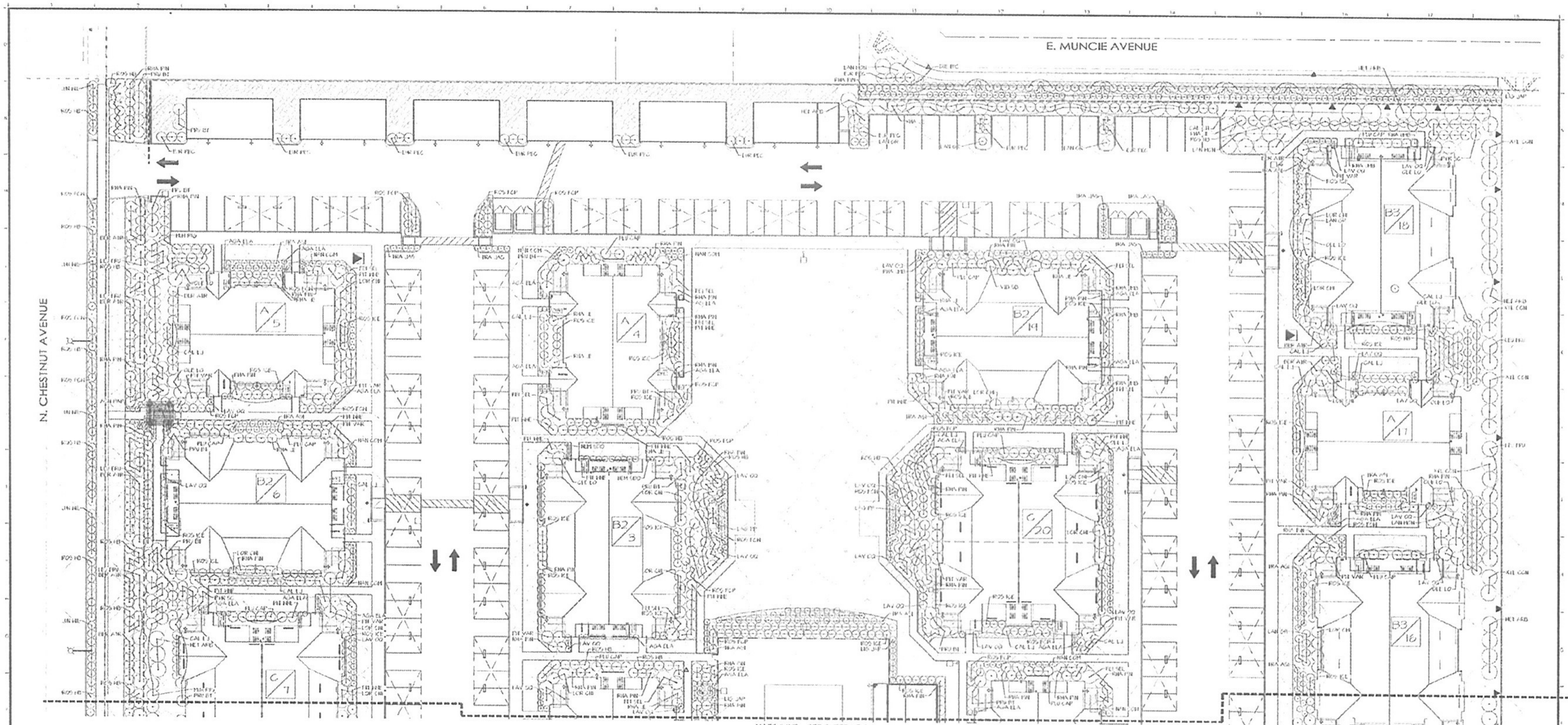
SEI - NEES AVENUE APARTMENTS

TREE AND GROUND COVER PLAN - SOUTH

KH 13-19.1
KH
KH 10.21.13

L2.2

TREE & GROUND COVER PLAN - SOUTH



PLANTING NOTES

VERIFICATION:
THE CONTRACTOR SHALL CONFIRM AVAILABILITY OF PLANT MATERIALS IMMEDIATELY AFTER THE SIGNING OF THE CONTRACT WITH THE OWNER. SUBSTITUTIONS WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT ARE NOT ALLOWED.

SCHEMATIC:
THE FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PRIOR TO PLANTING VERIFY EXACT LOCATIONS WITH THE OWNER.

CODES:
ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NURSERY AND MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING OF A CONTRACT WITH THE OWNER OF ANY CONFLICTS. CONFLICTS NOTED AFTER CONTRACT SIGNING OR AFTER THE COMMENCEMENT OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITIES:
NO UTILITY SURVEY HAS BEEN PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT TWO (2) DAYS PRIOR TO THE START OF WORK. PHONE: 1-800-227-2600. DURING ALL CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL PROTECT EXISTING UTILITIES IN PLACE. IN THE EVENT OF CONFLICT BETWEEN UTILITIES AND TRENCHING OPERATIONS, CONTRACTOR SHALL HAND DIG TRENCH TO AVOID DAMAGE TO EXISTING UTILITIES. FINAL TREE LOCATIONS SHALL BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS AT TIME OF PLANTING; IF TREE CANNOT BE PLANTED IN THE DESIGNATED LOCATION DUE TO SITE CONDITIONS CONTACT LANDSCAPE ARCHITECT FOR REVISED LOCATION. IN NO CASE SHOULD TREES BE PLANTED OVER WATER OR SEWER LINES. ADDITIONALLY, TREES SHALL NOT BE PLANTED WITHIN 12' OF STREET LIGHTS, 15' OF FIRE HYDRANTS, OR 5' OF OTHER ELECTRIC OR WATER METER BOXES OR VAULTS.

FINISH GRADE:
LANDSCAPE CONTRACTOR SHALL NOT FINE GRADE, AMEND SOIL OR DO ANY PLANTING OR IRRIGATION WORK UNTIL FINAL GRADES ARE ESTABLISHED WITHIN 0.1' BY GENERAL CONTRACTOR. BEFORE ANY PLANTING CAN BEGIN SOIL MUST BE RIPPED OR TILLED TO 6", 12" IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION TRAFFIC. COORDINATE THIS ACTIVITY WITH INSTALLATION OF IRRIGATION.

FINISH GRADES IN PLANTING AREAS:
FINISH GRADES SHALL CONFORM TO GRADING PLAN. FINISH GRADES SHALL BE 1" BELOW ADJACENT HARDSCAPE IN TURF AREAS AND 2" BELOW ADJACENT HARDSCAPE IN SHRUB AREAS. POSITIVE DRAINAGE AWAY FROM BUILDINGS AND WALKWAYS SHALL BE MAINTAINED.

PLANT ALLOWANCE:
THE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH A COMPLETE PROJECT. HE/SHE SHALL INSTALL ANY AND ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND LEGENDS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS, NOTES OR LEGENDS THE ONE THAT REQUIRES THE GREATER NUMBER OF PLANTS SHALL PREVAIL. THE CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS DIRECTED BY THE LANDSCAPE ARCHITECT AND PROVIDE THE OWNER WITH A COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

TREE PLANTING:
THE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PLAN FOR TREE PLANTING WHILE INSTALLING THE IRRIGATION SYSTEM. NO TREES OR SHRUBS SHALL BE PLANTED DIRECTLY ON TOP OF IRRIGATION LINES.

ROOT BARRIERS:
SEE DETAILS REGARDING ROOT BARRIER REQUIREMENTS.

PLANTING DEPTH:
THE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN ON THE DETAILS. SHOULD THE CONTRACTOR OVERDIG PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLANT THESE PLANTS CORRECTLY. SHOULD REPLANTING WEAKEN THE PLANT, THE CONTRACTOR SHALL REPLACE THE PLANT IMMEDIATELY. SHOULD ANY PLANTS SETTLE DURING THE ONE YEAR WARRANTY PERIOD, THEY SHALL BE REPLACED BY THE CONTRACTOR. ALL REPLANTING AND REPLACEMENT SHALL BE DONE BY THE CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT PLANTING SHALL BE PROVIDED BY THE CONTRACTOR TO MATCH THE SAME SIZE OF THE SURROUNDING PLANTING (I.E. REPLACEMENT PLANTS FOR 1 GAL SIZE MAY REQUIRE REPLACEMENT BY 5 GAL, 5 GAL BY 15 GAL, 15 GAL BY 24" BOX ETC.). THE LANDSCAPE ARCHITECT SHALL HAVE THE FINAL DETERMINATION AS TO WHICH PLANTS ARE PLANTED TOO DEEP AND IF ANY PLANTS HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE REPLACEMENT.

BACKFILL:
BACKFILL FOR PLANTING WITH 50% CLEAN NATIVE SOIL AND 50% NITROLIZED FOREST HUMUS OR NITROLIZED SAWDUST. PLANT TREES AND SHRUBS WITH TOP OF ROOTBALL SLIGHTLY ABOVE GROUND LEVEL. SET PLANT ON NATIVE GRADE. SET PLANT, BACKFILL HALFWAY, TAMP SOIL, ADD FERTILIZER TABLETS THEN COMPLETE BACKFILL. SEE DETAIL. SLOW RELEASE FERTILIZER PACKS SHALL BE ADDED WHEN PLANTING AS FOLLOWS: 1 PER 1 GALLON, 3 PER 5 GALLON, 6 PER 15 GALLON, 12 PER 24" BOX. PROVIDE WATERING BASIN AROUND EACH PLANT. WATER IMMEDIATELY. REMOVE BASINS IN TURF AREAS PRIOR TO PLANTING TURF.

SOIL PREPARATION:
REMOVE STONES, ROOTS AND OTHER DEBRIS FROM THE PLANTING AREA. COMPACTED SOIL SHALL BE RETURNED TO A FRIABLE CONDITION. APPLY WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT FOR SOIL PREPARATION AND PLANTING.
SEEDED OR HYDROSEEDED TURF AND PLATTED GROUND COVER AREAS: TILL INTO TOP 6" OF SOIL: BEST 6-20-20AB FERTILIZER (OR APPROVED EQUAL) AT 20 LBS/1000 SF, A 2" LAYER (6 CU YDS/1000 SF) NITROLIZED HUMUS, AND 12 LBS/1000 SF 96% SPREADABLE GYPSUM.

HERBICIDES:
CONTRACTOR WILL APPLY RONSTAR OR APPROVED EQUAL PER MANUFACTURERS REQUIREMENTS AFTER PLANTING. CONFORM TO ALL NATIONAL, STATE AND LOCAL REPORTING REQUIREMENTS. CONTRACTOR WILL MAINTAIN THE PROJECT IN A WEED-FREE CONDITION UNTIL END OF MAINTENANCE PERIOD.

TREES:
ALL TREES SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSN. OF NURSERYMEN "AMERICAN STANDARD FOR NURSERY STOCK". TREES SHALL BE OF EXCELLENT HEALTH WITHOUT DAMAGED OR CIRCLING ROOTS OR FOLIAR DAMAGE FROM FUNGUS, INSECT, SUN OR WIND EXPOSURE OR OTHER BIOLOGICAL OR CLIMATIC CAUSE. TRUNKS SHOULD TAPER FROM THE THICKEST AT THE ROOT COLLAR TO THINNER AT THE TOP OF THE TREE. MAJOR BRANCHES SHALL BE SMALLER DIAMETER THAN THE TRUNK AT POINT OF ATTACHMENT. TREE SHALL HAVE DOMINANT CENTRAL LEADER. THE LANDSCAPE ARCHITECT OR OWNER RESERVE THE RIGHT TO REJECT UNSUITABLE TREES EVEN AFTER PLANTING. CONTRACTOR SHALL REQUEST EVALUATION FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING IF HE/SHE HAS QUESTIONS REGARDING SUITABILITY. IF EVALUATION REQUIRES A SITE VISIT NOT PREVIOUSLY SCHEDULED, THE COST OF THE EVALUATION SHALL BE BORNE BY THE CONTRACTOR. TREES SHALL BE STAKED PER DETAIL.

TREE CALIPER:
TREES WILL HAVE THE FOLLOWING CALIPER AT 6" ABOVE GRADE:

5 GAL	.5"-.75"
15 GAL	.75"-1.5"
24" BOX	1.5"-2.5"

WARRANTY PERIOD, MAINTENANCE PERIOD:
CONTRACTOR SHALL WARRANT PLANTING AND ALL OF ITS COMPONENTS FOR 12 MONTHS AFTER FINAL ACCEPTANCE OF PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE INCLUDING BUT NOT LIMITED TO THE LOSS OF PLANT MATERIAL OR DAMAGE TO STRUCTURES. CONTRACTOR SHALL PROVIDE MAINTENANCE OF THE PROJECT FOR 90 DAYS BEGINNING AT SUBSTANTIAL COMPLETION OF THE PROJECT.

MULCH:
THE CONTRACTOR SHALL INSTALL 2" OF WOOD CHIPS OR BARK ON ALL NON-TURF PLANTING AREAS. INSTALL 3" OF BARK OR WOOD CHIPS ON EAST AND WEST EDGES OF PROJECT, BEHIND UNITS WHERE SPARSE PLANTING IS USED.

SHRUB KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUAN. NOTES
ACH PAP	ACHILLEA 'PAPRIKA'	PAPRIKA YARROW	1 G.	L	
AGA ELA	AGAPANTHUS 'ELAINE'	ELAINE LILY OF THE NILE	1 G.	M	
AGA PPW	AGAPANTHUS 'PETER PAN WHITE'	WHITE DWARF AGAPANTHUS	1 G.	M	
CAL LJ	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 G.	L	
CAL CIT	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	5 G.	L	
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 G.	L	
EUR PEC	EURYOPS PECTINATUS	GREY EURYOPS	1 G.	L	
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 G.	L	
HEM SDO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 G.	M	
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 G.	L	
JUN HIL	JUNIPERUS H. 'WILTONII'	BLUE CARPET JUNIPER	1 G.	L	
LAN GR	LANTANA 'GOLD RUSH'	GOLD RUSH LANTANA	1 G.	L	
LAN MON	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 G.	L	
LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 G.	L	
LAV OQ	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	1 G.	L	
LEU FRU	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 G.	L	
LEU LL	LEUCOPHYLLUM Z. 'LYNN'S LEGACY'	LYNN'S LEGACY TX RANGER	5 G.	L	
LIG JAP	LIGUSTRUM JAPONICUM	PRIVET	5 G.	M	
LOR CHI	LOROPETALUM CHINENSIS	RAZZLEBERRY	5 G.	M	
MUH RM	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST DEERGRASS	5 G.	M	
MUH RIG	MUHLENBERGIA RIGENS	DEERGRASS	5 G.	M	
NAN COM	NANDINA D. 'COMPACTA'	DWARF NANDINA	1 G.	L	
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 G.	L	
NER PR	NERIUM O. 'PETITE RED'	PETITE RED OLEANDER	5 G.	L	
OLE LO	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 G.	L	
▲	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 G.	L	
PHO MQ	PHORMIUM 'MAORI QUEEN'	HYBRID PHORMIUM	5 G.	L	
PHO SUN	PHORMIUM 'SUNDOWNER'	HYBRID PHORMIUM	5 G.	L	
PIT VAR	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 G.	M	
PIT WHE	PITTOSPORUM T. 'WHEELER'S DWF'	WHEELERS DWF MOCK ORANGE	5 G.	M	
PLU CAP	PLUMBAGO CAPENSIS	CAPE PLUMBAGO	5 G.	M	
PRU BT	PRUNUS C. 'BRIGHT N TIGHT'	BRIGHT AND TIGHT CAROLINA CHERRY	5 G.	M	
PYR SC	PYRACANTHA 'SANTA CRUZ'	DWARF PYRACANTHA	5 G.	L	
RHA JE	RHAPHIOLEPIS 'JACK EVANS'	JACK EVANS HAWTHORN	5 G.	L	
RHA PIN	RHAPHIOLEPIS 'PINKIE'	PINKIE INDIAN HAWTHORN	5 G.	L	
RHA UMB	RHAPHIOLEPIS U. 'MINOR'	YEDDO HOLLY	5 G.	L	
ROS HB	ROSMARINUS 'HUNTINGTON BLUE'	HUNTINGTON BLUE ROSEMARY	1 G.	L	
ROS FCR	ROSE × 'NOARE'	RED FLOWER CARPET ROSE	2 G.	L	
ROS FCW	ROSE × 'NOASCHNEE'	WHITE FLOWER CARPET ROSE	2 G.	L	
ROS FCP	ROSE × 'NOATRAUM'	PINK FLOWER CARPET ROSE	2 G.	L	
ROSE ICE	ROSA F. 'ICEBERG'	ICEBERG ROSE	5 G.	L	
TRA ASI	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 G.	M	
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 G.	M	
VIB SB	VIBURNUM 'SPRING BOUQUET'	LAURUSTINUS	5 G.	M	
XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 G.	L	

MIXED ROCK DRY CREEK - ROUNDED ROCK: 50% 2", 30% 3-4", 20% 4"

GRANITE BOULDERS, BURY 1/3RD OF VOLUME. SIZE AND SHAPE APPROXIMATELY AS DRAWN. X TOTAL SHOWN APPROX. XX TONS.

GRAVEL BEHIND GARAGES, 3/4 CRUSHED ROCK

SHRUB PLAN NORTH

APPL NO C-13-96 EXHIBIT L3 DATE 12/5/13
PROJ ENG. DATE
TRAFFIC ENG. DATE
COND. APPROVED BY
CITY OF FRESNO PLANNING & DEVELOP...

REVIEW SET NOT FOR CONSTRUCTION

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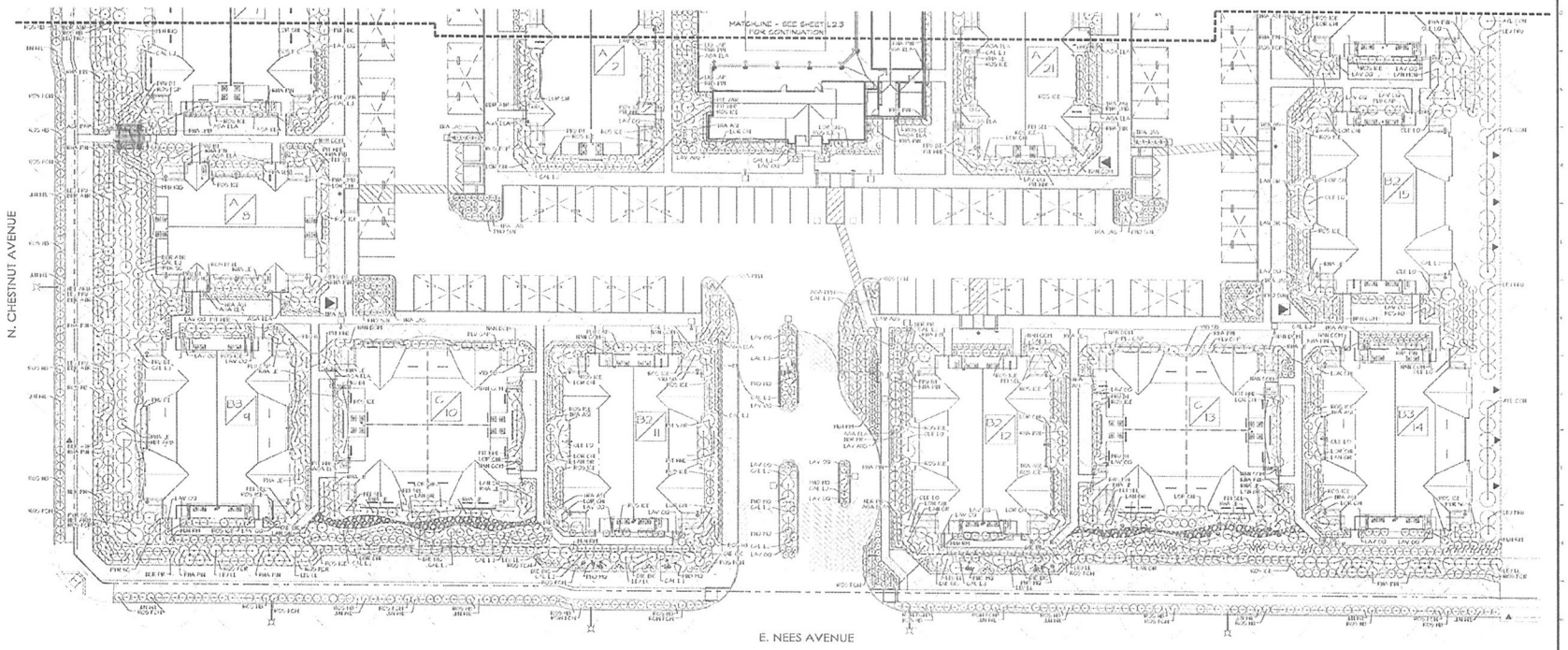
SDI Job No: 13-015
Issue Date: November 20, 2013

SEI - NEES AVENUE APARTMENTS
2610 E. NEES AVENUE, FRESNO, CA (NEC CHESTNUT AND NEES AVENUES)

SHRUB PLAN - NORTH

KH	13-191
KH	
KH	10.21.13

L2.3



SHRUB KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
ACH PAR	ACHILLEA 'PARFRUA'	PARFRUA YARROW	1 G		L
AGA ELA	AGAPANTHUS 'ELANE'	ELANE LILY OF THE NILE	1 G		M
AGA PPH	AGAPANTHUS 'PETER PAN PHITE'	WHITE DWARF AGAPANTHUS	1 G		M
CAL LIT	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 G		L
CAL SIT	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	5 G		L
ERI DIS	ERICA DISCOLOR	PORTUGUESE HEATH	1 G		L
EUP PSE	EUPHORBIA PSEUDOGLAUCA	GREY EUPHORBIA	1 G		L
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 G		L
HEM SOO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 G		M
NEP FAA	NEPETA FAASSENII	CATMINT	1 G		L
JUN NIL	JUNIPERUS H. 'NILSON'	BLUE CARPET JUNIPER	1 G		L
LAN GIR	LANTANA 'GOLD RUSH'	GOLD RUSH LANTANA	1 G		L
LAN HOR	LANTANA HORNEYBEARING	PURPLE LANTANA	1 G		L
LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 G		L
LAV CO	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	1 G		L
LEU FRU	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 G		L
LES LIL	LOROPETALUM C. 'LITTLE GUSTAF'	LITTLE GUSTAF LORAPETALUM	5 G		L
LIG JAP	LIGUSTRUM JAPONICUM	PRIVET	5 G		M
LOR CHI	LORPSTALIUM CHINENSIS	HAZELCREEPY	5 G		M
MAH REA	MAHONIA REPENS 'RED HOLLY'	REGAL RED GEORGIANS	5 G		M
MAH REP	MAHONIA REPENS	CREEPING	5 G		M
MAN COM	MANDINA D. 'COMPACTA'	DWARF NANDINA	1 G		L
MAN DOM	MANDINA DOMESTICA	HEAVENLY BAMBOO	5 G		L
NER PIR	NERIUM O. 'PETITE RED'	PETITE RED OLEANDER	5 G		L
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	5 G		L
PAR BIG	PARTHENOCISSUS BRIGANTEA	BOSTON IVY	1 G		L
PHO PIG	PHORMIUM TENAX 'DIGGER'	PURPLE PHORMIUM	5 G		L
PHO SUR	PHORMIUM 'SUNBURST'	VARIEGATED PHORMIUM	5 G		L
PIT VAR	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 G		M
PIT WHE	PITTOSPORUM T. 'WHEELER'S DWF'	WHEELERS DWF MOCK ORANGE	5 G		M
PLU CAP	PLUMBAGO CAPENSIS	CAPE PLUMBAGO	5 G		M
PRU DR	PRUNUS C. 'BRUNI N TIGER'	BRUNI AND TIGER CAROLINA CHERRY	5 G		M
PYR SC	PYRACANTHA 'SPREA CRUZ'	DWARF PYRACANTHA	5 G		L
RHA JE	RHAPHIOLEPIS 'JADE EVANS'	JADE EVANS RAPHIOLEPIS	5 G		L
RHA PIR	RHAPHIOLEPIS 'PIRIE'	PIRIE BERRY RAPHIOLEPIS	5 G		L
RHA UMB	RHAPHIOLEPIS U. 'MAJOR'	MAJOR HOLLY	5 G		L
ROS HB	ROSMARINUS 'MINERVOIS BLUE'	MINERVOIS BLUE ROSEMARY	1 G		L
ROS FOR	ROSE x 'FORNY'	RED FLOWER CARPET ROSE	2 G		L
ROS FGH	ROSE x 'RONSDORF'	WHITE FLOWER CARPET ROSE	2 G		L
ROS FGP	ROSE x 'RONSDORF'	PINK FLOWER CARPET ROSE	2 G		L
ROSE ICE	ROSA P. 'ICEBERG'	ICEBERG ROSE	5 G		L
TRA AST	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 G		M
TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 G		M
VIB SUS	VIBURNUM 'SPRING BOUQUET'	LAURUSTINUS	5 G		M
XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 G		L

MIXED ROCK DRY CREEK - ROUNDED ROCK: 50% 2", 30% 3-4", 20% 4"+

ORGANIC BOULDERS, EARY SIZED OF VOLUME, SIZE AND SHAPE APPROXIMATELY AS DRAWN. A TOTAL SHOWN AVERAGE AS NOTED.

GRAVEL TERRED GARDADEN SEE GRAVEL ROCK

SHRUB PLAN - SOUTH

SCALE: 1"=20'

APPL. NO. C-13-86 EXHIBIT L4 DATE 12/5/13

PFC/ENG _____ DATE _____

TRAFFIC/ENG _____ DATE _____

ZONE APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

REVIEW SET NOT FOR CONSTRUCTION

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Fax: 559.733.7821
SDI Job No. 13015
Drawn Date: November 20, 2013

C 15809
9-30-15

SEI - NEES AVENUE APARTMENTS

SHRUB PLAN - SOUTH

INI	DATE	DESCRIPTION
KH		1ST SUBMITTAL
KH		2ND SUBMITTAL
KH		3RD SUBMITTAL
KH	10.21.13	4TH SUBMITTAL

L2.4

Pictures of the Existing Site

Google earth

feet 10
meters 3

Google earth

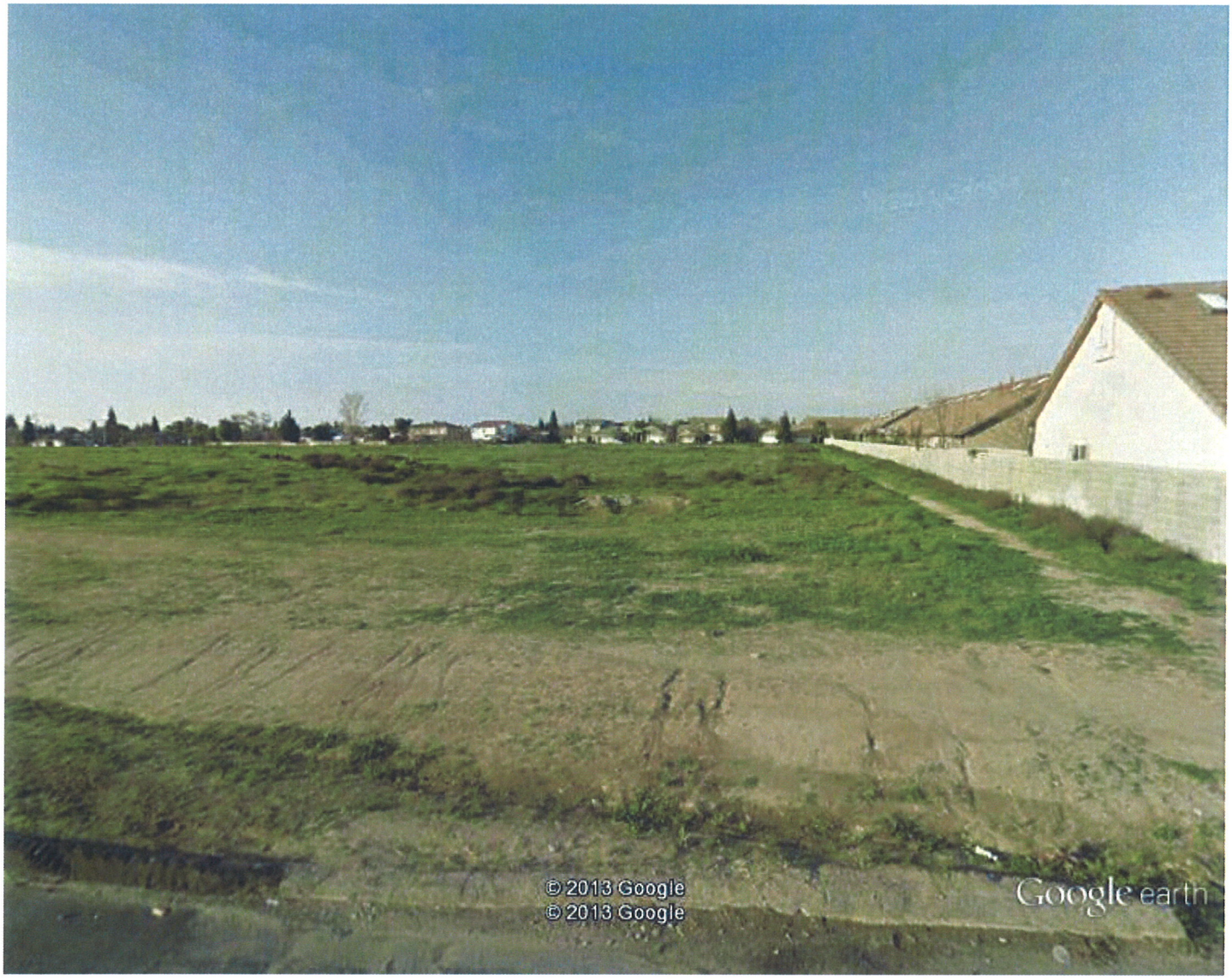
feet 8
meters 2

Google earth

feet 9
meters 3

Google earth

feet 9
meters 2



Google earth

feet 9
meters 2

Google earth

feet 10
meters 3

Conditions of Approval for Conditional Use Permit
Application No. C-13-086

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL
DECEMBER 18, 2013

CONDITIONAL USE PERMIT APPLICATION NO. C-13-086

The related Plan Amendment Application No. A-13-003 and Rezone Application No. R-13-009 were considered by the Planning Commission on December 18, 2013, and Conditional Use Permit Application No. C-13-086 was heard by the Fresno Planning Commission on December 18, 2013 and is subject to the following conditions of approval:

PART A – ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits or occupancy:

Planner to check when completed		
☐	1.	Development shall take place in accordance with Exhibits A1, A2, and A3 dated October 30, 2013, E-1 dated November 19, 2013, and L1, L2, L3, and L4 dated October 21, 2013. Transfer all comments and conditions to the corrected exhibit(s) and **submit to planner at least 15 days prior to issuance of building permits**.
☐	2.	Add applicable notes/details on the site plan from the attached "General Notes and Requirements for Entitlement Applications".
☐	3.	All proposed block fences shall be treated with anti-graffiti coating and maintained in perpetuity. **Please indicate this on the site and landscape plans.**
☐	4.	Mechanical equipment, including wall air conditioners, shall be screened from public view. The design of mechanical equipment screening shall be compatible with, and an integral element of, the building structure. Rooftop screening and other mechanical equipment screening shall be a minimum of twelve (12) inches higher than the equipment itself. **Please indicate this on elevations.**
☐	5.	Bicycle parking shall be on an all-weather surface and lockable. **Please indicate this on the site plan.**
☐	6.	Provide a landscape plan that depicts the open space and its calculations inclusive of replacement space required for the minor rear yard encroachment (rear area of garages on north side of development). **These plans must be reviewed and approved prior to issuance of building permits.**
☐	7.	Submit three copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees, all proposed site elements, outdoor lighting, signage, fencing, site furnishings, to the Development Services Division. **These plans must be reviewed and approved prior to**

issuance of building permits.

8. Landscaping must be in place **before issuance of the certificate of occupancy**. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division.

9. **Prior to final inspection**, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).

10. All projects, including exterior modifications, are subject to street tree requirements. Street trees shall meet City requirements and **reviewed and approved by the Public Works Division.**

11. Provide the Department of Public Utilities Director approved water usage analysis **prior to issuance of building permits**.

12. Identify all existing and proposed dedications. Dedications cannot be determined until the existing easements are identified. All new dedications are required **prior to issuance of building permits.**

13. Submit complete pool/spa facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division for review and approval **prior to issuance of building permits**.

14. A flood control fee of $34,587 is due **prior to issuance of building permits**. This fee was valid through February 28, 2014. Contact the Fresno Metropolitan Flood Control District for a revised fee in cases where changes are made in the proposed site plan which materially alters the proposed impervious area.

15. Pay street tree inspection fee of $30 per street tree **prior to issuance of building permits**.

16. The project developer shall contact Wastewater Management Division/Environmental Services prior to pulling building permits regarding conditions of service.

17. Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34. Provide access to gates by 5:30 a.m. or provide remote, key or access code. 2-cell trash enclosure required. **Add appropriate notes to the site plan verifying this.**

18. An Indirect Source Review (ISR) is required and must be approved by the San Joaquin Valley Air Pollution Control District prior to issuance of building permits. **Submit verification that this has been completed prior to issuance of**

building permits.

☐ 19. Comply with Project Specific Mitigation Monitoring Checklist for Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit No. C-13-086 dated November 22, 2013.

☐ 20. Wrought iron fencing off East Nees and North Chestnut Avenues (approximately 20' from the property line) shall incorporate a series of decorative stone veneer pilasters with decorative caps spaced no more than twenty (20) feet apart as measured off-center.

☐ 21. A solid block wall matching the height and design of the existing block wall off East Muncie Avenue shall be constructed along the north property line and extend west to the eastern edge of the residential homes.

☐ 22. Homeowners with existing walls that border proposed walls shall be given the option of a combination wall between properties (i.e., their existing wood fence and proposed masonry wall) or an option to share a wall constructed at the developer's expense.

☐ 23. Add-on components such as utility meters, ladders, vent pipes and similar features need to be identified in site plans and **reviewed and approved prior to permit issuance**.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

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

b) Development and project operation shall take place in accordance with the attached operational statement dated July 30, 2013.

c) Development shall take place in accordance with the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management*) zone district pursuant to Section 12-212.3-H and all other applicable sections of the FMC.

i. Building Height/Elevations

1) The maximum allowable building height shall not exceed thirty-five (35) feet.

2) No accessory buildings erected in this District shall have a height greater than one (1) story, not to exceed twelve (12) feet. For exceptions, accessory buildings are subject to the provisions of subsection 12-306-N-1.

ii. Lot Coverage

1) Maximum lot coverage by buildings and structures shall not exceed fifty (50) percent of the total lot area.

iii. Building Setbacks, Landscaping, and Open Space

1) All yard setbacks shall adhere to the site plan dated October 30, 2013.

2) All landscaping shall comply with the City of Fresno Anti-Graffiti Landscaping, Landscaped Buffer Development and Planting Standards.

3) No new structures of any kind unless approved by the Director (including signs and/or fences) may be installed or maintained within the above-landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved. (**Include this note on the site plan.)**

4) The number of trees will be determined by the following formula and adhere to Landscape Plans (Exhibit A – Sheets L2.1, L2.2, L2.3, and L2.4), which exceeds the below-mentioned standard:

   a. Provide one (1) medium size tree (30-60 feet at maturity) for each required parking space, plus one (1) medium sized tree for each residential unit. All present and future tree planting and shrub planting shall conform to the corner cut-off provisions of Sections 13-227 and 13-228.

5) A minimum of twenty-five (25) percent of the site area shall comprise usable open space for residents of the development, provided that the Director may permit ten (10) percent reduction in this standard in unusual circumstances where it is demonstrated that the amount of open space area provided is adequate to meet the needs of residents of the development. Required front yards and street side yards shall not be considered part of the twenty-five (25) percent usable open space. Usable open space shall include rear yards, interior side yards and landscaped areas between units and pathways, provided that each of them meet the minimum width and depth requirements set forth below. Usable open space shall also include private patios and balconies. Driveway and parking areas, indoor living areas of dwelling units, garages, carports, equipment rooms, utility rooms and any other buildings used for the maintenance of the development shall not be considered as part of the usable open space. The Director may permit a portion of the twenty-five (25) percent open space standard to be provided off-site if such area is available for the exclusive use of residents of the development. The minimum dimension of a usable open space area shall be eight (8) feet by

eight (8) feet. On lot frontages greater than four hundred (400) feet, at least one (1) dimension of the usable open space shall be equal to two (2) percent of the frontage length.

6) Open space areas shall be landscaped by the developer in accordance with the approved plan and shall be maintained by the property owner thereafter.

7) Gravel, colored rock, bark, and similar materials shall be used in conjunction with, but not instead of, living ground cover and vegetation. Brick, cobblestone, and wood shall be integrated into pathways and edges where appropriate.

8) Automatic irrigation is required for all landscaped areas; surface piping and tubing are not allowed.

iv. Space Between Buildings

1) Main Buildings

a. For buildings side-to-side the minimum space shall be ten (10) feet.
b. For buildings rear to side, front to side, with entries or exits into space, the minimum space shall be fifteen (15) feet.
c. For buildings front to rear, rear to front, with entries or exits into space, the minimum space shall be twenty (20) feet.
d. For buildings front to front arranged about interior court permitting ten (10) feet wide driveway in said interior court, said driveway being access to parking area or building, the minimum space shall be thirty (30) feet. Without said driveway, said space shall be twenty-five (25) feet. Unenclosed porch or entry facilities may extend into a required yard or space not more than three (3) feet. Porch cover may extend into said space not more than eighteen (18) inches.
e. In no event shall the minimum space between main buildings be less than ten (10) feet.

2) Accessory Buildings

a. If an accessory building is used for garage purposes and the entrance for vehicular access to said garage faces any main building, there shall be a minimum separation of twenty-five (25) feet in order to provide vehicular access to the garage. Garages shall incorporate enhanced decorative features that complement the buildings and perimeter walls proposed.

v. Fences, Hedges, and Walls

1) Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential

safety hazard, which may occur as a result of improper fence installation or damage to the fence.

2) Only those fences as shown on the site plan shall be reviewed for approval.

3) Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation. **(Include this note on the site plan.)**

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

a. The maximum height of all fences without decorative pilasters and caps shall be six (6) feet in height. A fence may be increased to seven (7) feet if approved by the Director (Pursuant to Section 12-306-H-3-d of the FMC).
b. Decorative pilasters with caps shall be no greater than seven (7) feet in height.
c. A solid block wall matching the height and design of the existing block wall off East Muncie Avenue shall be constructed along the north property line and extend west to the eastern edge of the residential homes.
d. Homeowners with existing walls that border proposed walls shall be given the option of a combination wall between properties (i.e., their existing wood fence and proposed masonry wall) or an option to share a wall constructed at the developer's expense.
e. No fence, hedge or wall over three (3) feet in height shall be permitted in any required front yard setback area or within the required side yard setback area on the street side of a corner lot.

vi. Off-Street Parking

1) The provisions of Section 12-306-I shall apply.

a. **Multiple dwellings.** When there is more than one dwelling unit on a single lot there shall be one and one-half parking spaces for each dwelling unit, one of which shall be in a carport or garage. In the event that a requirement for one-half parking space results under this ratio, the parking space requirement shall be increased to the next highest whole number.

vii. Access

1) See red-lined set of plans dated September 11, 2013.

d) Development shall take place in accordance with the policies of the 2025 Fresno General, Woodward Park Community Plan, and with the Medium-High Density Residential planned land use designation.

e) Conditional Use Permit Application No. C-13-086 is contingent upon City Council approval of Plan Amendment Application No. A-13-003, Rezone Application No. R-13-

009, and Environmental Assessment Application No. A-13-003/R-13-009/C-13-086.

f) Comply with all applicable mitigation measures detailed in the Master Environmental Impact Report Mitigation Monitoring Checklist for the 2025 Fresno General Plan and the project specific mitigation measures contained in Environmental Assessment No. A-13-003/R-13-009/C-13-086 dated November 22, 2013 adopted for the project.

g) In perpetuity with the development, inaccessible areas/yard space behind the garages (north side of property) shall be maintained and attended to by the property owner.

h) Automatic irrigation is required for all landscape areas; surface piping and tubing are not allowed. Irrigation heads shall not overspray walks, buildings, fences, and streets.

i) All property owners shall maintain landscaping in perpetuity consistent with City standards.

j) Development shall comply with the Declaration of Covenants, as applicable.

k) Areas to the rear of garages shall be gated/fenced off from the public. Matching wrought iron fence material, six (6) feet in height shall be used. Area shall be maintained in perpetuity and include a self-closing locked gate for maintenance access.

2) City and Other Services

a) Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies (Building and Safety dated August 5, 2013, Department of Public Utilities (for sewer) dated August 14, 2013, Department of Public Utilities (for water) dated August 6, 2013, Department of Public Utilities (for solid waste) dated September 3, 2013, Fresno Fire Department dated August 29, 2013 and December 10, 2013 (Addendum), Public Works Department, Traffic and Engineering Services Division (2) dated September 4, 2013, Public Works Department-Median Island Maintenance dated September 6, 2013, San Joaquin Valley Air Pollution Control District dated August 21, 2013, Caltrans dated August 26, 2013, County of Fresno Department of Public Health dated August 7, 2013, Fresno Unified School District dated August 16, 2013, Fresno Irrigation District dated August 8, 2013, Fresno Metropolitan Flood Control District dated August 28, 2013, Fresno Police Department dated August 26, 2013, Fresno Yosemite International Airport dated August 28, 2013, United States Postal Service dated August 16, 2013, District 6 Implementation Committee dated September 17, 2013, and Public Works Department – Traffic and Engineering dated August 28, 2013).

3) Miscellaneous Requirements

a) Provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

b) Exercise of the special permit shall take place in accordance with all city, county, state and federal laws and regulations.

c) Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

i) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;

ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

APPEALS

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Section 12-405 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed. In the event you wish to appeal, you must state your appeal (in writing or testimony) at or prior to the Planning Commission hearing scheduled on December 18, 2013.

BACKCHECK PROCESS

Please Note: To complete the back-check process for operation/building permits relative to planning and zoning issues, submit four (4) copies of this corrected site plan and one copy of corrected elevations and landscape plans, together with any fees and title reports for required covenants, and any required studies or analyses to Nathan Bouvet in the Development Services Division for final review and approval, at least 15 days before issuance of building permits.

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

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

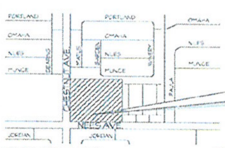
EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by **December 18, 2017** (four years from the date of approval). There is no extension. All improvements must be installed prior to the operation of the proposed use.

Attachments: Exhibits A1, A2, and A3 dated October 30, 2013, E-1 dated November 19, 2013, and L1, L2, L3, and L4 dated October 21, 2013
Comments from Partner Agencies & Departments
General Notes and Requirements for Entitlement Applications
Operational Statement dated July 30, 2013

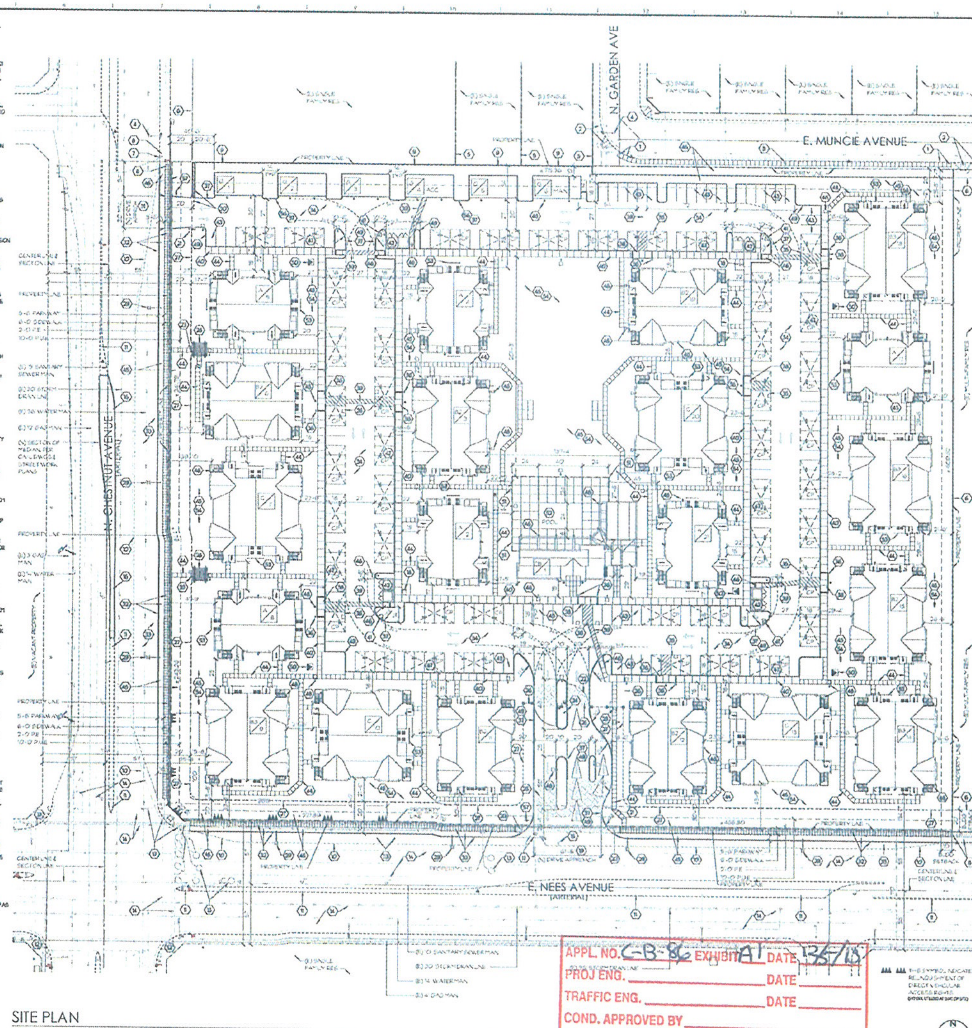
Exhibits

GENERAL NOTES:



VICINITY MAP

KEYED NOTES:



SITE PLAN

APPL. NO. C-B-86 EXHIBIT A1 DATE 1/31/15
PROJ ENG. ______________ DATE ______
TRAFFIC ENG. ______________ DATE ______
COND. APPROVED BY ______________
DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

PROJECT DATA:

PROPOSED 2 STORY FLAT APARTMENT COMMUNITY

BUILDING DATA:

PARKING:

REQUIRED PARKING:

PROVIDED PARKING:

SITE AREA AND COVERAGE:

OPEN SPACE:

REQUIRED OPEN SPACE (25% REQMT)

PROPOSED OPEN SPACE

PROPOSED BUILDING AREA:

BUILDING 'A'

BUILDING 'B2'

BUILDING 'B3'

BUILDING 'C'

DWELLING UNITS (RESIDENTIAL AREA):

COMMUNITY BUILDING (A-3 AREA):

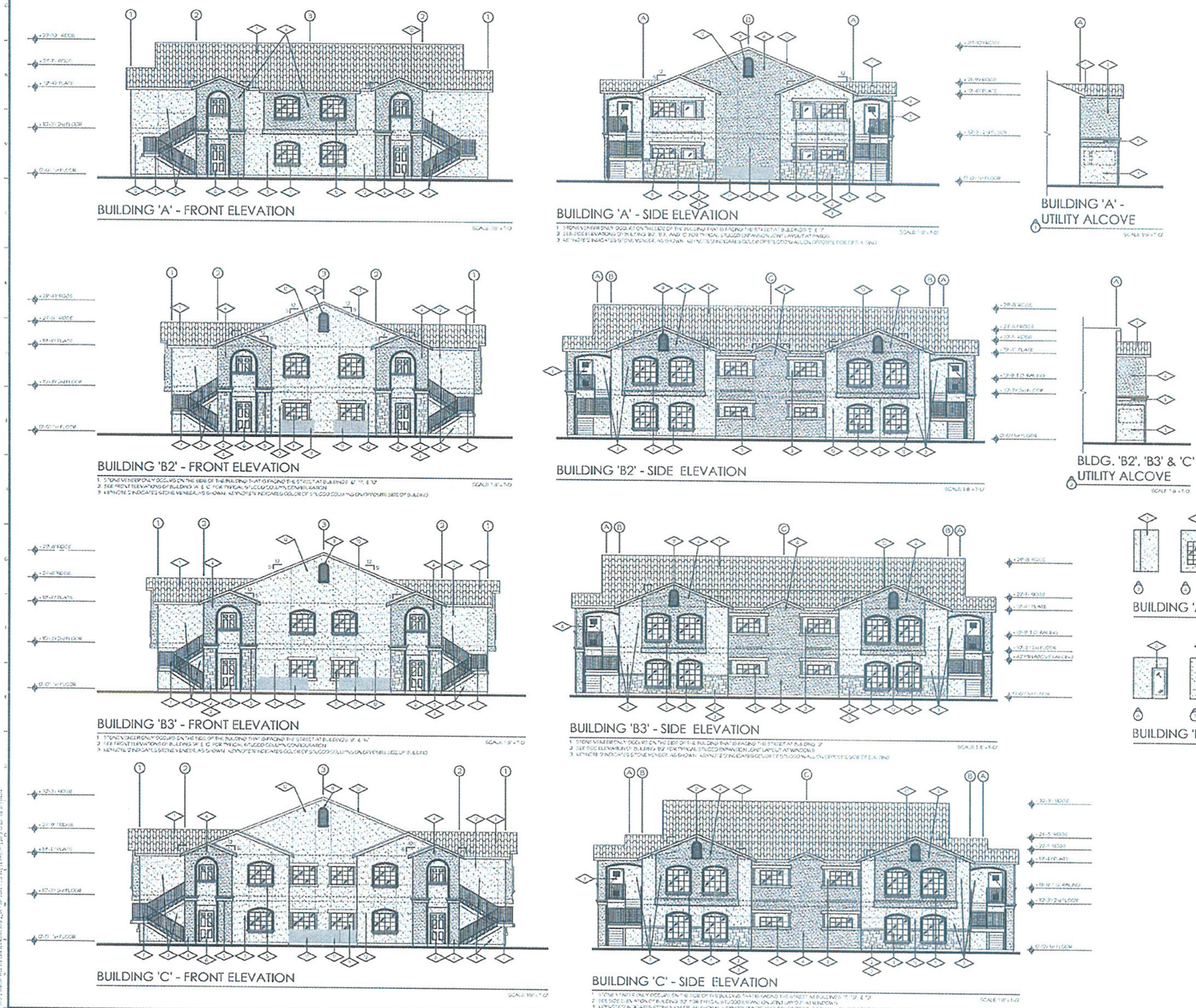
GARAGES & CARPORTS (U-1 AREA):

TOTAL GROSS BUILDING AREA

SEI - NEES AVENUE APARTMENTS

SITE PLAN

A1.1



EXTERIOR FINISHES

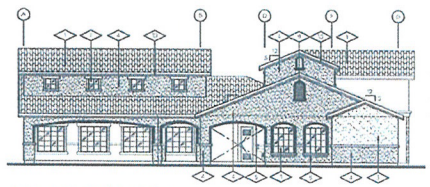
	MATERIAL	DESCRIPTION/ COLOR
1	CONCRETE ROOF TILE	EAGLE ROOFING CAPISTRANO #3735 WALNUT CREEK BLEND
2	CAST STONE VENEER	CULTURED STONE - COUNTRY LEDGESTONE BUCKS COUNTY
3	STUCCO, INTEGRAL COLOR	BLUE EAGLE STUCCO - COLOR MATCH TO PITTSBURG PAINT - #PPG 415-5 / WIND MILL
4	STUCCO, PAINTED	BENJAMIN MOORE - #1545 / GARGOYLE
5	FOAM TRIM, PAINTED	PITTSBURG PAINT - #PPG 414-4 / DUSTY TRAIL
6	METAL DOOR, PAINTED	SHERWIN WILLIAMS - #SW 6034 / ARRESTING AUBURN
7	METAL HANDRAILS, PAINTED	SHERWIN WILLIAMS - #SW 6990 / CAVIAR (BLACK)
8	METAL DOOR & FRAME, PAINTED	PITTSBURG PAINT - #PPG 415-5 / WIND MILL
9	VENT TRIM, PAINTED	PITTSBURG PAINT - #PPG 414-4 / DUSTY TRAIL
10	FASCIA	BENJAMIN MOORE - #1545 / GARGOYLE
11	VINYL WINDOW	BEIGE FRAME
12	STUCCO EXPANSION JOINT	PAINTED TO MATCH ADJACENT STUCCO
13	METAL GARAGE DOOR, PAINTED	PITTSBURG PAINT - #PPG 415-5 / WIND MILL
14	METAL CARPORT, PAINTED	PAINTED TO MATCH BUILDING COLOR PITTSBURG PAINT - #PPG 415-5 / WIND MILL
15	DOOR W/ FULL GLASS	FINISH TO BE SELECTED
16	DRINKING FOUNTAIN	SEE PLUMBING FIXTURE SCHEDULE
17	MECH UNIT W/ SCREEN	SEE MECHANICAL PLANS
18	VINYL WINDOW	BEIGE FRAME - GLASS TO BE BLACKED OUT AT ATTIC SIDE
19	GARAGE - EXTERIOR LIGHT FIXTURE	LIGHT FIXTURE TO BE SELECTED BY OWNER
20	2 x 2 LOUVERED VENT	PAINT TO MATCH ADJACENT WALL COLOR

APPL. NO. C-13-86 EXHIBIT A2 DATE 12/5/13
PROJ ENG. ________ DATE ________
TRAFFIC ENG. ________ DATE ________
COND. APPROVED BY ________ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

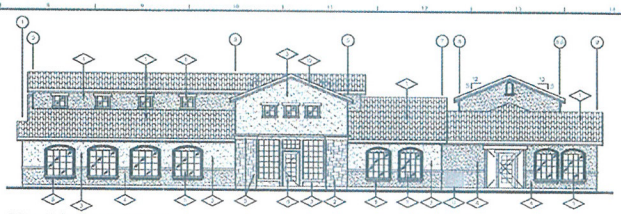
SEI - NEES AVENUE APARTMENTS

EXTERIOR ELEVATIONS

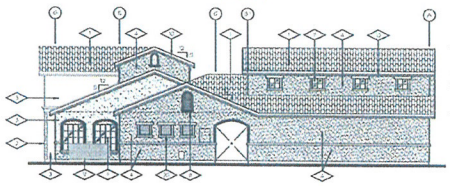
A5.1



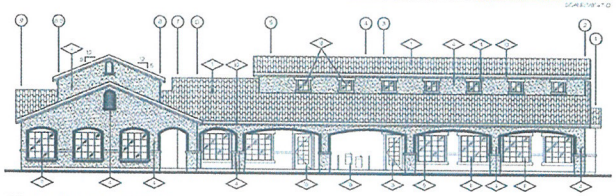
COMMUNITY BUILDING/OFFICE
WEST ELEVATION



COMMUNITY BUILDING/OFFICE
SOUTH ELEVATION



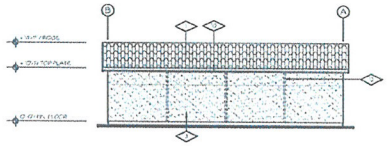
COMMUNITY BUILDING/OFFICE
EAST ELEVATION



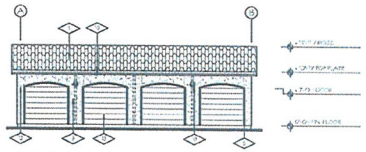
COMMUNITY BUILDING/OFFICE
NORTH ELEVATION

EXTERIOR FINISHES

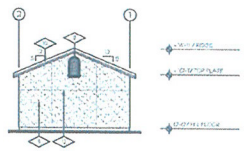
	MATERIAL	DESCRIPTION/ COLOR
1	CONCRETE ROOF TILE	
2	EAST COAST STUCCO	
3	STUCCO, INTEGRAL COLOR	
4	STUCCO, PAINTED	
5	WOOD TRIM, PAINTED	
6	METAL DOOR, PAINTED	
7	METAL HANDRAILS, PAINTED	
8	METAL DOOR & FRAME, PAINTED	
9	VENT PIPE, PAINTED	
10	FASCIA	
11	GUTTER & DOWNSPOUT	
12	STUCCO EXPANSION JOINT	
13	METAL GARAGE DOOR, PAINTED	
14	METAL CANOPY, PAINTED	
15	DOOR W/ FULL GLASS	
16	SERVANT FOUNTAIN	
17	MECH. UNIT W/ SCREEN	
18	VINYL WINDOW	
19	GARAGE - ENTRAPMENT MATERIAL	
20	24"x 24" COVER @ VENT	



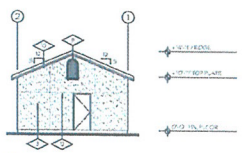
GARAGE
REAR ELEVATION



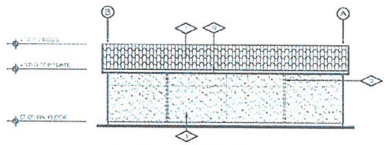
GARAGE
FRONT ELEVATION



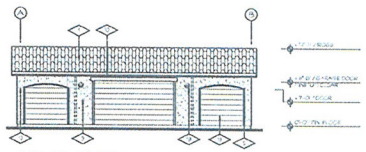
GARAGE
SIDE ELEVATION



GARAGE
SIDE ELEVATION
WITH ENTRANCE BAY



GARAGE - ACCESSIBLE UNIT
REAR ELEVATION



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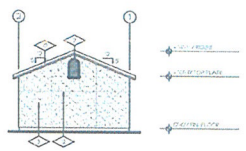
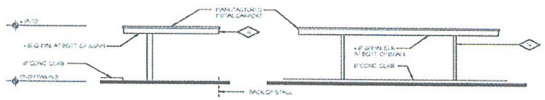
FRONT ELEVATION



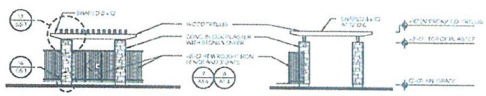
GARAGE - ACCESSIBLE UNIT
SIDE ELEVATION

APPL. NO C-13-86 EXHIBIT A3 DATE 12/5/13
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



CARPORT
SIDE ELEVATION

CARPORT
FRONT ELEVATION



PEDESTRIAN ENTRY TRELLIS
FRONT ELEVATION

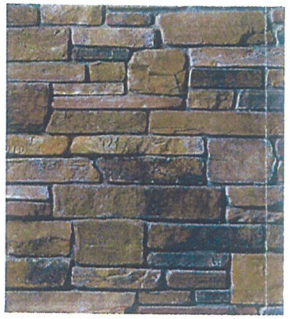
PEDESTRIAN ENTRY TRELLIS
SIDE ELEVATION

SEI - NEES AVENUE APARTMENTS

EXTERIOR ELEVATIONS

A5.2

1



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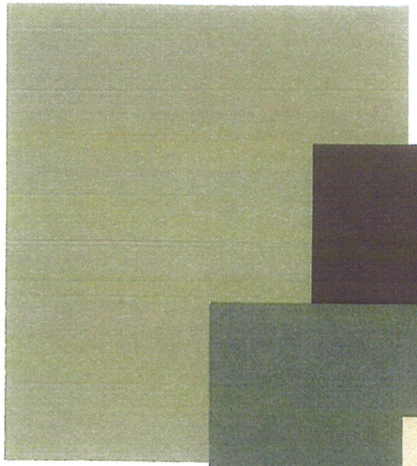

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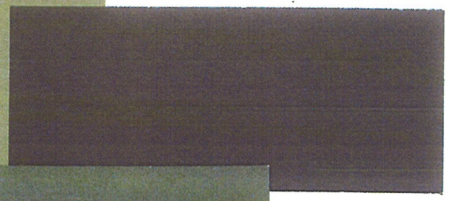

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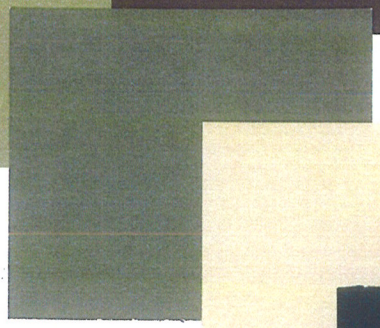

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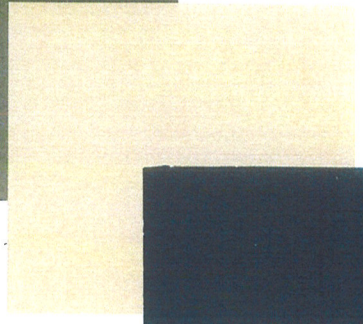

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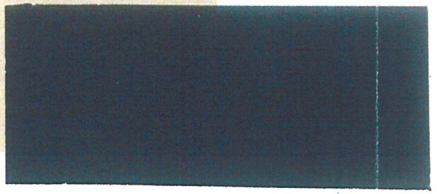


7

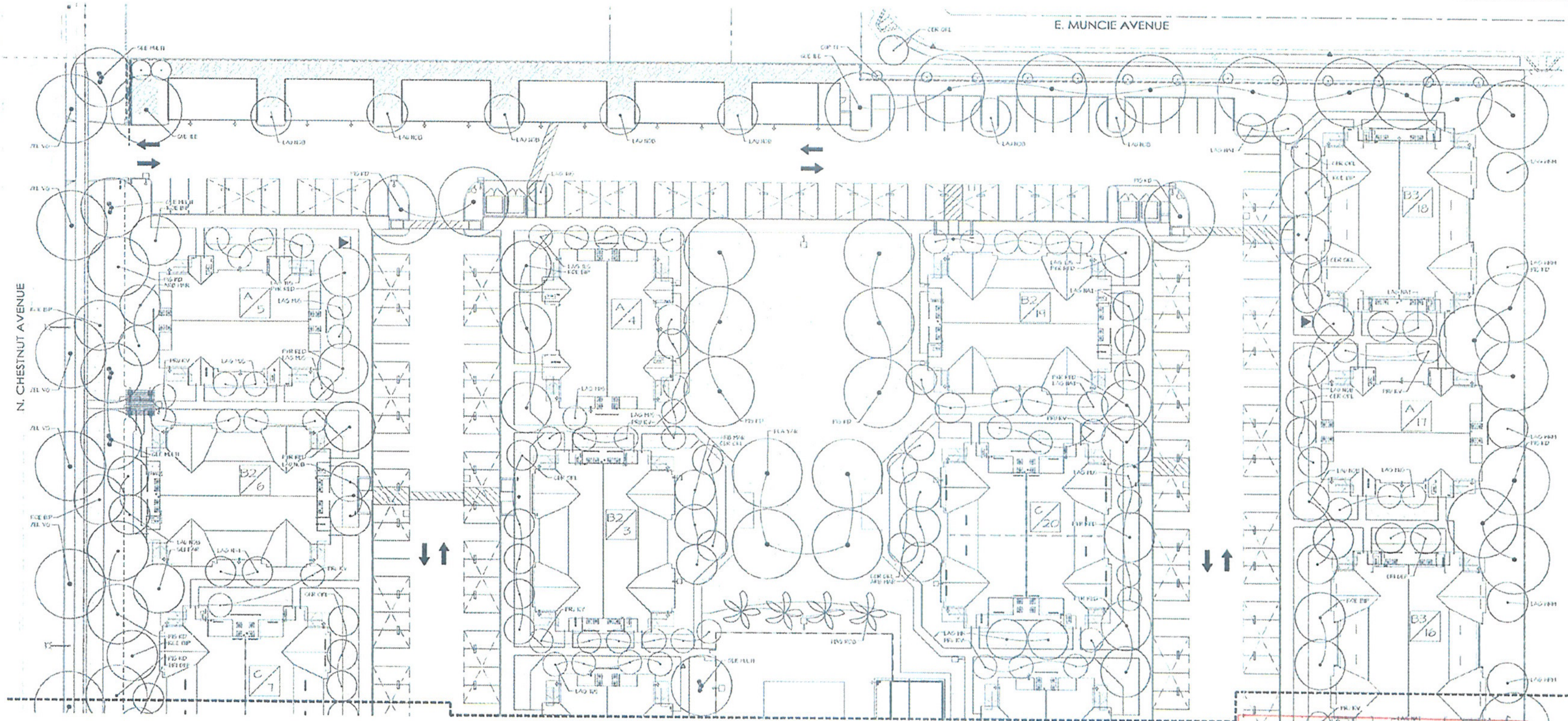
	MATERIAL	DESCRIPTION/ COLOR
1	CONCRETE ROOF TILE	EAGLE ROOFING 'CAPISTRANO' #3773 'WALNUT CREEK BLEND'
2	CAST STONE VENEER	CULTURED STONE - COUNTRY LEDGESTONE 'BUCKS COUNTY'
3	STUCCO, INTEGRAL COLOR	BLUE EAGLE STUCCO - COLOR MATCH TO: PITTSBURG PAINT - #PPG 415-5 / 'WIND MILL'
4	STUCCO, PAINTED	BENJAMIN MOORE - #1546 / 'GARGOYLE'
5	FOAM TRIM, PAINTED	PITTSBURG PAINT - #PPG 414-4 / 'DUSTY TRAIL'
6	METAL DOOR, PAINTED	SHERWIN WILLIAMS - #SW 6034 / 'ARRESTING AUBURN'
7	METAL HANDRAILS, PAINTED	SHERWIN WILLIAMS - #SW 6990 / 'CAVIAR' (BLACK)
8	METAL DOOR & FRAME, PAINTED	PITTSBURG PAINT - #PPG 415-5 / 'WIND MILL'
9	VENT TRIM, PAINTED	PITTSBURG PAINT - #PPG 414-4 / 'DUSTY TRAIL'
10	FASCIA	BENJAMIN MOORE - #1546 / 'GARGOYLE'
11	VINYL WINDOW	BEIGE FRAME
12	STUCCO EXPANSION JOINT	PAINTED TO MATCH ADJACENT STUCCO
13	METAL GARAGE DOOR, PAINTED	PITTSBURG PAINT - #PPG 415-5 / 'WIND MILL'
14	METAL CARPORT, PAINTED	PAINTED TO MATCH BUILDING COLOR PITTSBURG PAINT - #PPG 415-5 / 'WIND MILL'
15	DOOR W/ FULL GLASS	FINISH TO BE SELECTED
16	DRINKING FOUNTAIN	SEE PLUMBING FIXTURE SCHEDULE
17	MECH. UNIT W/ SCREEN	SEE MECHANICAL PLANS
18	VINYL WINDOW	BEIGE FRAME - GLASS TO BE 'BLACKED OUT' AT ATTIC SIDE
19	GARAGE - EXTERIOR LIGHT FIXTURE	LIGHT FIXTURE TO BE SELECTED BY OWNER
20	2'x2' LOUVERED VENT	PAINT TO MATCH ADJACENT WALL COLOR

APPL. NO. C-13-66 EXHIBIT 21 DATE 12/5/13
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SIM ARCHITECTS
7591 NORTH INGRAM #101
FRESNO, CALIFORNIA 93711
T559.448.8400 · F559.448.8467
www.simarchitects.com

PROJECT NAME
SEI - NEES AVENUE APARTMENTS
2610 E. NEES AVENUE, FRESNO, CA (NEC CHESTNUT AND NEES AVENUES)

PROJECT NUMBER: 13-19.1
DATE: 11.19.13
SHEET NAME: EXTERIOR FINISHES



TREE KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUAN	NOTES
ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	15 G.	L		
CAL CIT	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	15 G.	L		
CER DM	CERCIDIUM 'DESERT MUSEUM'	THORNLESS PALO VERDE	15 G.	L		
CER OKL	CERCIS C. 'OKLAHOMA'	OKLAHOMA REDBUD	15 G.	M		
CUP GLA	CUPRESSUS S. 'GLAUCA'	ITALIAN CYPRESS	15 G.	L		
CUP TT	CUPRESSUS S. 'TINY TOWER'	TINY TOWER CYPRESS	15 G.	L		
ERI DEF	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 G.	L		
FRA RG	FRAXINUS V. 'RIO GRANDE'	FAN TEX ASH	15 G.	M		
GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 G.	M		
KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	15 G.	M		
LAU NOB	LAURUS NOBILIS 'SARATOGA'	SARATOGA GRECIAN LAUREL	15 G.	L		
LAG MUS	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 G.	L		
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	15 G.	L		
LAG TUS	LAGERSTROEMIA 'TUSCARORA'	PINK CRAPE MYRTLE	15 G.	L		
LAG WR	LAGERSTROEMIA 'WATERMELLON RED'	WATERMELLON RED CM	15 G.	L		STANDARD
LAG WRM	LAGERSTROEMIA 'WATERMELLON RED'	WATERMELLON RED CM	15 G.	L		NATURAL MULTI
OLE MIL	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L		NATURAL MULTI
PIS KD	PISTACIA C. 'KEITH DAVIES'	KEITH DAVIES PISTACHE	15 G.	L		
PLA YAR	PLATANUS A. 'YARWOOD'	YARWOOD PLANE TREE	15 G.	M		
POD GRA	PODOCARPUS GRACILIOR	FERN PINE	15 G.	M		
PRU KV	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 G.	M		
PYR RED	PYRUS C. 'REDSPIRE'	REDSPIRE PEAR	15 G.	M		
QUE ILE	QUERCUS ILEX	HOLLY OAK	15 G.	L		
WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	6' BH	L		

TURF FROM SEED. WATER CONSERVING FESCUE-BLEND. SEED AT MFR. RATE

MIXED ROCK DRY CREEK - ROUNDED ROCK. 50% 2", 30% 3-4", 20% 4"+

GRANITE BOULDERS, BURY 1/3RD OF VOLUME. SIZE AND SHAPE APPROXIMATELY AS DRAWN. X TOTAL SHOWN, APPROX. XX TONS.

GRAVEL BEHIND GARAGES, 3/4 CRUSHED ROCK

CITY OF FRESNO GENERAL PLNT'G NOTES (FRONTAGE ONLY):

1. THE CITY OF FRESNO SHALL CONDUCT INSPECTIONS OF PLANT MATERIAL. ADDITIONAL INSPECTIONS BY COUNTY AGRICULTURAL INSPECTIONS WILL BE REQUIRED (PER STATE LAW) FOR QUARANTINE SPECIES OF PLANTS. CONTRACTOR WILL BE RESPONSIBLE FOR ASSURING PLANT MATERIAL THAT IS SHIPPED COMPLIES WITH STATE LAWS AND COUNTY INSPECTION REQUIREMENTS.

2. CONTRACTOR SHALL NOT INSTALL LANDSCAPING WHEN IT IS OBVIOUS THAT THERE IS DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL SITE CONDITIONS. CONSULT WITH CITY INSPECTOR TO RESOLVE THE DISCREPANCY.

3. ALL PLANTING AND RELATED WORK SHALL COMPLY WITH THE CITY OF FRESNO STANDARD SPECIFICATIONS, SECTION 26. SPECIFICATIONS ARE AVAILABLE AT CITY HALL, 2600 FRESNO STREET, ENGINEERING SERVICES, 4TH FLOOR OR ON LINE AT HTTP://WWW.FRESNO.GOV

4. TREES IN ENCLOSED PLANTER BOXES, RAISED PLANTERS OR SUBJECT TO SUBSURFACE DRIP IRRIGATION REQUIRE NO WATER BASINS.

5. ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.

6. PLACE TREE TIE AT 6" ABOVE LOWEST POINT ALONG TRUNK WHERE TREE HEAD WILL SUPPORT ITSELF.

7. PLANTING HOLE TO BE 2 1/2 TIMES THE DIAMETER OF THE PLANT CONTAINER AND DEPTH TO BE 1 INCH SHALLOWER THAN ROOTBALL EXCLUDING ADVENTITIOUS ROOTS.

8. ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN SIX (6) FEET OR LESS OF ALL CONCRETE IMPROVEMENTS AS PER CITY OF FRESNO STANDARD SPECIFICATIONS AND AS SHOWN ON PLANS.

9. ALL SHRUBS SHALL BE SET BACK 3 FEET AWAY FROM EDGE OF WALKS, WALLS, AND OTHER HARDSCAPE FEATURES. GROUNDCOVER SHALL BE PLANTED 1 FOOT FROM THE SAME FEATURES.

10. 12" WIDE x 6" THICK CONCRETE MOWSTRIP SHALL BE CONSTRUCTED OVER 6 INCHES OF COMPACTED NATIVE SOIL OR AS DETERMINED BY THE ENGINEER. MOWSTRIPS ARE TO DEFINE BOUNDARIES OF LANDSCAPING TO BE MAINTAINED BY THE CITY AND ARE TO BE CONSTRUCTED AS SHOWN ON THE PLANS.

11. MAXIMUM SLOPE SHALL NOT EXCEED 4:1 WITH ONE 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 4:1 OR STEEPER. SUCH EROSION CONTROL SHALL, AT A MINIMUM INCLUDE THE USE OF SYNTHETIC EROSION CONTROL NETTING IN COMBINATION WITH GROUND COVER SPECIES APPROVED BY THE PUBLIC WORKS DEPARTMENT. THE EROSION CONTROL NETTING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO SHIPPING AND INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

12. NOT USED

13. DRAINAGE HOLES ARE REQUIRED AS DETERMINED BY THE ENGINEER. DRILLING OF HOLES SHALL BE IN ACCORDANCE WITH THE CITY OF FRESNO STANDARD SPECIFICATIONS, SECTION 26-2.13.

14. NOT USED

CITY OF FRESNO NOTES (FRONTAGE ONLY):

STREET TREES SHALL BE PLANTED BY THE PROPERTY OWNER. THE APPROVED LANDSCAPE PLAN SHALL SERVE AS STREET TREE PLANTING PERMIT AND SHALL BE AT THE JOB SITE AT ALL TIMES. NOTIFY THE PUBLIC WORKS DEPARTMENT TO VERIFY TREE PLANTING LOCATION 72 HOURS PRIOR TO ANY EXCAVATION (621-5600). THE PROPERTY OWNER IS REQUIRED TO PROVIDE AN IRRIGATION SYSTEM.

TREES PLANTED IN THE RIGHT OF WAY SHALL BE LOCATED WITH THE FOLLOWING MINIMUM SETBACKS. THE FOLLOWING SPACING STANDARDS SHALL BE INCLUDED AS A NOTE ON THE LANDSCAPE PLAN.

- 30' FROM STREET CORNERS FOR VISIBILITY & 15' FROM DRIVEWAY, STOP SIGNS, ALLEYS, LIGHT POLES AND POWER POLES
- 10' FROM FIRE HYDRANTS & 8' FROM SEWER LINES
- 5' FROM BUILDINGS OVERHANGS AND 2' FROM ADJACENT CONCRETE AND ADJOINING PROPERTY LINES
- 3' FROM GAS, ELECTRICAL, AND WATER LINES, AND ROOF DRAINS

DRILLING TO PIERCE HARDPAN SHALL BE REQUIRED PRIOR TO PLANTING EACH STREET TREE. NOTIFY PUBLIC WORKS INSPECTOR (559) 621-5600 TWO WORKING DAYS IN ADVANCE OF DRILLING DATE FOR INSPECTION OF DRILLING OPERATIONS AND TO CHECK BACKFILLING PROCEDURES AND SAFETY BARRIERS.

DRILLING SHALL BE COMPLETED WITHIN THE 14 DAYS FOR WHICH CLEARANCE HAS OBTAINED FOR APPROVED LOCATION. HOLES SHALL BE 2 FEET IN DIAMETER AND DRILLED TO A DEPTH WHERE VISUAL EVIDENCE TO THE SUBSURFACE SAND OR GRAVEL DRAINAGE STRATUM IS APPARENT; THE DRAINAGE HOLE SHALL BE DRILLED TO A MAXIMUM OF 10 FEET DEEP. IMMEDIATELY FOLLOWING DRILLING, THE HOLE SHALL BE BACKFILLED WITH SOIL DRILLED FROM THE HOLE USING SUFFICIENT WATER TO THOROUGHLY SATURATE THE BACKFILL MATERIAL. IMMEDIATELY FOLLOWING BACKFILLING, THE WHITE SPOT DESIGNATING THE PLANTING SITE IS PAINTED BLACK TO INDICATE THE SITE HAS BEEN DRILLED. THE DRILLED SITES ARE BARRICADED AND CHECKED DAILY FOR 5 WORKING DAYS FOR SOIL SETTLING. SOIL LEVELS ARE ADJUSTED AS NECESSARY DURING THIS TIME. AFTER 7 DAYS, THE BARRICADES AND EXCESS SOIL ARE REMOVED. SOIL SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 20 DAYS PRIOR TO PLANTING.

TREES PLANTED WITHIN THE RIGHT-OF-WAY SHALL BE PLANTED BY THE PROPERTY OWNER AFTER FIRST OBTAINING A STREET TREE PLANTING PERMIT AND A STREET WORK PERMIT. NOTIFY THE PUBLIC WORKS DIVISION TO VERIFY THE TREE PLANTING LOCATIONS 72 HOURS PRIOR TO ANY EXCAVATION (621-5600)

LANDSCAPING

NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.

LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PUBLIC WORKS DEPARTMENT.

PRIOR TO FINAL INSPECTION A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION DEVELOPMENT DEPARTMENT.

OUTDOOR ADVERTISING

SIGNS OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

APPL. NO. C-13-086 EXHIBIT L1 DATE 12/5/13
PROJ ENG. ________ DATE ________
TRAFFIC ENG. ________ DATE ________
COND. APPROVED BY ________ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

REVIEW SET NOT FOR CONSTRUCTION

Sierra Designs, Inc.
landscape architecture • planning
113 N. Church Street, Suite 310
Visalia, California 93291
Tele: 559.733.3690
Fax: 559.733.3694
SDI Job No: 13-015
Issue Date: November 20, 2013

ARCHITECTS

C 15886
9-30-15

SEI - NEES AVENUE APARTMENTS

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
	XX.XX.XX			XX.XX.XX	
	XX.XX.XX			XX.XX.XX	
	XX.XX.XX			XX.XX.XX	

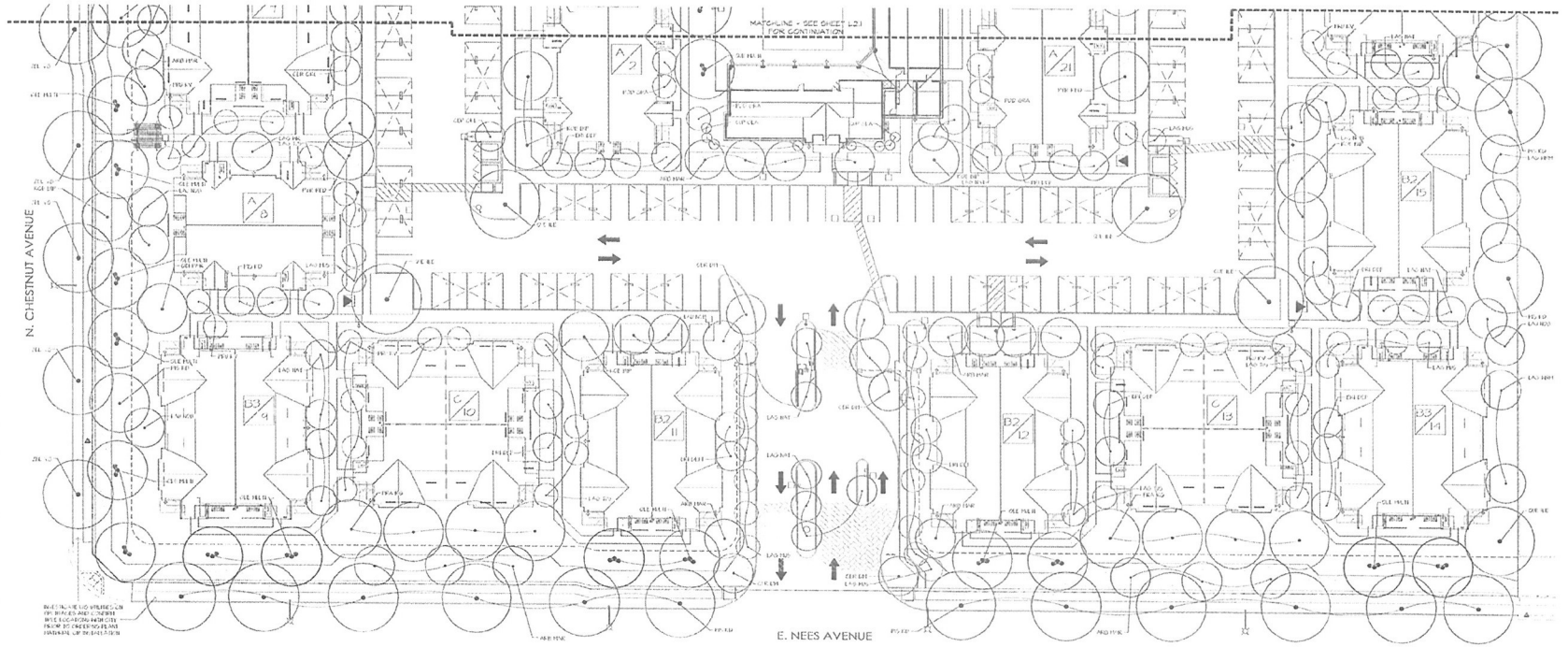
TREE PLAN - NORTH

WH	13-19.1
WH	
WH	10.21.13

L2.1

TREE & GROUND COVER PLAN - NORTH

SCALE 1" = 20'



TREE KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	ACCESS	WATER NEEDS
ARB MYR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	15 G.	L	
CAL CH	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	15 G.	L	
CER SIL	CERCIDIUM 'DESERT MUSEUM'	SONORAN PALO VERDE	15 G.	L	
CER OCC	CERCIS O. 'OKLAHOMA'	OKLAHOMA REDBUD	15 G.	M	
CIT LEA	CITRUS X 'SUNGLO'	SUNGLO CITRUS	15 G.	L	
CIT TT	CITRUS X 'TAHITI'	TAHITI LIME CITRUS	15 G.	L	
ENT ERY	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	15 G.	L	
PHX RIO	PHOENIX V. 'RIO GRANDE'	PYGMY DATE PALM	15 G.	M	
OLE HYB	OLEA X HYBRIDA 'SWAN HILL'	SWAN HILL OLIVE	15 G.	M	
PYR KAW	PYRUS CALLERYANA 'KAWAKAMI'	KAWAKAMI FLOWERING PEAR	15 G.	M	
LAG NCB	LAGERSTROEMIA INDICA 'NACHEZ'	NATCHEZ CRAPE MYRTLE	15 G.	L	
LAG MUS	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 G.	L	
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	15 G.	L	
LAG TUS	LAGERSTROEMIA 'TUSCARORA'	PINK CRAPE MYRTLE	15 G.	L	
LAG MIR	LAGERSTROEMIA 'MIRIBELLON RED'	MIRIBELLON RED CH	15 G.	L	
LAG MRH	LAGERSTROEMIA 'MIRIBELLON RED'	MIRIBELLON RED CH	15 G.	L	
OLE SWA	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	L	
PIS KP	PISTACIA C. 'KEITH DAVIS'	KEITH DAVIS PISTACHE	15 G.	L	
PLA ACE	PLATANUS A. 'CIRCLE'	LONDON PLANE TREE	15 G.	M	
POD GRA	PODOCARPUS GRACILIOR	FERN PINE	15 G.	M	
PRU PIV	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 G.	M	
PYR RED	PYRUS C. 'REDSPIRE'	REDSPIRE PEAR	15 G.	M	
QUE SE	QUERCUS SUBER	HOLLY OAK	15 G.	L	
WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	40' BT	L	

STANDARD
NATURAL MULCH
NATURAL MULCH

DRIP FROM SEED. WATER CONFIRMED PER SCHEDULE. SEED AT MIN. RATE

MIXED RUCK: DRY CREEK - ROUNDED ROCK. SIZE 3", 50% 3-4", 20% 4"+

GRAVEL BORDER: DARK RIVER OF VOLUME. SIZE AND SHAPE APPROXIMATELY AS DRAWN. A TOTAL DEPTH APPROX. 24" MIN.

GRAVEL BORDER: DARKER, 3/4 CRUSHED ROCK

APPL. NO. C-13-84 DISTRICT 2 DATE 12/5/13
PROJ ENG _____ DATE _____
TRAFFIC ENG _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO, PLANNING & DEVELOPMENT DEPT.

REVIEW SET - NOT FOR CONSTRUCTION

Sierra Designs, Inc.
landscape architecture • planning
113 N. Church Street, Suite 310
Visalia, California 93291
Tel: 559.733.3090
Fax: 559.733.3904
SDI Job No. 13-015
Issue Date: November 20, 2013

SEI - NEES AVENUE APARTMENTS
2640 E. NEES AVENUE, FRESNO, CA (NEC CHESTNUT AND NEES AVENUES)

NO.	DATE	DESCRIPTION
	11-19-13	
	12-04-13	
	12-13-13	

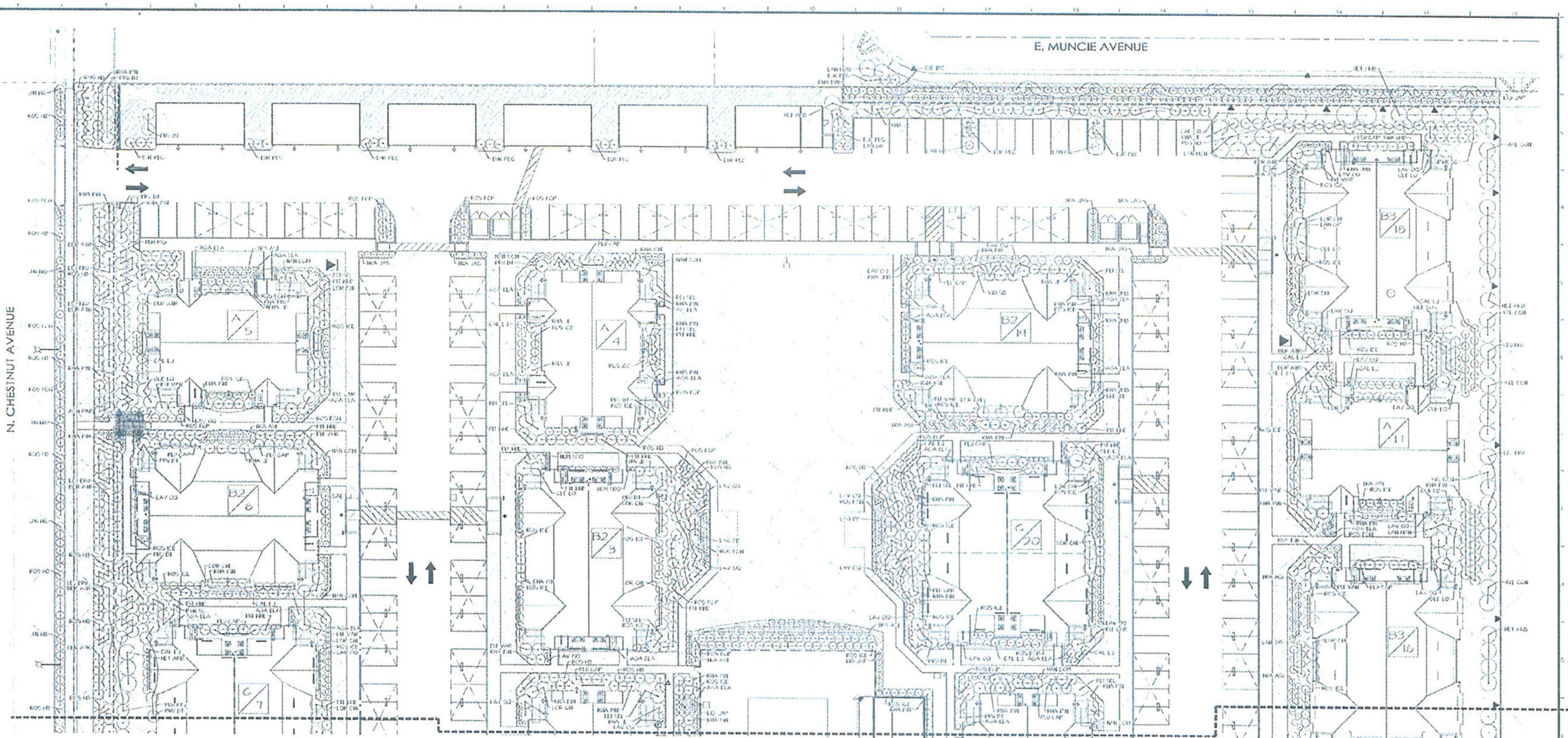
TREE AND GROUND COVER PLAN - SOUTH

RM 11-19-13
RM 12-04-13
RM 12-13-13

L2.2

TREE & GROUND COVER PLAN - SOUTH

SCALE: 1" = 20'



PLANTING NOTES

VERIFICATION:
THE CONTRACTOR SHALL CONFIRM AVAILABILITY OF PLANT MATERIALS IMMEDIATELY AFTER THE SIGNING OF THE CONTRACT WITH THE OWNER. SUBSTITUTIONS WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT ARE NOT ALLOWED.

SCHEMATIC:
THE FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PRIOR TO PLANTING, VERIFY EXACT LOCATIONS WITH THE OWNER.

CODES:
ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NURSERY AND MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING OF A CONTRACT WITH THE OWNER OF ANY CONFLICTS. CONFLICTS NOTED AFTER CONTRACT SIGNING OR AFTER THE COMMENCEMENT OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

UTILITIES:
NO UTILITY SURVEY HAS BEEN PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT TWO (2) DAYS PRIOR TO THE START OF WORK. PHONE: 1-800-227-2600. DURING ALL CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL PROTECT EXISTING UTILITIES IN PLACE. IN THE EVENT OF CONFLICT BETWEEN UTILITIES AND TRENCHING OPERATIONS, CONTRACTOR SHALL HAND DIG TRENCH TO AVOID DAMAGE TO EXISTING UTILITIES. FINAL TREE LOCATIONS SHALL BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS AT THE TIME OF PLANTING. IF TREE CANNOT BE PLANTED IN THE DESIGNATED LOCATION DUE TO SITE CONDITIONS CONTACT LANDSCAPE ARCHITECT FOR REVISED LOCATION. IN NO CASE SHOULD TREES BE PLANTED OVER WATER OR SEWER LINES. ADDITIONALLY, TREES SHALL NOT BE PLANTED WITHIN 12' OF STREET LIGHTS, 5' OF FIRE HYDRANTS, OR 5' OF OTHER ELECTRIC OR WATER METER BOXES OR VAULTS.

FINISH GRADE:
LANDSCAPE CONTRACTOR SHALL NOT FINE GRADE, AMEND SOIL OR DO ANY PLANTING OR IRRIGATION WORK UNTIL FINAL GRADES ARE ESTABLISHED WITHIN 0.1' BY GENERAL CONTRACTOR. BEFORE ANY PLANTING CAN BEGIN SOIL MUST BE RIPPED OR TILLED TO 6", 12" IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION TRAFFIC. COORDINATE THIS ACTIVITY WITH INSTALLATION OF IRRIGATION.

FINISH GRADES IN PLANTING AREAS:
FINISH GRADES SHALL CONFORM TO GRADING PLAN. FINISH GRADES SHALL BE 1" BELOW ADJACENT HARDSCAPE IN TURF AREAS AND 2" BELOW ADJACENT HARDSCAPE IN SHRUB AREAS. POSITIVE DRAINAGE AWAY FROM BUILDINGS AND WALKWAYS SHALL BE MAINTAINED.

PLANT ALLOWANCE:
THE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH A COMPLETE PROJECT. HE/SHE SHALL INSTALL ANY AND ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND LEGENDS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS, NOTES OR LEGENDS THE ONE THAT REQUIRES THE GREATER NUMBER OF PLANTS SHALL PREVAIL. THE CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS DIRECTED BY THE LANDSCAPE ARCHITECT AND PROVIDE THE OWNER WITH A COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

TREE PLANTING:
THE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PLAN FOR TREE PLANTING WHILE INSTALLING THE IRRIGATION SYSTEM. NO TREES OR SHRUBS SHALL BE PLANTED DIRECTLY ON TOP OF IRRIGATION LINES.

ROOT BARRIERS:
SEE DETAILS REGARDING ROOT BARRIER REQUIREMENTS.

PLANTING DEPTH:
THE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN ON THE DETAILS. SHOULD THE CONTRACTOR OVERDIG PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLANT THESE PLANTS CORRECTLY. SHOULD REPLANTING WEAKEN THE PLANT, THE CONTRACTOR SHALL REPLACE THE PLANT IMMEDIATELY. SHOULD ANY PLANTS SETTLE DURING THE ONE YEAR WARRANTY PERIOD, THEY SHALL BE REPLACED BY THE CONTRACTOR. ALL REPLANTING AND REPLACEMENT SHALL BE DONE BY THE CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT PLANTING SHALL BE PROVIDED BY THE CONTRACTOR TO MATCH THE SAME SIZE OF THE SURROUNDING PLANTING (I.E. REPLACEMENT PLANTS FOR 1 GAL SIZE MAY REQUIRE REPLACEMENT BY 5 GAL, 5 GAL BY 15 GAL, 15 GAL BY 24" BOX ETC.). THE LANDSCAPE ARCHITECT SHALL HAVE THE FINAL DETERMINATION AS TO WHICH PLANTS ARE PLANTED TOO DEEP AND IF ANY PLANTS HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE REPLACEMENT.

BACKFILL:
BACKFILL FOR PLANTING WITH 50% CLEAN NATIVE SOIL AND 50% NITROLIZED FOREST HUMUS OR NITROLIZED SAWDUST. PLANT TREES AND SHRUBS WITH TOP OF ROOTBALL SLIGHTLY ABOVE GROUND LEVEL. SET PLANT ON NATIVE GRADE. SET PLANT, BACKFILL HALFWAY, TAMP SOIL, ADD FERTILIZER TABLETS THEN COMPLETE BACKFILL. SEE DETAIL. SLOW RELEASE FERTILIZER PACKS SHALL BE ADDED WHEN PLANTING AS FOLLOWS: 1 PER 1 GALLON, 3 PER 5 GALLON, 6 PER 15 GALLON, 12 PER 24" BOX. PROVIDE WATERING BASIN AROUND EACH PLANT. WATER IMMEDIATELY. REMOVE BASINS IN TURF AREAS PRIOR TO PLANTING TURF.

SOIL PREPARATION:
REMOVE STONES, ROOTS AND OTHER DEBRIS FROM THE PLANTING AREA. COMPACTED SOIL SHALL BE RETURNED TO A FRIABLE CONDITION. APPLY WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT FOR SOIL PREPARATION AND PLANTING. SEEDED OR HYDROSEEDED TURF AND FLATTED GROUND COVER AREAS: TILL INTO TOP 6" OF SOIL: BEST 6-20-20NB FERTILIZER (OR APPROVED EQUAL) AT 20 LBS/1000 SF, A 2" LAYER (6 CU YDS/1000 SF) NITROLIZED HUMUS, AND 112 LBS/1000 SF 98% SPREADABLE GYPSUM.

HERBICIDES:
CONTRACTOR WILL APPLY ROUNDUP OR APPROVED EQUAL PER MANUFACTURER'S REQUIREMENTS AFTER PLANTING. CONFORM TO ALL NATIONAL, STATE AND LOCAL REPORTING REQUIREMENTS. CONTRACTOR WILL MAINTAIN THE PROJECT IN A WEED-FREE CONDITION UNTIL END OF MAINTENANCE PERIOD.

TREES:
ALL TREES SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSN. OF NURSERYMEN 'AMERICAN STANDARD FOR NURSERY STOCK'. TREES SHALL BE OF EXCELLENT HEALTH WITHOUT DAMAGED OR CIRCLING ROOTS OR FOLIAR DAMAGE FROM FUNGUS, INSECT, SUN OR WIND EXPOSURE OR OTHER BIOLOGICAL OR CLIMATIC CAUSE. TRUNKS SHOULD TAPER FROM THE THICKEST AT THE ROOT COLLAR TO THINNER AT THE TOP OF THE TREE. MAJOR BRANCHES SHALL BE SMALLER DIAMETER THAN THE TRUNK AT POINT OF ATTACHMENT. TREE SHALL HAVE DOMINANT CENTRAL LEADER. THE LANDSCAPE ARCHITECT OR OWNER RESERVE THE RIGHT TO REJECT UNSUITABLE TREES EVEN AFTER PLANTING. CONTRACTOR SHALL REQUEST EVALUATION FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING IF HE/SHE HAS QUESTIONS REGARDING SUITABILITY. IF EVALUATION REQUIRES A SITE VISIT NOT PREVIOUSLY SCHEDULED, THE COST OF THE EVALUATION SHALL BE BORNE BY THE CONTRACTOR. TREES SHALL BE STAKED PER DETAIL.

TREE CALIPER:
TREES WILL HAVE THE FOLLOWING CALIPER AT 6" ABOVE GRADE:

5 GAL	.5"-.75"
15 GAL	.75"-1.5"
24" BOX	1.5"-2.5"

WARRANTY PERIOD, MAINTENANCE PERIOD:
CONTRACTOR SHALL WARRANT PLANTING AND ALL OF ITS COMPONENTS FOR 12 MONTHS AFTER FINAL ACCEPTANCE OF PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE INCLUDING BUT NOT LIMITED TO THE LOSS OF PLANT MATERIAL OR DAMAGE TO STRUCTURES. CONTRACTOR SHALL PROVIDE MAINTENANCE OF THE PROJECT FOR 90 DAYS BEGINNING AT SUBSTANTIAL COMPLETION OF THE PROJECT.

MULCH:
THE CONTRACTOR SHALL INSTALL 2" OF WOOD CHIPS OR BARK ON ALL NON-TURF PLANTING AREAS. INSTALL 3" OF BARK OR WOOD CHIPS ON EAST AND WEST EDGES OF PROJECT, BEHIND UNITS WHERE SPARSE PLANTING IS USED.

SHRUB KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUAN.	NOTES
ACH PAP	ACHILLEA 'PAPRIKA'	PAPRIKA YARROW	1 G	L		
AGA ELA	AGAPANTHUS 'ELAINE'	ELAINE LILY OF THE NILE	1 G	M		
AGA PPW	AGAPANTHUS 'PETER PAN WHITE'	WHITE DWARF AGAPANTHUS	1 G	M		
CAL LJ	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 G	L		
CAL CIT	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	5 G	L		
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	1 G	L		
EUR PEC	EURYOPS PECTINATUS	GREY EURYOPS	1 G	L		
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 G	L		
HEM SDO	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	1 G	M		
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 G	L		
JUN WIL	JUNIPERUS H. 'WILTONII'	BLUE CARPET JUNIPER	1 G	L		
LAN GR	LANTANA 'GOLD RUSH'	GOLD RUSH LANTANA	1 G	L		
LAN MON	LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 G	L		
LAV ANG	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 G	L		
LAV OO	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER	1 G	L		
LEU FRU	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 G	L		
LEU LL	LEUCOPHYLLUM Z. 'LYNN'S LEGACY'	LYNN'S LEGACY TX RANGER	5 G	L		
LIG JAP	LIGUSTRUM JAPONICUM	PRIVET	5 G	M		
LOR CHI	LOROPETALUM CHINENSIS	RAZZLEBERRY	5 G	M		
MUH RM	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST DEERGRASS	5 G	M		
MUH RIG	MUHLENBERGIA RIGENS	DEERGRASS	5 G	M		
NAN COM	NANDINA D. 'COMPACTA'	DWARF NANDINA	1 G	L		
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 G	L		
NER PR	NERIUM O. 'PETITE RED'	PETITE RED OLEANDER	5 G	L		
OLE LO	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 G	L		
▲	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 G	L		
PHO MG	PHORMIUM 'MAORI QUEEN'	HYBRID PHORMIUM	5 G	L		
PHO SUN	PHORMIUM 'SUNDOWNER'	HYBRID PHORMIUM	5 G	L		
PIT VAR	PITTOSPORUM T. 'VARIGATA'	VARIGATED MOCK ORANGE	5 G	M		
PIT WHE	PITTOSPORUM T. 'WHEELERS DWF'	WHEELERS DWF MOCK ORANGE	5 G	M		
PLU CAP	PLUMBAGO CAPENSIS	CAPE PLUMBAGO	5 G	M		
PRU BT	PRUNUS C. 'BRIGHT N TIGHT'	BRIGHT AND TIGHT CAROLINA CHERRY	5 G	M		
PYR SC	PYRACANTHA 'SANTA CRUZ'	DWARF PYRACANTHA	5 G	L		
RHA JE	RHAPHIOLEPIS 'JACK EVANS'	JACK EVANS HAWTHORN	5 G	L		
RHA PIN	RHAPHIOLEPIS 'PINKIE'	PINKIE INDIAN HAWTHORN	5 G	L		
RHA UMB	RHAPHIOLEPIS U. 'MINOR'	YEDDO HOLLY	5 G	L		
ROS HB	ROSMARINUS 'HUNTINGTON BLUE'	HUNTINGTON BLUE ROSEMARY	1 G	L		
ROS FCR	ROSE x NOARE	RED FLOWER CARPET ROSE	2 G	L		
ROS FCW	ROSE x NOASCHNEE	WHITE FLOWER CARPET ROSE	2 G	L		
ROS FCP	ROSE x NOATRAUM	PINK FLOWER CARPET ROSE	2 G	L		
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XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 G	L		

MIXED ROCK DRY CREEK - ROUNDED ROCK, 50% 2", 30% 3-4", 20% 4"+

GRANITE BOULDERS, BURY 1/3RD OF VOLUME. SIZE AND SHAPE APPROXIMATELY AS DRAWN. X TOTAL SHOWN APPROX. XX TONS.

GRAVEL BEHIND GARAGES, 3/4 CRUSHED ROCK

APPL. NO. C-13-86 EXHIBIT L3 DATE 12/5/13
PROJ ENG. ______ DATE ______
TRAFFIC ENG. ______ DATE ______
COND. APPROVED BY ______ DATE ______
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

REVIEW SET "NOT FOR CONSTRUCTION"

Sierra Designs, Inc.
landscape architecture • planning
113 N. Church Street, Suite 310
Visalia, California 93291
Tele: 559.733.3690
Fax: 559.733.3694
SDI Job No: 13-015
Issue Date: November 20, 2013

C 15685
6-30-15

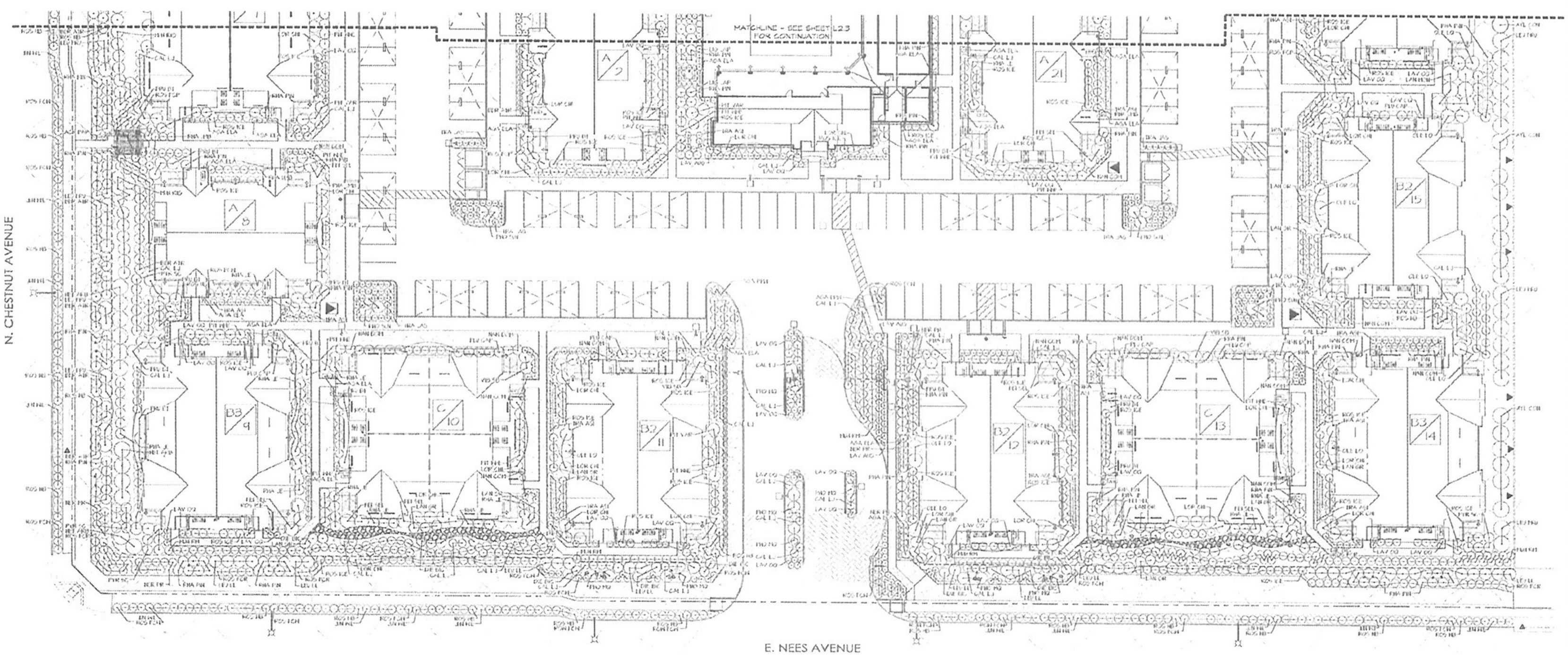
SEI - NEES AVENUE APARTMENTS
2610 E. NEES AVENUE, FRESNO, CA (NEC CHESTNUT AND NEES AVENUES)

SHRUB PLAN - NORTH

KH 13-19.1
KH
KH 10.21.13

L2.3

SHRUB PLAN NORTH



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GRAVEL BEHIND GARAGES, 3/4 CRUSHED ROCK

APPL. NO. C-13-86 EXHIBIT L4 DATE 12/5/13
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

SHRUB PLAN - SOUTH

Sierra Designs, Inc.
landscape architecture • planning
113 N. Church Street, Suite 310
Visalia, California 93291
Tele 559.733.3000
Fax 559.733.3694
SDI Job No. 13-015
Issue Date November 20, 2013

REVIEW SET NOT FOR CONSTRUCTION

C 15005

SEI - NEES AVENUE APARTMENTS
2610 E. NEES AVENUE FRESNO, CA (NEC CHESTNUT AND NEES AVENUES)

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
	XX.XX.XX			XX.XX.XX	
	XX.XX.XX			XX.XX.XX	
	XX.XX.XX			XX.XX.XX	

SHRUB PLAN - SOUTH

KH	13-19.1	L2.4
KH		
KH	10.21.13	

Comments from Partner
Agencies and Departments

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF PLAN AMENDMENT APPLICATION NO. A-13-003, REZONE APPLICATION NO. R-13-009, and CONDITIONAL USE PERMIT APPLICATION NO. C-13-086

Building & Safety Services

Return Completed Form to:
Robert Berend
Email: Robert.Berend@fresno.gov
Telephone: 559-621-8060
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues. **Plan Amendment Application No. A-13-003** proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-13-009** proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district. **Conditional Use Permit Application No. C-13-086** proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

APN: 403-070-53 **ZONING: From C-1/UGM to R-2/UGM** **SITE ADDRESS: 2610 EAST NEES AVENUE**

DATE ROUTED: August 5, 2013 **COMMENT DEADLINE: August 28, 2013**

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

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Plans/Permits reqd

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY: _____ 8156 8.5.13
Name and Title Telephone Number Date

Council District 6; Woodward Park Community Plan

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM

WATER & CONSERVATION • SOLID WASTE & RECYCLING • WASTEWATER & RECLAMATION
DPU
Providing Life's Essential Services

Date: August 14, 2013

To: ROBERT BEREND
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT C-13-086 ; PLAN AMENDMENT A-13-003 & REZONE 13-009

General

A-13-003, R-13-009 and C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues, 2610 East Nees Avenue, APN 403-070-53. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1-UGM, Neighborhood Shopping Center-Urban Growth Management, zone district to the R-2-UGM, Low Density Multiple Family Residential-Urban Growth Management, zone district. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

Sewer Requirements

The nearest sanitary sewer mains to serve the proposed project are a 15-inch sewer in N. Chestnut Avenue and a 10-inch sewer main in E. Nees Avenue. Sewer facilities are available to provide service to the site subject to the following requirements:

1. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

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

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

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

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

6. The Project shall comply with City of Fresno Ordinances, Standards, Specifications, and Conditions related to providing sanitary sewer service.

Sewer Fees

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

1. Sewer Lateral Charge

2. Sewer Oversize Service Area: # 1

3. Trunk Sewer Charge: Herndon

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

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

City of FRESNO

Department of Public Utilities – Water Division

Providing Life's Essential Services

DATE: August 6, 2013

TO: BOB BEREND, Planner II
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 CONDITIONAL USE PERMIT C-13-086, AMENDMENT A-13-003 AND REZONE R-13-009**

General

A-13-003, R-13-009 and C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues, 2610 East Nees Avenue, APN 403-070-53. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1-UGM, Neighborhood Shopping Center-Urban Growth Management, zone district to the R-2-UGM, Low Density Multiple Family Residential-Urban Growth Management, zone district. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

Water Requirements

The nearest water main to serve the proposed project is an 8-inch main located in East Commerce Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. No comments.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES

Providing Life's Essential Services

Date: September 03, 2013

To: BOB BEREND, Planner II
Planning and Development Department

From: CHRIS WEIBERT, Management Analyst II
Public Utilities Department, Administration

Subject: A-13-003, R-13-009 and C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues, 2610 East Nees Avenue, APN 403-070-53. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1-UGM, Neighborhood Shopping Center-Urban Growth Management, zone district to the R-2-UGM, Low Density Multiple Family Residential-Urban Growth Management, zone district. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

General

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

Does Project Affect Your Agency/Jurisdiction

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

Suggestions to Reduce Impacts/Address Concerns

The enclosure shall be level with the adjoining roadway (with no ramps, slopes, etc.).

Recommended Conditions of Approval

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

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

2-cell trash enclosure required.

Four or more enclosures required for this project.

Additional Information

Location of enclosure is acceptable.

City of

FRESNO

FIRE DEPARTMENT

Date: August 29, 2013

To: BOB BEREND, Planner II
Planning and Development Department

From: LAURIE SAWHILL, Fire Prevention Inspector II
Fire Department, Fire Prevention & Investigative Services

Subject: A-13-003, R-13-009 and C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues, 2610 East Nees Avenue, APN 403-070-53. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1-UGM, Neighborhood Shopping Center-Urban Growth Management, zone district to the R-2-UGM, Low Density Multiple Family Residential-Urban Growth Management, zone district. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

General

This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus due to rain or other obstacles. All required fire access lanes shall be provided and maintained with an approved 'all weather' surface capable of supporting 80,000 lb. vehicles (minimum 4" of base rock over compacted or undisturbed native soil or per approved engineered plans) year-round and with 24 feet minimum width or other approved method that would prevent shoulder degradation.

The entire width of a required access way shall remain unobstructed to a vertical height of 13 feet, 6 inches.

This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building

Electric gates shall be provided with battery backup.

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-13-003, REZONE APPLICATION NO. R-13-009, and CONDITIONAL USE PERMIT APPLICATION NO. C-13-086

Public Works - Traffic Engineering

RECEIVED
AUG - 6 2013
TRAF ENGIN DIV

Return Completed Form to:
Robert Berend
Email: Robert.Berend@fresno.gov
Telephone: 559-621-8060
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues. **Plan Amendment Application No. A-13-003** proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-13-009** proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district. **Conditional Use Permit Application No. C-13-086** proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

APN: 403-070-53 **ZONING: From C-1/UGM to R-2/UGM** **SITE ADDRESS: 2610 EAST NEES AVENUE**

DATE ROUTED: August 5, 2013 **COMMENT DEADLINE: August 28, 2013**

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

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL: SEE EMAIL

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

REVIEWED BY: MARIO V. ROCHA (Name and Title) 621-8695 (Telephone Number) 9/4/2013 (Date)

Council District 6; Woodward Park Community Plan

City of FRESNO

DATE: September 4, 2013

TO: Robert Berend
Development and Resource Management Department

FROM: Mario Rocha, Supervising Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT: Conditions of Approval for **C-13-086**
ADDRESS: **2610 East Nees Avenue**
APN: **403-070-53**

SITE PLAN REQUIREMENTS: Please provide the following information **prior** to Building Permits:

A. General Requirements
   1. **Parcel of Record:** Provide a legal description.
   2. **Property Lines and Easements:** Identify existing property line. Identify and dimension existing Access Relinquishment.
   3. **Deeds are required. See exhibit "A". Submit early to avoid permit delays. There is a** 2 month processing time. Contact Bruce Abbott at 621-8694.

B. Onsite Information:
   1. **Access:** Identify in the operational statement the maximum size of vehicle to enter and exit the site. Provide turning templates on the site plan for all large vehicles.
      a. **Curbs:** 6" high
      b. **Planters:** provide planter dimensions and radii

PUBLIC IMPROVEMENT REQUIREMENTS

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

Questions relative to dedications, street improvements or off-street parking geometrics may be directed to Louise Gilio at (559) 621-8678 / Mario.Rocha@fresno.gov, in the Public Works Department, Traffic and Engineering Services Division.

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

When preparing Street Plans and/or Traffic Control Plans for projects in the City of Fresno contact the Traffic and Engineering Services Division (Randy Schrey) at (559) 621-8807 10 working days in advance to make sure that sidewalks or an approved accessible path remain open during construction.

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

Survey Monuments and Parcel Configuration

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

Street Dedications, Vacations and Encroachment Permits

Identify all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, newsstands, trash receptacles, tree wells, etc. within the public right of way. Also, identify the required **4'** minimum path of travel along the public sidewalk directly in front of property, as required by the California Administration Code (Title 24). **A pedestrian easement may be required if Title 24 requirements cannot be met.**

Chestnut Avenue: Arterial

1. Dedicate a **2'** pedestrian easement to accommodate a **6'** sidewalk.

Nees Avenue: Arterial

1. Dedicate a **2'** pedestrian easement to accommodate a **6'** sidewalk.

Deed documents for the required dedications must conform to the format specified by the city and shall be prepared the applicant's engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership **prior** to the issuance of building permits. For information regarding the format or submittal requirements contact the City of Fresno Public Works Department, Traffic and Engineering Services Division (559) 621-8694.

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

Street Improvements

All improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer. **Street Construction Plans are required and shall be approved by the City Engineer.** The performance of any work within the public street rights-of-way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. Contact the City of Fresno Public Works Department, Traffic and Engineering Services Division at (559) 621-8686 for detailed information. All required street improvements must be completed and accepted by the city **prior** to occupancy.

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

Chestnut Avenue: Arterial

1. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. "Detectable Warning Devices" are required, if not existing. Reference Public Works Standards **P-28 and P-30**.
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 **exhibit attached. A 2' dedication for a pedestrian easement is required.**
3. Construct a **30'** minimum to a **35'** maximum driveway approach to Public Works Standard(s) **P-2, P-6.**
4. Construct **20'** of permanent paving per Public Works Standard **P-50**, (measured from face of curb) within the limits of this application.
5. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

Nees Avenue: Arterial

1. 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 **Exhibit attached. A 2' dedication for a pedestrian easement is required.**
2. Site Plan approval of a street type approach **P-77** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**.
3. Construct **20'** of permanent paving per Public Works Standard **P-50**, (measured from face of curb) within the limits of this application.
4. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) **P-21**, **P-22**, **P-23**.
2. Install **30"** state standard "STOP" sign(s) at location(s) shown. Sign shall be mounted on a **2"** galvanized post with the bottom of the sign **7'** above ground; located behind curb and immediately behind a major street sidewalk. A "right turn only" sign is also required, at the same location; install a **30" x 36"** state standard sign immediately below the stop sign on the same post.
3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A".**

Traffic Impact Study: A traffic impact study has been submitted. Comply with the mitigated measures as shown on the attached letter from the Assistant Traffic Engineering Manager dated July 26, 2013. TIS 13-008

Land Use	Size	Average Daily Trips (ADT)	AM Pk. Hour	PM Pk. Hour
Low Rise Apt. 221	160 units	1,207	81	103

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

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

FMSI Requirements:

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

Chestnut Avenue: Arterial

1. Where not existing, construct a **16'** raised concrete median island with a **250'** left turn pocket **within the limits of this application**. Details of said street shall be depicted on the approved street plans. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55** MPH design speed. Construct paving as needed to Public Works Standards.

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

Fresno
All-America City
2000

City of
FRESNO

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

Public Works

Patrick Wiemiller,

August 28, 2013

John Rowland, PE
Peters Engineering Group
952 Pollasky Avenue
Clovis, CA 93612

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) FOR THE PROPOSED 160-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, GENERAL PLAN AMENDMENT A-13-003, REZONE APPLICATON R-13-009, AND CONDITIONAL USE PERMIT C-13-086, LOCATED ON THE NORTHEAST CORNER OF CHESTNUT AND NEES AVENUES
TIS 13-008 DATED JULY 26, 2013

TRAFFIC IMPACT STUDY APPROVED FOR PLANNING COMMISSION

We have reviewed the Traffic Impact Study (TIS) prepared by Peters Engineering Group for the proposed 160-unit multi-family residential development "project" located on approximately 9.99 acres on the northeast corner of Chestnut and Nees Avenues. The project proposes to amend the 2025 General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. The plan also proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM (Neighborhood Shopping Center/Urban Growth Management) zone district to the R-2/UGM (Low Density Multiple Family Residential/Urban Growth Management) zone district. The project site is currently vacant.

GENERAL COMMENTS and CONDITIONS

1. Trip generation based on the Institute of Transportation Engineers (ITE) Trip Generation Manual Low Rise Apartment use (ITE code 221) is acceptable. Using 160 units the proposed General Plan Amendment and planned project will generate 1,207 average daily trips (ADT), 81 trips during the AM peak hour and 103 trips during the PM peak hour.

The existing General Plan land use generates 7,160 ADT, 164 trips during the AM peak hour and 633 trips during the PM peak hour. This trip generation is based on the Shopping Center land use (ITE code 820) assuming a 108,465 square foot shopping center, based on a 25-percent floor area ratio on the 9.99 acre site.

2. 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 1,207 ADT for the proposed project, the fee would be $56,873.84 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.

3. 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.

4. 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.

5. This project shall construct bike lanes on the project's frontage along Chestnut and Nees Avenues to connect with adjacent bike lanes existing northbound on Chestnut Avenue and westbound on Nees Avenue. The bike lanes shall meet City of Fresno Public Works Standards.

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

Robert Berend, Planning & Development Dept.

City of FRESNO

DATE: September 6, 2013

TO: Robert Berend, Planner II
Development and Resource Management Department

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

SUBJECT: CONDITIONS OF CONDITIONAL USE PERMIT NO. 2013-086 FOR MAINTENANCE REQUIREMENTS

ADDRESS: 2610 East Nees Avenue
APN: 403-070-53

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

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

The property owner shall take necessary steps to meet the maintenance requirements prior to building permit approval to the satisfaction of the Public Works Department. Failure of the property owner's due diligence to meet these requirements may cause delays in the approval of this development.

1. The Property Owner's Maintenance Requirements

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

The following public improvements are eligible for Services by CFD No. 9 as associated with this development:

- One-half (1/2) of the median island landscaping, trees, irrigation systems, and concrete maintenance band and cap within the City rights-of-way of North Chestnut and East Nees Avenues.
- All landscaping, trees, and irrigation systems within the City rights-of-way of North Chestnut and East Nees Avenues.

- Concrete curb and gutters, valley gutters, sidewalks, and curb ramps, and street lights within the City rights-of-way of North Chestnut and East Nees Avenues.

- The Property Owner shall be responsible for providing private maintenance services for all landscaping, irrigation systems, and other features located within the landscaped areas outside of the City rights-of-way fronting this development along North Chestnut and East Nees Avenues.

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. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at http://www.fresno.gov, under the Public Works Department, Developer Doorway.

- **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans as applicable) are considered technically correct.

- The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing**.

- The annexation process takes from three to four months and SHALL be completed prior to building permit approvals. The review and approval of Landscape and Irrigation Plans are also required to be approved by the Public Works Department prior to the completion of the annexation process.

- Items not listed above will require special approval by the Public Works Department Director or his designee.

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

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

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

August 21, 2013

Robert Berend
City of Fresno
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Agency Project: **Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086**

District CEQA Reference No: 20130649

Dear Mr. Berend:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of:

Plan Amendment Application No. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation.

Rezone Application No. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM (Neighborhood Shopping Center/Urban Growth Management) zone district to the R-2/UGM (Low Density Multiple Family Residential/Urban Growth Management) zone district.

Conditional Use Permit Application No. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with community building, swimming pool, detached garages, and carports.

The proposed project is located at 2610 East Nees Avenue, in Fresno, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

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

Printed on recycled paper.

2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

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

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Sharla Yang, at (559) 230-5934.

Sincerely,

David Warner
Director of Permit Services

Sharla Yang

For Arnaud Marjollet
Permit Services Manager

DW: sy

cc: File

DEPARTMENT OF TRANSPORTATION
DISTRICT 6
1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
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FAX (559) 488-4088
TTY (559) 488-4066
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August 26, 2013

2131-IGR/CEQA
6-FRE-41-R031.446+/-
CUP C-13-086, RZ R-13-009 & PA A-13-003
NEES AVENUE APARTMENTS

Mr. Robert Berend
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

Dear Mr. Berend:

We have completed our review of the traffic study for a proposed apartment complex (160 units) which would be located on the northeast corner of Chestnut and Nees Avenues. This 10 acre site is situated approximately 2.7 miles east of the State Route (SR) 41 interchange at Friant Road, and approximately 2.7 miles northwest of the SR 168 interchange at Herndon Avenue. It is understood that the City's general plan would need to be amended and that the site's zoning would need to be changed from neighborhood shopping center to low density multiple family residential. Caltrans has the following comments:

The traffic study does not attempt to address the proposed development's impacts to the nearest State facilities. However, given the proposed development's distance to these two interchanges, and given the well developed and extensive roadway network that generated trips could choose from, it can be broadly stated with a high degree of certainty that some trips that are generated for this proposed development would impact some State facilities on a regular basis. Therefore, it is recommended that the project mitigate project traffic-related impacts by paying into the City of Fresno's TSMI program as well as the Fresno RTMF.

If you have any further questions or concerns, please feel free to contact me at (559) 488-7307 or via email jennifer.bryan-sanchez@dot.ca.gov.

Sincerely,

JENNIFER BRYAN-SANCHEZ
Office of Transportation Planning
District 06

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

August 7, 2013

FA0268258
LU0017442
2602

Robert Berend
City of Fresno Development Department
2600 Fresno Street
Fresno, CA 93721

Dear Mr. Berend:

PROJECT NUMBER: A-13-003, R-13-009, C-13-086

Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues. **Plan Amendment Application No. A-13-003** proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-13-009** proposes to amend the Official Zone Map to reclassify the subject property from the C-1 /UGM (Neighborhood Shopping Center/Urban Growth Management) zone district to the R-2/UGM (Low Density Multiple Family Residential/Urban Growth Management) zone district. **Conditional Use Permit Application No. C-13-086** proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

APN: 403-070-53 ZONING: From C-1/UGM to R-2/UGM SITE ADDRESS: 2610 EAST NEES 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.

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

- Due to the proximity of the proposed residential uses to an existing thoroughfare, adequate information should be provided by the applicant to ensure compliance with the City's noise ordinance.

- 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: 2013.08.07 08:45:21 -07'00'

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

---

(559) 600-3271

---

cc: Glenn Allen- Supervising Environmental Health Specialist (CT 55.08)
Baruti, Bravo- Environmental Health Division
Steve Spencer, Applicant (sspencer@spencerenterprises.com)
Rod Aluisi, Owner (rod@aluisi.com)
Bryan Sassano, Project Applicant (bsassano@simarchitects.com)

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF PLAN AMENDMENT APPLICATION NO. A-13-003, REZONE APPLICATION NO. R-13-009, and CONDITIONAL USE PERMIT APPLICATION NO. C-13-086

Return Completed Form to:
Robert Berend
Email: Robert.Berend@fresno.gov
Telephone: 559-621-8060
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues. **Plan Amendment Application No. A-13-003** proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-13-009** proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district. **Conditional Use Permit Application No. C-13-086** proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

APN: 403-070-53 **ZONING: From C-1/UGM to R-2/UGM** **SITE ADDRESS: 2610 EAST NEES AVENUE**

DATE ROUTED: August 5, 2013 **COMMENT DEADLINE: August 28, 2013**

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

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

No

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

None

REQUIRED CONDITIONS OF APPROVAL:

See Attached

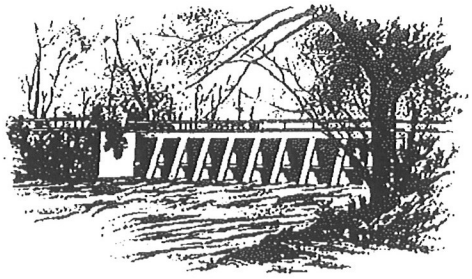
IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

No

REVIEWED BY: Cathy Gilles Growth Coordinator 5574404267 8/16/13

Name and Title | Telephone Number | Date

Council District 6; Woodward Park Community Plan



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FRESNO IRRIGATION DISTRICT

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

August 8, 2013

Mr. Robert Berend
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086, S/W Shields & Cedar avenues

Dear Mr. Berend:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086pertaining to 9.99 acres of property located on the northeast corner of East Nee and North Cehstnut Avenue. Plan Amendment Application No. A-13-003 propose to amend the 2025 Fresno General Plan and the Woodward Park Community Plan, Rezone Application No. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from C-1/UGM to the R-2/UGM, and Conditional Use Permit Application No. C-13-086 proposes to construct a 160 unit multiple family residential building. The property is zoned from C-l/UGM to R-2/UGm, APN: 403-070-53. FID has the following comments and conditions:

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

2. For informational purposes; FID's Teague Canal No. 119 runs southerly along the east side of N. Baird Avenue and crosses East Nees Avenue, approximately 1200 feet west of the subject property as shown on the attached FID exhibit map. Should this project expand to include any street improvements and or utilities along Nees Avenue in the vicinity of the canal crossing, FID requires it review and approval of all plans.

3. For informational purposes; FID's Maupin W. Branch No. 374 runs southerly along the west side of N. Paula Avenue and crosses East Nees Avenue, approximately 500 feet east of the subject property as shown on the attached FID exhibit map. Should this project expand to include any street improvements and or utilities along Nees 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

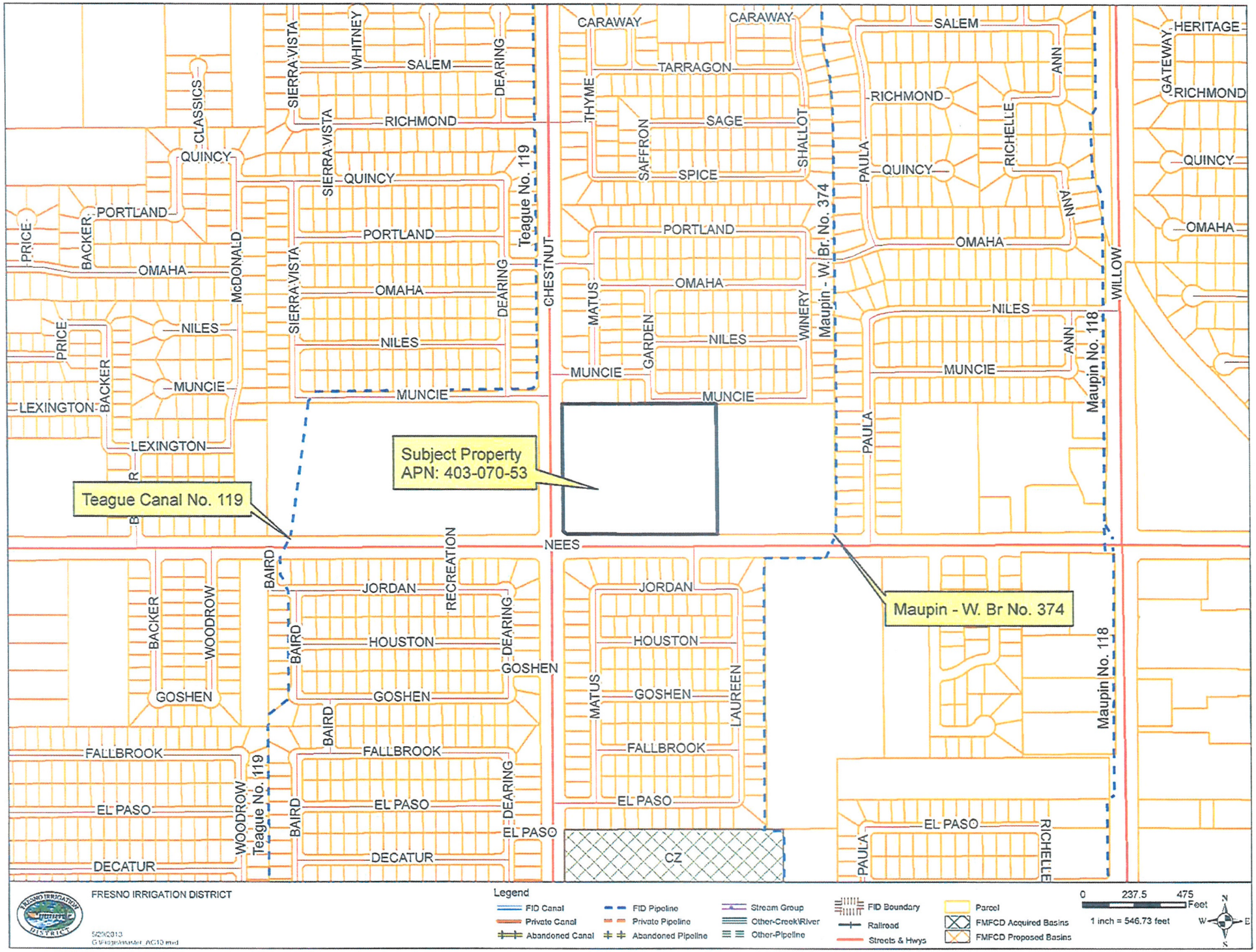
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

Sincerely,

William R. Stretch

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

Attachment


Subject Property
APN: 403-070-53
Teague Canal No. 119
Maupin - W. Br No. 374
Teague No. 119
Maupin No. 118
Maupin - W. Br. No. 374
CZ
NEES
CARAWAY
TARRAGON
SALEM
RICHMOND
QUINCY
PORTLAND
OMAHA
NILES
MUNCIE
LEXINGTON
JORDAN
HOUSTON
GOSHEN
FALLBROOK
EL PASO
DECATUR
SAGE
SPICE
THYME
SAFFRON
SHALLOT
CLASSICS
WHITNEY
SIERRA VISTA
DEARING
CHESTNUT
MATUS
GARDEN
WINERY
PAULA
RICHELLE
ANN
WILLOW
GATEWAY
HERITAGE
PRICE
BACKER
McDONALD
WOODROW
BAIRD
RECREATION
LAUREEN
FRESNO IRRIGATION DISTRICT
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
237.5
475
Feet
1 inch = 546.73 feet
N
S
E
W

550.10
CZ

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF PLAN AMENDMENT APPLICATION NO. A-13-003, REZONE APPLICATION NO. R-13-009, and CONDITIONAL USE PERMIT APPLICATION NO. C-13-086

Return Completed Form to:
Robert Berend
Email: Robert.Berend@fresno.gov
Telephone: 559-621-8060
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues. **Plan Amendment Application No. A-13-003** proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-13-009** proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district. **Conditional Use Permit Application No. C-13-086** proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

APN: 403-070-53 **ZONING: From C-1/UGM to R-2/UGM** **SITE ADDRESS: 2610 EAST NEES AVENUE**

DATE ROUTED: August 5, 2013 **COMMENT DEADLINE: August 28, 2013**

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

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)
Please Refer to The FMFCD Notice of Requirements
FR CUP 2013-086

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):
None

REVIEWED BY: Will Maxwell Eng. Tech II (Name and Title) 456-3292 (Telephone Number) 8/28/13 (Date)

Council District 6; Woodward Park Community Plan

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.413

PUBLIC AGENCY

ROBERT BEREND
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

STEVEN G. SPENCER, SPENCER ENTERPRISES, INC.
5286 E. HOME AVE.
FRESNO, CA 93727

PROJECT NO: **2013-086**
ADDRESS: **2610 E. NEES AVE.**
APN: **403-070-53**

SENT: 8/28/13

Drainage Area(s)	Preliminary Fee(s)
CZ	$34,587.00
	TOTAL FEE: $34,587.00

FR CUP No. 2013-086

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/14 based on the site plan submitted to the District on 8/05/13 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

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

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

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

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

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

FR CUP No. 2013-086

1. _X_ **a.** Drainage from the site shall BE DIRECTED TO CHESTNUT AND NEES AVE.

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

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

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

   _X_ Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".

   ___ None required.

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

   _X_ Grading Plan

   _X_ Street Plan

   _X_ Storm Drain Plan

   _X_ Water & Sewer Plan

   ___ Final Map

   ___ Drainage Report (to be submitted with tentative map)

   ___ Other

   ___ None Required

4. Availability of drainage facilities:

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

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

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

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

5. The proposed development:

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

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

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

FR CUP No. 2013-086

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.

Gerald E. Lakeman
District Engineer

Michael Maxwell
Project Engineer

CC:

RON ALUISI, CHESS, LLC

1170 E. CHAMPLAIN DR., SUITE 109

FRESNO, CA 93720

BRYAN SASSANO, S.I.M. ARCHITECTS

7591 INGRAM AVE.

FRESNO, CA 93711

FR CUP No. 2013-086

NOTE:
THIS MAP IS SCHEMATIC
DISTANCES ARE APPROXIMATE.

LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Inlet & Lateral
- Existing Master Plan Facilities
- Drainage Area Boundary

N

1 " = 200 '

CUP 2013-086
DRAINAGE AREA "CZ"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: keithr
Date: 8/14/2013
Path: K:\Autocad\DWGS\0EXHIBIT\CITYCUP\2013-086.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

If the developer prefers, the District will construct the Master Plan facilities required of this development if notified in writing. Should the developer so choose, the developer would be required to design the Master Plan facilities in conjunction with his improvement plans. The facilities would then be constructed by a District contractor in coordination with the developer's project. The developer must provide adequate notice to the District to insure the Master Plan storm drainage facilities are constructed before the street improvements and prior to occupancy of the development. Should the developer desire the District construct the facilities, only the aforementioned notice to the District is required and no development agreement would be required. If the developer decides to extend the storm drain pipe inside CUP 2013-086, one inlet will be considered a Master Plan inlet and eligible for reimbursement.

Development No. CUP 2013-086

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF PLAN AMENDMENT APPLICATION NO. A-13-003, REZONE APPLICATION NO. R-13-009, and CONDITIONAL USE PERMIT APPLICATION NO. C-13-086

Return Completed Form to:
Robert Berend
Email: Robert.Berend@fresno.gov
Telephone: 559-621-8060
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues. **Plan Amendment Application No. A-13-003** proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-13-009** proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district. **Conditional Use Permit Application No. C-13-086** proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

APN: 403-070-53 **ZONING: From C-1/UGM to R-2/UGM** **SITE ADDRESS: 2610 EAST NEES AVENUE**

DATE ROUTED: August 5, 2013 **COMMENT DEADLINE: August 28, 2013**

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

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

YES, PROPOSED TO INCREASE POLICE CALLS FOR SERVICE.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

FOLLOW WOODWARD PARK COMMUNITY PLAN FOR RESIDENTIAL USE

REQUIRED CONDITIONS OF APPROVAL:

~~NONE~~ FIRE/EMERGENCY ACCESS LOCKS ON ALL ENTRANCE/EXIT GATES.

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

NO

REVIEWED BY: C. LEE / POLICE — 621-6455 — 8-20-13

Name and Title — Telephone Number — Date

Council District 6; Woodward Park Community Plan

Robert Berend

From: Nathan Sanchez
Sent: Wednesday, August 28, 2013 4:18 PM
To: Robert Berend
Subject: RE: Request for Comment - A-13-003, R-13-009, C-13-086 - 160 residential gated community on East Nees

Project Address: 2610 East Nees Avenue
APN: 403-070-53

This is the Department of Airports response to the above named application:

The Department of Airports anticipates no adverse impacts on the Fresno Yosemite International Airport or the Fresno Chandler Executive Airport

FRESNO YOSEMITE INTERNATIONAL AIRPORT

L. Nathan Sanchez | Senior Engineering Technician
Nathan.Sanchez@fresno.gov | FlyFresno.com
4995 E. Clinton Way, Fresno, CA 93727
Direct: **559.621.4527** | Fax: 559.251.4825

From: Daniel Yrigollen
Sent: Tuesday, August 06, 2013 8:32 AM
To: Nathan Sanchez
Cc: Mark Davis
Subject: FW: Request for Comment - A-13-003, R-13-009, C-13-086 - 160 residential gated community on East Nees

For your review and comment.

From: Fresno Development Services
Sent: Sunday, August 04, 2013 6:52 PM
To: Yeghia Oulashian; Louise Gilio; Chris Weibert; Justin Beal; Hilary Kimber; Ann Lillie; Donald Gross; Christopher Lee; Eric Hodge; Michael Carbajal; Doug Hecker; Robert Diaz; 'developmentreview@fresnofloodcontrol.org'; 'Dave Padilla'; 'Jennifer Bryan-Sanchez'; 'skahl@co.fresno.ca.us'; 'glallen@co.fresno.ca.us'; 'jgardner@co.fresno.ca.us'; 'Tsuda, Kevin'; Daniel Yrigollen; 'ceqa@valleyair.org'; 'bstretch@fresnoirrigation.com'; 'Sen Saetern'; John Downs; Jill Gormley; 'donulrich@cusd.com'; 'ajs4@pge.com'; 'gef5@pge.com'; Lee Brand; Ginger Barrett; Kathy Calvert; 'cathy.s.gilles@usps.gov'; Arnoldo Rodriguez; Bonique Emerson
Cc: Robert Berend
Subject: Request for Comment - A-13-003, R-13-009, C-13-086 - 160 residential gated community on East Nees

Routing Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click the following link and download an electronic copy of the project package for review.

Project Address: 2610 East Nees Avenue
APN: 403-070-53

GROWTH COORDINATOR
UNITED STATES POSTAL SERVICE

UNITED STATES
POSTAL SERVICE

August 16, 2013

Plan Amendment Application No A-13-003
Rezone Application No R-13-009
Conditional Use Permit Application No C-13-086

To the City of Fresno – Planning and Development Department:

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 detail) 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.

Sincerely,

Cathy S. Gilles
New Growth Coordinator
559 4404267

755 E NEES AVE
FRESNO CA 93720-2196
559-442-4287
FAX 559-440-4287

MODE OF DELIVERY AGREEMENT - NEW CONSTRUCTION
United States Postal Service - Sacramento District

Project Information

Name of Project:			ZIP CODE:		
Location:	Estimated # Deliveries:	Route Type/Number			
Unit/Office:		City #	Rural#	Contract#	To Be Determined
Estimated Delivery Date (Month and Year) *					

USPS Contact Information

Contact Made By:	Date:	Telephone #:

Builder/Developer Contact Information

Name:	Title:	Phone:
Firm:	Address:	

Equipment Information

TYPE OF PROJECT

check type		Deliveries	Floors
	Office Bldg.		
	Shopping/Strip Mall		
	Apt. / Condo		
	Townhomes		
	Modular Homes		
	Single Family		
	Other (Specify)		

TYPE & QUANTITY OF EQUIPMENT

QTY	Centralized Equipment	QTY	Non-Centralized Equipment
	CBU Type 1 (8)		Curbside 2/post
	CBU Type II (12)		Curbside 3/post
	CBU Type III (16)		Curbside 4/post
	CBU Type IV (13)		Other (Specify)
	Wallmount Std4C		
	Parcel Lockers		

Purchase/Installation Responsibility

[X] Owner / Developer [ ] U.S.P.S. [ ] Other: See Comments

Issue Key Responsibility

[X] Owner / Developer [ ] U.S.P.S. [ ] Other: See Comments

Comments:

See attached maps for designated locations.

(√)Builder/Developer/Property Owner understands that he/she must comply with USPS Cement Pad Specifications. Copy provided.

This Agreement will document that the builder/developer will purchase and install the centralized delivery equipment as indicated above at the specified locations. Locations must be clearly designated on plat maps provided by the builder or developer. Any changes must be approved jointly by both undersigned individuals.

USPS REPRESENTATIVE:	PROPERTY OWNER/DEVELOPER/MANAGER:
Name: Cathy Gilles	*Name:
Title: Growth Coordinator	*Title:
Signature: Date:	*Signature: Date:
Phone # 559-440-4267	*Telephone #:
FAX # 559-440-4286	*FAX #:

DISTRICT APPROVAL: DATE:

City of FRESNO

DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE

PROJECT REVIEW September 17, 2013

Project Record

Item 3a

PROJECT INFORMATION

Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues. **Plan Amendment Application No. A-13-003** proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. **Rezone Application No. R-13-009** proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district. **Conditional Use Permit Application No. C-13-086** proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

APN: 403-070-53 ZONING: From C-1/UGM to R-2/UGM ADDRESS: 2610 EAST NEES AVE

COMMITTEE RECOMMENDATION

☑ APPROVE ☐ APPROVE WITH CONDITIONS ☐ DENY ☐ NO ACTION

	Forrest	Brown	Engleman	Johnson	McLoughlin	Sidhu	Walker
Approve	✓	✓			✓	✓	
Deny							
Abstain							
Absent			✓	✓			✓

COMMITTEE CONDITIONS / COMMENTS

Bryan Sassano and S. Spencer ~~Enterprises~~ were in attendance to represent the proposed project. Described the project and had several visual aids depicting the project to show the committe Committee asked about units. There are 8 units per building, Forrest asked about trash enclosures. Bryan showed the location of the trash enclosures. Forrest asked about parking stalls. They have 1.83 stalls per unit. will there be new turn lane put in. Answer → No. It is a right turn in and right turn out only. ~~Comm~~ Forrest thought the elevations looked great. Committee thought project was a good fit. Forrest motion to approve → Sidhu seconded

Staff Liaison: _____ Date 9-17-13

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

Public Works Department
Patrick Wiemiller, Director

August 28, 2013

John Rowland, PE
Peters Engineering Group
952 Pollasky Avenue
Clovis, CA 93612

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) FOR THE PROPOSED 160-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, GENERAL PLAN AMENDMENT A-13-003, REZONE APPLICATON R-13-009, AND CONDITIONAL USE PERMIT C-13-086, LOCATED ON THE NORTHEAST CORNER OF CHESTNUT AND NEES AVENUES
TIS 13-008 DATED JULY 26, 2013

TRAFFIC IMPACT STUDY APPROVED FOR PLANNING COMMISSION

We have reviewed the Traffic Impact Study (TIS) prepared by Peters Engineering Group for the proposed 160-unit multi-family residential development "project" located on approximately 9.99 acres on the northeast corner of Chestnut and Nees Avenues. The project proposes to amend the 2025 General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. The plan also proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM (Neighborhood Shopping Center/Urban Growth Management) zone district to the R-2/UGM (Low Density Multiple Family Residential/Urban Growth Management) zone district. The project site is currently vacant.

GENERAL COMMENTS and CONDITIONS

1. Trip generation based on the Institute of Transportation Engineers (ITE) Trip Generation Manual Low Rise Apartment use (ITE code 221) is acceptable. Using 160 units the proposed General Plan Amendment and planned project will generate 1,207 average daily trips (ADT), 81 trips during the AM peak hour and 103 trips during the PM peak hour.

   The existing General Plan land use generates 7,160 ADT, 164 trips during the AM peak hour and 633 trips during the PM peak hour. This trip generation is based on the Shopping Center land use (ITE code 820) assuming a 108,465 square foot shopping center, based on a 25-percent floor area ratio on the 9.99 acre site.

2. 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 1,207 ADT for the proposed project, the fee would be $56,873.84 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.

3. 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.

4. 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.

5. This project shall construct bike lanes on the project's frontage along Chestnut and Nees Avenues to connect with adjacent bike lanes existing northbound on Chestnut Avenue and westbound on Nees Avenue. The bike lanes shall meet City of Fresno Public Works Standards.

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
Robert Berend, Planning & Development Dept.

City of
FRESNO

FIRE DEPARTMENT

Date: December 10, 2013

To: NATHAN BOUVET ~~BOB BEREND, Planner II~~
Planning and Development Department

From: DAVID POLANCO, Fire Prevention Inspector II
Fire Department, Fire Prevention & Investigative Services

Subject: A-13-003, R-13-009 and C-13-086 were filed by Bryan Sassano of S.I.M. Architects, on behalf of Spencer Enterprises, Inc., and pertain to 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues, 2610 East Nees Avenue, APN 403-070-53. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1-UGM, Neighborhood Shopping Center-Urban Growth Management, zone district to the R-2-UGM, Low Density Multiple Family Residential-Urban Growth Management, zone district. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

ADDENDUM

GENERAL – refer to the original review by L. Sawhill on 9/29/2013

1. ( ) This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record

for the building.

2. ( ) Provide note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus due to rain or other obstacles.

3. ( ) All required fire access lanes shall be provided and maintained with an approved "all weather" surface capable of supporting 80,000 lb. vehicles (minimum 4" of base rock over compacted or undisturbed native soil or per approved engineered plans) year-around and with 24 feet minimum width or other approved method that would prevent shoulder degradation.

4. ( ) All secondary emergency access gates are required to be electrified. Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on emergency drive access gates.

ADDENDUM

5. ( ) Walking access is required to reach building openings within 200' of a paved surface designed for fire apparatus use. Required walking access shall be designed to prevent sharp turns or obstacles that would hinder the carrying of ground ladders and other hand-held equipment. Gates shall be a minimum of 4 feet in width if they are used in the walking access path. *Man gates shall be installed along East Nees Ave., just south of Building 9 and 14 to allow for the maximum hose pull length.*

6. ( ) All pedestrian gates, where required for compliance of the 200' rule," shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series)

General Notes and Requirements for Entitlement Applications

General Notes and Requirements for Entitlement Applications

GENERAL

(Notice: Not all conditions will be applicable to all projects)

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

2. No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted.

3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorway/Technical+Library/StandardSpecificationsandDrawings.htm

4. Development shall take place in accordance with all city, county, state and federal laws and regulations.

5. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.

6. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.

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

FENCES/WALLS, LANDSCAPING, PARKING

8. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.

9. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.

10. No structures of any kind (*including signs and/or fences*) may be installed or maintained within the required-landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the

backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.

11. Provide shade calculations on the landscape plan for parking lot shading in accordance with the attached *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts.

12. Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years. (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standards.) Trees shall also be planted in the required landscaped area along the periphery of the development in order to shade and enhance adjacent property and public rights-of-way. Refer to the attached "Performance Standards for Parking Lot Shading," for the tree list and further details.

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

14. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**

15. Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development Department.

16. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.

17. The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.

18. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."

19. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**

20. All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps. **(Include this note on the site plan.)**

21. Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. **Depict all proposed lights on the site plan.**

22. Bicycle parking spaces shall be supplied at a rate of 10% of the automobile spaces provided pursuant to Section 12-306-I-2.1c of the Fresno Municipal Code (FMC). Bicycle parking spaces shall each consist of one slot in a bike rack. They shall be grouped in racks which allow four feet of clearance on all sides. There shall be adequate space between rack slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.

23. All general provisions of Section 12-306-I of the FMC shall apply to all parking areas. http://library.municode.com/HTML/14478/level3/MUCOFR_CH12LAUSPLZO_ART3GECOAPZO.html#MUCOFR_CH12LAUSPLZO_ART3GECOAPZO_S12-306PRDEST

SIGNAGE

24. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.

25. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**

26. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SignsandBanners.htm

27. Window signs are limited to four square feet in area, providing information about hours of operation and emergency, sale or rental information only. Exterior signage such as banners, flags and pennants are prohibited. However, special event banner signs are permitted for 30 days if approved by the Development and Resource Management Department, attached to the building, and not exceeding 32 square feet in area.

28. Permanent window signs over six square feet in area can be submitted for approval under a sign review application.

MISCELLANEOUS

29. Noise levels shall not exceed the decibel levels described in Section 10-102.b of the FMC at anytime, measured at the nearest subject property line. http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE

30. There shall be adequate vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. Vehicular and/or pedestrian access shall be provided and shall remain clear at all times.

31. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those**

addresses assigned by the City of Fresno will be recognized as 'Official Addresses'. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

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

    When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet: *www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml*. Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, *www.casqa.org*

    When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater discharge regulation may be obtained from this website: *www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml*, and the California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for these activities (*www.casqa.org*).

33. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**

34. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**

35. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**

36. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**

37. Connection to a municipal water system is required.

38. Connection to a municipal City of Fresno sewer system is required.

39. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.

40. Open street cuts are not permitted; all utility connections must be bored.

41. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.

42. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

43. Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department. (**Include this note on the site plan**)

44. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

45. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information.

FEES

(Not all fees will be applicable to all projects)

46. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

47. CITYWIDE DEVELOPMENT IMPACT FEES

    a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.

b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)

d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

48. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)

a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.

b) Street Impact Fees will be a condition on all development entitlements granted.

c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.

d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

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

49. FRESNO COUNTY FACILITY IMPACT FEE

a) Satisfy the Fresno County Facilities Impact Fee obligation. The requirement to pay this fee is currently suspended by Fresno County. However, payment of this fee will be required if the fee has been reinstated at the time of issuance of building permits for this project.

50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

a) 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 prior to issuance of building permits.

51. SCHOOL FEES

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

52. FLOOD CONTROL FEES

a) Flood Control fees are due, if required, prior to issuance of building permits.

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

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

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

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

54. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior** to issuance of building permits may also be applied.

    a) Frontage Charge (based on property frontage)

    b) Transmission Grid Main Charge (based on acreage)

    c) Transmission Grid Main Bond Debt Services Charge (based on acreage)

    d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)

    e) Wellhead Treatment Fee (based on living units or living unit equivalents)

    f) Recharge Fee (based on living units or living unit equivalents)

    g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)

    h) Service Charges (based on service size required by applicant)

    i) Meter Charges (based on service need)

55. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of Resolution Nos. 2009-265 and 2010-19.

Operational Statement

OPERATIONAL STATEMENT

The project shall consist of the construction of one hundred sixty (160) multi-family units situated on 9.99 acres, located at 2610 E. Nees Avenue (APN: 403-070-53), on the northeast corner of Nees Avenue and Chestnut Avenue, within the Woodward Park Community Plan area in northeast Fresno. Once completed, the community will feature a community building, a pool, garages, carports, and open space, in addition to the living units. All units will be rented at market rates. A marketing name for the community has not been determined.

Anticipated build-out will consist of one phase. Twenty multi-family buildings and one community building and pool will be constructed as part of the single phase build-out, along with carports and garages and the necessary landscaping and pedestrian entry features along Chestnut Avenue.

The living units will range in size from 759 square feet to 1,353 square feet, with a distribution of 1-, 2- and 3-bedroom units. There will be ample open space throughout the project. The project will be gated, and will feature keyless entry gates located at both East Nees Avenue and North Chestnut Avenue.

Anticipated start of construction for this project is Q3 2014, with a projected completion of Q4 2015.

POTENTIAL ENVIRONMENTAL EFFECTS

It is our opinion that the long term environmental effects relative to noise, air pollution, odors, waste by-products, and demand on infrastructure will not have a significant adverse impact on the adjacent neighboring properties, the neighborhood or the city as a whole.

Environmental Assessment No. A-13-003/R-13-009/C-13-086, finding of a Mitigated Negative Declaration dated November 22, 2013

Mitigated Negative Declaration

CITY OF FRESNO

MITIGATED NEGATIVE DECLARATION

Notice of Intent was filed with:

FRESNO COUNTY CLERK
2221 Kern Street
Fresno, California 93721

on

November 22, 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-13-003/R-13-009/ C-13-086

APPLICANT:

Steven G. Spencer
Steven Enterprises, Inc.
5286 East Home Avenue
Fresno, CA 93727

PROJECT LOCATION:

9.99 acres of property located at 2610 East Nees Avenue on the northeast corner of Nees and North Chestnut Avenues, in the City and County of Fresno, California.

36°51'11.1744" N Latitude, - 119°44'14.7228" W Longitude

Assessor's Parcel Number: 403-070-53

PROJECT DESCRIPTION:

Steven G, Spencer, of Spencer Enterprises, Inc., has filed Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 pertaining to +/- 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues.

Plan Amendment Application No. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation. Rezone Application No. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district. Conditional Use Permit Application No. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

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: Nathan Bouvet, Planner III	SUBMITTED BY:
DATE: November 22, 2013	Bonique Emerson, 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 22, 2013 - Project Specific Mitigation Monitoring Checklist dated November 22, 2013

Notice of Intent

E201310000298

CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

EA No. A-13-003/R-13-009/C-13-086

Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086

APPLICANT:
Steven G. Spencer
Spencer Enterprises, Inc.
5286 East Home Avenue
Fresno, CA 93727

PROJECT LOCATION:
± 9.99 acres of property located at the northeast corner of East Nees and North Chestnut Avenues, in the City and County of Fresno, California

36°51'11.1744" N Latitude, - 119°44'14.7228" W Longitude

Assessor's Parcel Number: 403-070-53

Filed with:

FILED

NOV 22 2013

FRESNO COUNTY CLERK
By Blanca H. Avalos DEPUTY

FRESNO COUNTY CLERK
2221 Kern Street, Fresno, CA 93721

PROJECT DESCRIPTION:

Steven G, Spencer, of Spencer Enterprises, Inc., has filed Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 pertaining to +/- 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues.

Plan Amendment Application No. A-13-003 proposes to amend the 2025 Fresno General Plan and the Woodward Park Community Plan from the neighborhood commercial planned land use designation to the medium-high density residential land use designation.

Rezone Application No. R-13-009 proposes to amend the Official Zone Map to reclassify the subject property from the C-1/UGM *(Neighborhood Shopping Center/Urban Growth Management)* zone district to the R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)* zone district.

Conditional Use Permit Application No. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

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, or for an electronic copy of the environmental finding, and for additional information on the project, please contact Nathan Bouvet at (559) 621-8075 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 18, 2013. Please direct comments to Nathan Bouvet, Planner, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721-3604; or by email to nathan.bouvet@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 18, 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: Nathan Bouvet, Planner III	SUBMITTED BY: Bonique Emerson, Supervising Planner CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
DATE: November 22, 2013	

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Exhibit A

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

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-13-003/R-13-009/C-13-086

1. **Project title:**

   Plan Amendment Application No. A-13-003
   Rezone Application No. R-13-009
   Conditional Use Permit Application No. C-13-086

2. **Lead agency name and address:**

   City of Fresno
   Development and Resource Management Department
   2600 Fresno Street, Room 3076
   Fresno, CA 93721

3. **Contact person and phone number:**

   Nathan Bouvet, Planner III
   City of Fresno
   Development and Resource Management Department
   (559) 621-8075

4. **Project location:**

   2610 East Nees Avenue

   Located on the northeast corner of East Nees and North Chestnut Avenues.

   Assessor's Parcel Number: 403-070-53

   Site Latitude: 36°51'7.8978"N
   Site Longitude: - 119°44'16.656" W

   Garfield Park Colony, Township 12 S, Range 20 E, Section 25

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

   Steven G. Spencer
   Spencer Enterprises, Inc.
   5286 East Home Avenue
   Fresno, CA 93727

General plan designation:

6.

Existing: Neighborhood Commercial

Proposed: Medium-High Density Residential

7. **Zoning:**

Existing: C-1/UGM *(Neighborhood Shopping Center/Urban Growth management)*

Proposed: R-2/UGM *(Low Density Multiple Family Residential/Urban Growth Management)*

8. **Description of project:**

Steven G, Spencer, of Spencer Enterprises, Inc., has filed Plan Amendment Application No. A-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086 pertaining to +/- 9.99 acres of property located on the northeast corner of East Nees and North Chestnut Avenues.

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Conditional Use Permit Application No. C-13-086 proposes the construction of a 160-unit multiple family residential, gated development with a community building, swimming pool, detached garages, and carports.

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

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	**R-1/UGM** *Single Family Residential District/Urban Growth Management*	Single Family Residential Planned Development
South	Medium-Low Density Residential	**R-1/UGM** *Single Family Residential District/Urban Growth Management*	Single Family Residential Planned Development
East	Medium-High Density Residential	**R-2/UGM** *Low Density Multiple Family Residential District/Urban Growth Management*	Multiple Family Residential Planned Development
West	Office	**C-P** *Administrative and Professional Office District*	Vacant Land & Commercial Office

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

City of Fresno (COF) Department of Public Works; COF Department of Public Utilities; COF Building and Safety Services Division; COF Fire Department; Fresno Metropolitan Flood Control District; County of Fresno Department of Public Health; and, San Joaquin Valley Air Pollution Control District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and the California Environmental Quality Act (CEQA) Guidelines 15177(b)(2), the purpose of this Master Environmental Impact Report (MEIR) initial study is to analyze whether the subsequent project was described in the MEIR 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 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 Systems	_____ 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 COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, 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. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been

avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☒ I find that, with the project specific mitigation imposed, the project will not have additional significant adverse effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130, SCH No. 2001071097 and Mitigated Negative Declaration No. A-09-02/SCH No. 2009051016. Pursuant to CEQA Guidelines Section 15178, a MITIGATED NEGATIVE DECLARATION will be prepared.

X _____ 11/22/13

Nathan Bouvet, Planner — November 22, 2013

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	

The immediate area is substantially developed with residential uses and a commercial/office development west of the proposed site; therefore, 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 site and its surroundings. The development is proposed to have several architectural features, including concrete roof tiles, cast stone veneer, and window trims. It will also include dense landscaping throughout the development and an architectural pedestrian entry feature along East Nees Avenue, which includes wrought iron fencing, concrete block pilasters with cast stone veneer, and wood trellis'. Staff will also ensure that lights are located in areas that will minimize light sources to the neighboring properties. Furthermore, the project will have a less than significant impact on aesthetics and 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.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, 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 22, 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

The subject site is designated as *"Farmland of Local Importance" by the 2010 Rural Mapping Edition: Fresno County Important Farmland Map, and thus has no farmland considered to be prime farmland, farmland of statewide importance, or unique farmland. The 2010 Rural Mapping Edition: Fresno County Important Farmland Map defines "Farmland of Local Importance" as "All farmable lands within Fresno County that do not meet the definitions of prime, statewide, or unique".*

The subject site is not converting 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. In addition, according to aerial photos that go as far back as 1992, the site has not been under cultivation

for a number of years. The land surrounding the site (north, south, east and west) is designated as "Urban and Built-Up Land" according to the above mentioned map.

The subject site is not under a Williamson Act contract and is not surrounded by sites under a Williamson Act contract. The proposed applications 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 and result in the conversion of Farmland to non-agricultural uses as discussed in previous sections. Therefore, no environmental impacts related to agriculture are anticipated as a result of the proposed project.

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 adopted thresholds for these pollutants)?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Setting

The subject site is located in Fresno County and within the San Joaquin Valley Air Basin (SJVAB). This region has had chronic non-attainment of federal and state clean air standards for ozone/oxidants and particulate matter due to a combination of topography and climate. The San Joaquin Valley (Valley) is hemmed in on three sides by mountain ranges, with prevailing winds carrying pollutants and pollutant precursors from urbanized areas to the north (and in turn

contributing pollutants and precursors to downwind air basins). The Mediterranean climate of this region, with a high number of sunny days and little or no measurable precipitation for several months of the year, fosters photochemical reactions in the atmosphere, creating ozone and particulate matter.

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

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

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

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

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

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

Regulations

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

The Master Environmental Impact Report (MEIR) prepared for the 2025 Fresno General Plan requires that that the most current version of the URBEMIS computer model be used to analyze development projects and estimate future air pollutant emissions that can be expected to be generated from operational emissions (vehicular traffic associated with the project), area-wide emissions (sources such as ongoing maintenance activities and use of appliances), and construction activities.

CalEEMod is a statewide land use emissions computer model, which has replaced the URBEMIS computer model, is designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. The model quantifies direct emissions from construction and operations (including vehicle and off-road equipment use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model (EMFAC2011) includes the Pavley standards and Low Carbon Fuel standards. Further, the model identifies mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from measures chosen by the user. The GHG mitigation measures were developed and adopted by the California Air Pollution Control Officers Association (CAPCOA).

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

Based upon information provided by SJVAPCD, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. SJVAPCD concluded that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

The SJVAPCD has developed the San Joaquin Valley 1991 California Clean Air Act Air Quality Attainment Plan (AQAP), which continues to project nonattainment for the above-noted pollutants in the future. This project will be subject to applicable SJVAPCD rules, regulations, and strategies. In addition, the project may be subject to the SJVAPCD Regulation VIII, Fugitive Dust Rules, related to the control of dust and fine particulate matter. This rule mandates the implementation of dust control measures to reduce the potential for dust to the lowest possible level. The plan includes a number of strategies to improve air quality including a transportation control strategy and a vehicle inspection program.

Based on information provided, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the proposed project would be subject to

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

The proposed project on the subject site will not expose sensitive receptors to substantial pollutant concentrations. Due to the close proximity of other residential uses surrounding the subject site, there will be no impact in the increase of pollutants. The proposed project is not proposing a use which will create objectionable odors. Therefore, there is no air quality or global climate change impacts perceived to occur as a result of the proposed project.

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 22, 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 22, 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 U.S. 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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The 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 U.S. 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. 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 natural resources, which exist on the subject site or in its immediate vicinity.

Therefore, 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.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the biological resource related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 22, 2013.

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

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 site. Past record searches for the region have not revealed the likelihood of cultural resources on the subject site 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.

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 22, 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:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
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 known geologic hazards or unstable soil conditions known to exist on the site. The existing topography is flat with no apparent unique or significant land forms such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards. Grade differentials at property lines must be limited to one foot or less, or a cross-drainage covenant must be executed with affected adjoining property owners.

Fresno has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zones. The immediate Fresno area has extremely low seismic activity levels, although shaking

may be felt from earthquakes whose epicenters lie to the east, west, and south. Known major faults are over 50 miles distant and include the San Andreas Fault, Coalinga area blind thrust fault(s), and the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Fresno from a major earthquake in the Eastern Sierra would be flooding that could be caused by damage to dams on the upper reaches of the San Joaquin River.

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

The highly erodible face of the San Joaquin River bluff, and small areas of expansive clay in the northeastern portion of the city's Sphere of Influence, are the only unstable soil conditions known to exist in the City. Despite long-term overdrafting of groundwater that has lowered the static groundwater level under Fresno by as much as 100 feet over the past century, surface subsidence has not been noted in the vicinity of the city (this is probably due to the geologic strata underlying the city, which features layers of clay and hardpan interleaved with alluvial sand and gravel layers). No adverse environmental effects related to topography, soils or geology are expected as a result of this project.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the geology and soils related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 22, 2013.

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

Background

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

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

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

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

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

Regulation

The State of California has formally acknowledged these risks and has tasked state and local governments with working toward reduction of potential global climate change. The Governor issued Executive Order No. S-03-05, and subsequently signed Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, which was codified as Health & Safety Code Section 38501 *et seq.*

There are, at this time, no "attainment" concentration standards established by the federal or state government for GHGs (although several of the GHGs are regulated as precursors to criteria pollutants regulated by the federal and California Clean Air Acts). However, the State

has codified a mandate to GHG emissions to 1990 levels by the year 2020. In order to roll back GHG emissions to 1990 levels, a reduction of 174 million metric tons of CO2e would need to be achieved statewide—against the background of California's general population increase and the need for ongoing land and economic development. The combination of the need to reduce and the need to grow equate to a need to reduce per capita GHG emissions by some 30%.

It has been recognized that new development projects would potentially add GHG emissions and could exacerbate global climate change problems. In order to standardize evaluation of projects, Senate Bill 97 (codified as Public Resources Code Sections 21083.05 and 21097) requires the State Resources Agency to adopt guidelines for addressing climate change in environmental analysis pursuant to the California Environmental Quality Act (CEQA). The California Air Pollution Control Officers Association (CAPCOA) produced a comprehensive publication on this topic in August of 2010 titled *Quantifying Greenhouse Gas Mitigation Measures*. The Report provides methods for quantifying emission reductions from a specified list of mitigation measures, primarily focused on project-level mitigation. This document is intended to further support the efforts of local governments to address the impacts of GHG emissions in their environmental review of projects and in their planning efforts.

On December 17, 2009, the San Joaquin Valley Air Pollution Control District (SJVAPCD) adopted the guidance: Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA and the policy: District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency. The guidance and policy rely on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to assess significance of project specific GHG emissions on global climate change during the environmental review process, as required by CEQA.

Use of BPS is a method of streamlining the CEQA process of determining significance and is not a required emission reduction measure. Projects implementing BPS would be determined to have a less than cumulatively significant impact. Otherwise, demonstration of a 29% reduction in GHG emissions, from business-as-usual, is required to determine that a project would have a less than cumulatively significant impact.

Project's Impact

The proposed project has been determined to have a less than significant impact on GHGs based on the guidance established by the SJVAPCD in the adopted document titled *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA.* According to this document, projects can be determined to have a less than significant impact if they do any of the following: 1) Use a combination of SJVAPCD approved GHG Emission Reduction Measures to meet BPS; 2) Comply with an approved GHG plan or mitigation program; or 3) Reduce GHG emissions by at least 29%. **The proposed project complies with an approved GHG Mitigation program (established through Plan Amendment Application No. A-09-02).**

Plan Amendment Application No. A-09-02, the Air Quality Amendment to the 2025 Fresno General Plan, adopted initial steps to address Fresno's part in avoiding global climate change, through adoption of new Resource Element / Air Quality General Plan Objectives and Policies. The information in previously-cited CAPCOA and California Attorney General publications has

been used as information resources for GHG mitigation. A new objective has been added to the Air Quality section of the Resource Conservation Element specifically calling for reduction in GHG emissions, with supporting policies and implementation measures. Utilizing a qualitative analysis approach, projects consistent with, and appropriately implementing, air pollution and GHG reduction policies, and which mitigate any potentially significant project-specific GHG impacts, will be deemed to conform to GHG reduction requirements and to contribute to the City's overall GHG reduction goals. Periodic broad scale GHG modeling will be used to validate the efficacy of these measures and guide implementation and further rulemaking. The proposed project will be required to implement all relevant general plan policies related to GHGs. These policies will help to reduce this project's potential GHG impact. One new policy adopted in the City's Air Quality Plan Amendment is described below:

Policy G-1B-b Increase efforts to incorporate GHG emission reductions in land use decisions, facility design, and operational measures subject to City regulation through implementation measures such as the following:

(4) The City shall utilize guidance from the Institute for Local Government, California Attorney General's Office, California Air Pollution Control Officers Association, and other sources of technical guidance in determining appropriate and feasible mitigation measures which may be incorporated into land use plans, development projects and City operations to achieve GHG emission reductions.

The proposed project complies with this policy because it will comply with several of the measures detailed in the California Attorney General's Office guidance document titled, *The California Environmental Quality Act Mitigation of Global Warming Impacts at the Local Agency Level"*. This document offers policy guidance on mitigating GHG emissions. One mitigation measure states that projects should "create travel routes that ensure that destinations may be reached conveniently by public transportation, bicycling or walking". The proposed project will be required to maintain sidewalks along the frontage of East Nees and North Chestnut Avenues.

Other GHG Reduction Measures

Through updates in the California Building Code and statewide regulation of appliance standards, this project is also expected to 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). Updated engine and tire efficiency standards would apply to project 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). In addition, the project does not involve manufacturing activities that would generate other GHGs such as SF_6, HFCs, or PFCs and does not propose any uses which would generate methane on site.

Therefore, based upon the available information, the proposed project will not have a potentially significant adverse impact on GHGs.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the greenhouse gas emissions related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 22, 2013.

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
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

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

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the hazards and health related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 22, 2013.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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
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 a 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 (MEIR) for the 2025 Fresno General Plan, Final EIR No.10100, Final EIR No.10117, and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan), et al. These conditions include water quality degradation due to DBCP, arsenic, iron, and manganese concentrations; low water well yields; limited aquifer storage capacity and recharge capacity; and, intensive urban or semi-urban development occurring upgradient from the Fresno Metropolitan Area.

In accordance with the provisions of the 2025 Fresno General Plan and MEIR 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. The Department of Public Utilities, Water Division has reviewed the proposed project and has determined that water facilities are available to provide service to the subject site subject to several conditions.

In addition, the proposed project will be required to contribute to the completion of the Fresno Metropolitan Flood Control District's (FMFCD) master planned storm drainage facilities. Stormwater ponding basins provide significant opportunity to recharge groundwater with collected storm water run-off and surface water obtained from the Fresno Irrigation District (FID) and United States Bureau of Reclamation on the northern edge of the current urban limit boundary.

The mitigation measures of MEIR No. 10130 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 FMFCD 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 FMFCD to utilize suitable FMFCD ponding (drainage) basins for the groundwater recharge program, and works with FID to ensure that the City's allotment of surface water is put to the best possible use for recharge.

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

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

The FMFCD has indicated that the proposed rezone lies within the District's Drainage Area "CZ" and the system can accommodate the proposed rezone.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the hydrology and water quality related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 22, 2013.

2. The proposed project shall implement and incorporate the hydrology and water quality related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated November 22, 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

Although the project includes a proposed amendment to the 2025 Fresno General Plan and Woodward Park Community Plan, in order to change the planned land use designation of the subject site for the purposes of facilitating future development, the proposed project shall meet the goals, objectives and policies of the 2025 Fresno General Plan and Woodward Park Community Plan.

Goal 1-3. of the Woodward Park Community Plan states by providing a project which plans for a diversity of residential types, densities, and locations in order to achieve plan goals with respect to providing housing opportunities, balanced urban growth, efficient use of resources and public facilities, and maintenance of a safe, attractive, and stable community. The surrounding land uses and the subject site, which is surrounded by urban uses, meet the goals of this policy.

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-High Density Residential uses shall be distributed to maximize utilization of available or planned public facilities and services and to provide housing opportunities with convenient access to employment, shopping services, and transportation. 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.

Therefore, it is staff's opinion that the proposed plan amendment, rezone, and conditional use permit applications are consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project is found; (1) To be consistent with the goals, objectives and policies of the applicable 2025 Fresno General Plan and Woodward Park 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 site 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 applicable, 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 22, 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 22, 2013.

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

The subject site is not located in an area designated for mineral resource preservation or recovery.

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	

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

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.

Traffic from East Nees and North Chestnut Avenues is a source of noise which could disrupt the habitability. However, 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 open areas, private patios, etc. of multiple family residential developments. 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 subject 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. However, as

discussed above, this increase in noise will be mitigated to an acceptable level. Some increases in ambient noise levels will occur during the time of construction, but project construction will be limited to normal business hours (7am to 7pm) to 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 applicable, 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 22, 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

While this project would provide for a potential increase in population at this individual site, it balances its population with other residential development projects in the immediate project vicinity which were not built-out at their full planned density and thus did not accommodate all

the population planned for this area. Approximately 331.93 acres of property in the immediate area account for 1,561 dwelling units (4.70 dwelling units per acre). Most of the property in the area is zoned R-1 (Single Family Residential), which allows for one (1) dwelling unit on a lot no less than 6,000 square feet or approximately 7.26 dwelling units per acre. Therefore, the area can accommodate 160 dwelling units and a project density of sixteen (16) dwelling units per acre, which is being proposed by the applicant subject to a change of zone to an R-2 (Low-Density Multiple Family) residential district.

Furthermore, the subject site is currently vacant and therefore, the proposed project does not have the potential to displace existing housing or residents as a result of development thereon.

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 subject site is located within the city's Urban Growth Management Area and shall comply with the applicable service deliver requirements necessary to provide not less than the minimum acceptable level of fire protection facilities and services appropriate for urban uses. City police and fire protection services are available to serve the subject site. The subject site is located within two miles of Clovis Fire Station No. 43. The City of Fresno and Clovis have an automatic aid agreement.

The demand for parks generated by the project will be 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. 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.

The Department of Public Utilities has reviewed the proposed plan amendment, rezone, and conditional use permit applications and has determined that sewer and water facilities are available to provide service to the subject site. The nearest available water main (8") is located in East Commerce Avenue. The nearest sewer mains are located in Chestnut Avenue (15") and East Nees Avenue (10"). Finally, the Fresno Metropolitan Flood Control District (FMFCD) has indicated that the FMFCD system could accommodate the proposed rezone.

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, the public service related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 22, 2013.

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

The proposed project will increase the use of the existing parks; however, the developer will be required to pay park impact fees for the development. The fees will address any physical deterioration of existing parks or recreational facilities. The development will not require expansion of existing recreational facilities. The subject site is located within the Urban Growth Management Area, which addresses the growth in the area.

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 site is located on the north side of East Nees Avenue just east of North Chestnut Avenue. The subject site location is in close proximity to residential and commercial land uses which provide for a pattern of development that is anticipated to have the potential to reduce the number of average daily vehicle trips.

The mitigation measures established by the certification of MEIR No. 10130, requires that all plan amendments are required to prepare a traffic impact study (TIS). A TIS, dated July 26, 2013, was prepared for the proposed multi-family complex by Spencer Enterprises, Inc. The study has applied the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation

Manual. The development of 160 multiple family residential units on the subject site is expected to generate an average of approximately 1,207 average daily trips (ADT). Of these vehicle trips it is projected that 81 will occur during the morning (7 to 9 a.m.) peak hour travel period and 103 will occur during the evening (4 to 6 p.m.) peak hour travel period. The existing 2025 Fresno General Plan planned land uses for the subject site would generate 7,160 ADT, 164 trips occurring during the a.m. peak hour and 633 trips during the p.m. peak hour.

The proposed plan amendment will change the land use to Medium-High Density Residential, which will substantially reduce the traffic volume, as noted above. The trips would be directed mainly onto Nees Avenue. Chestnut Avenue and Nees Avenue are both designated as arterial streets according to the 2025 Fresno General Plan and the Woodward Park Community Plan. The northbound and southbound approaches include one left-turn lane, one through lane, and one right-turn lane. The eastbound approach includes one left-turn lane, two through lanes, and one right-turn lane. The westbound approach includes one left-turn lane and two through lanes with a shared right turn. The proposed project is expected to construct Nees Avenue to its ultimate width on the westbound approach, which is expected to include construction of a westbound right-turn lane.

The TIS analyzed the Chestnut and Nees Avenue Intersection which are currently operating at a LOS C for PM peak hours. The intersection is signalized with eight-phase signal phasing (protected left turns in all four directions). It was determined that the intersections are currently operating at acceptable levels of service and the Traffic Signal Mitigation Impact program.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the plan amendment, rezone, and conditional use permit applications and has 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 stipulated within the memoranda from the Traffic Engineering Division dated September 4, 2013 and City Engineer dated September 11, 2013, respectively (available for public view at City Hall-Third Floor, 2600 Fresno Street, Fresno, CA 93721). These requirements generally include: (1) Public street improvements; (2) Installation of a paved pedestrian path or sidewalk; and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and the Regional Transportation Mitigation Fee (RTMF) Fee.

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.

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

Mitigation Measures

1. The proposed project shall implement and incorporate, as applicable, 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 22, 2013.

2. The proposed project shall implement and incorporate the traffic related mitigation measures as noted in the attached Project Specific Monitoring Checklist dated November 22, 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 reviewed the proposed plan amendment, rezone, and conditional use permit applications and has determined that sewer and water facilities are available to provide service to the subject site subject to several conditions. The project site will also be serviced by the Solid Waste Division.

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 applicable, 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 22, 2013.

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

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.

K:\Master Files - 2013\PLAN AMENDMENT\A-13-003, R-13-009, C-13-086, 2610 East Nees Avenue 160 apts -- NB\EA\A-13-003, R-13-009, C-13-086 Appendix G.docx

Exhibit B

Master Environmental Impact Report (MEIR) Review Summary- November 22, 2013

EXHIBIT C

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 No. A-13-003; Rezone No. R-13-009; and CUP No. C-13-086 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 No. A-13-003; Rezone No. R-13-009; and CUP No. C-13-086 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.

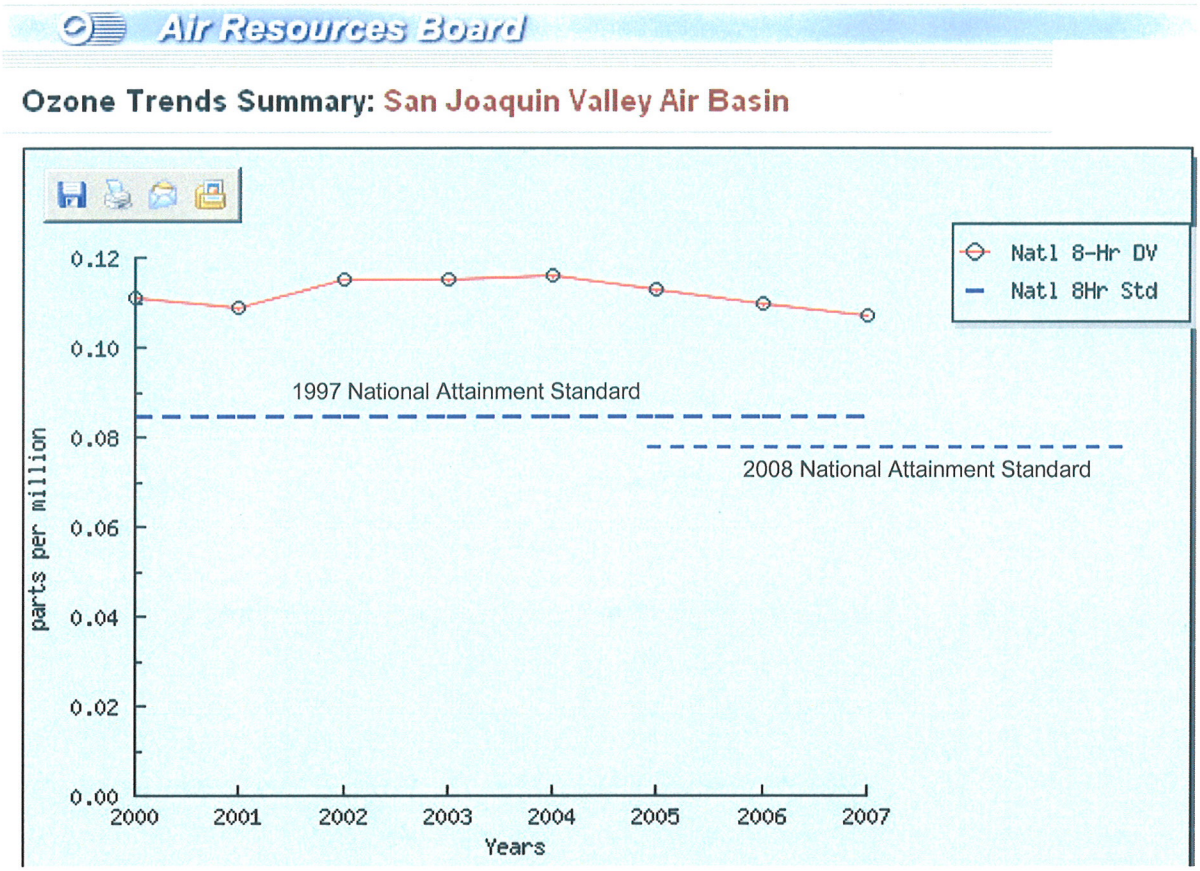
The MEIR mitigation checklist sketched out a series of actions for the City to pursue with regard to its own operations, and City departments are pursuing these objectives. The Fresno Area Express (FAX) bus fleet and the Department of Public Utilities solid waste collection truck fleet are being converted 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):

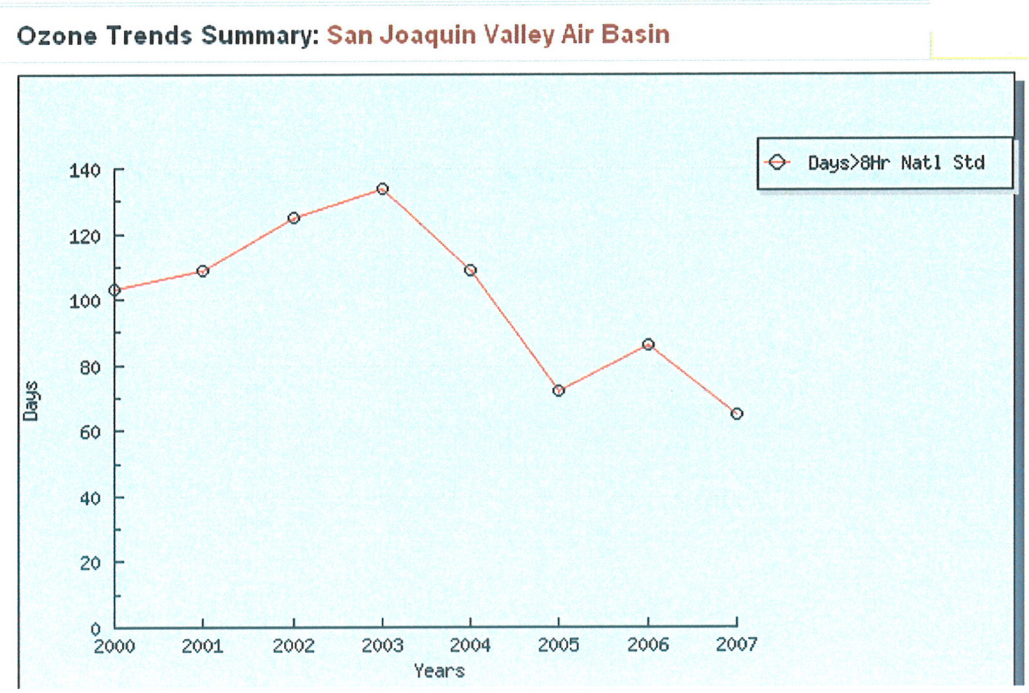


GRAPH NOTES: The "National 1997 8-Hour Ozone Design Value" is a three-year running average of the fourth-highest 8-hour ozone measurement averages in each of the three years (computed according to the method specified in Title 40, Code of Federal Regulations, Part 50, Appendix I).

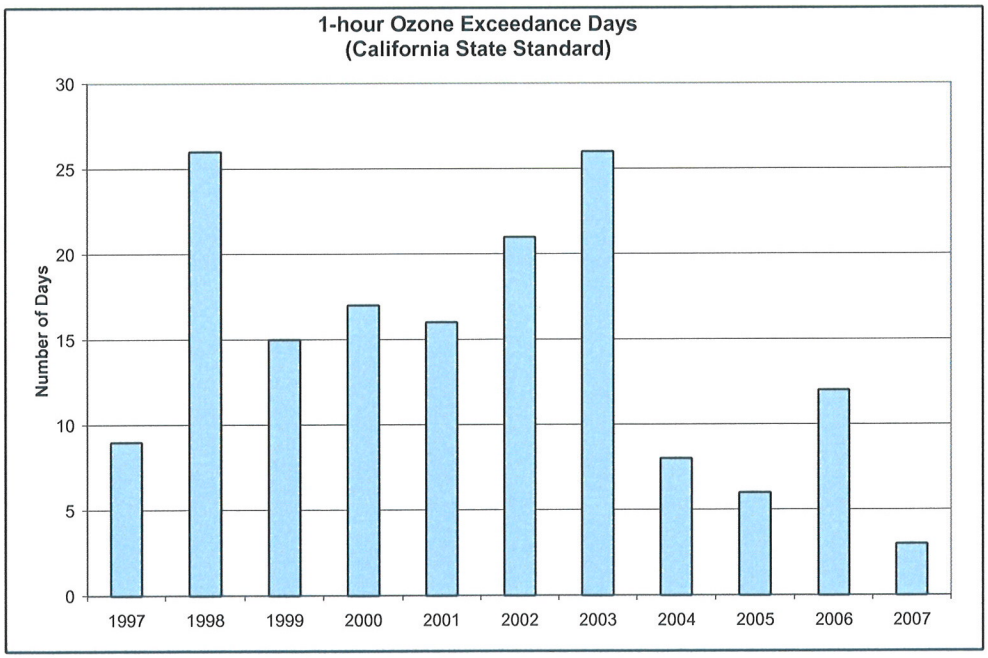
Under the 1997 standard, in effect through the end of 2007, "Attainment" would be achieved if the three-year average were less than, or equal to, 84 parts per billion (ppb), or 0.084 parts per million (ppm). In 2008, a new National 8-Hour Ozone Attainment standard went into effect: a three year average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



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:

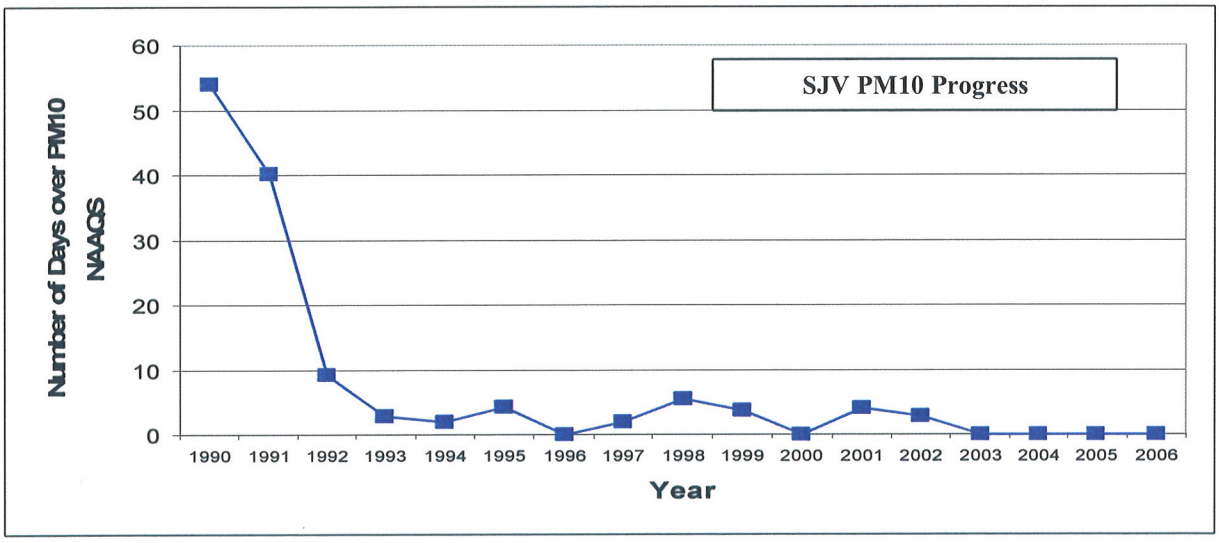


The current ozone attainment plan for the San Joaquin Valley Air Basin, in place when the MEIR for the 2025 Fresno General Plan was certified, is linked to a federal designation of "Serious Nonattainment." While ozone/oxidant air quality conditions are showing a trend toward improvement, the rate of 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.

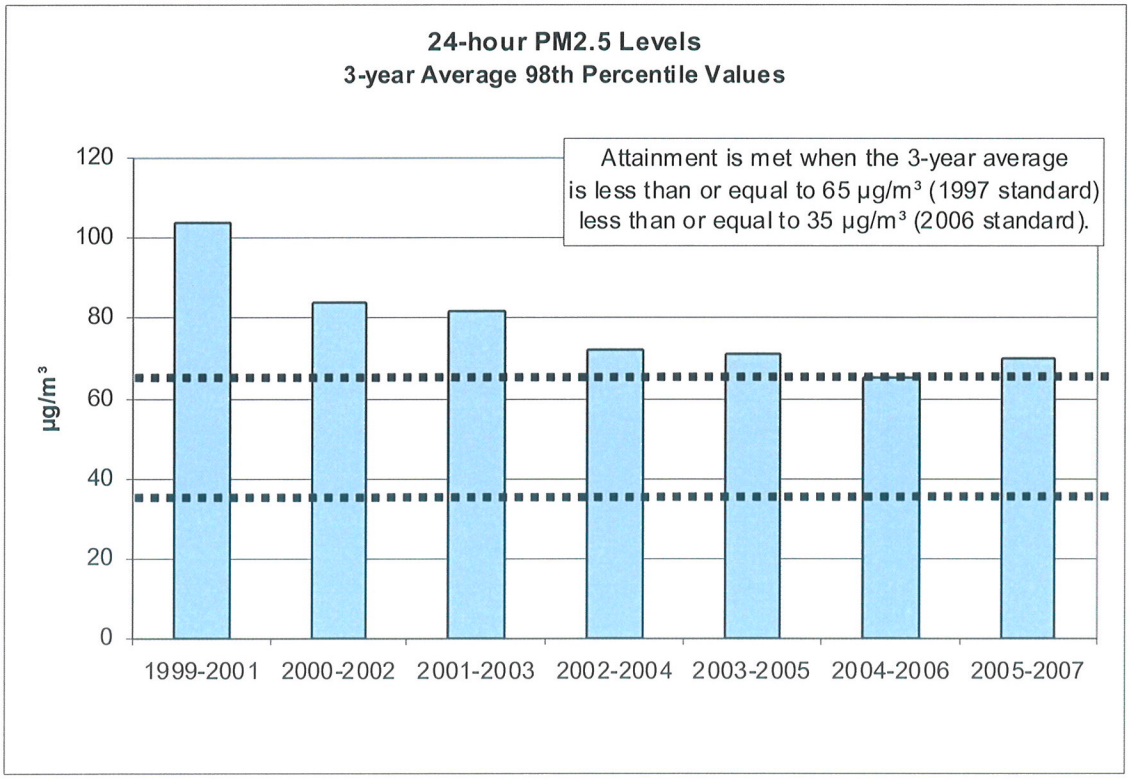
In March of 2006, the San Joaquin Valley Air Pollution Control District adopted Rule 9510, its Indirect Source Review Rule. Full implementation of this Rule has been delayed due to litigation (mitigation fees are being collected and retained in holding accounts), but projects are already being evaluated 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.).

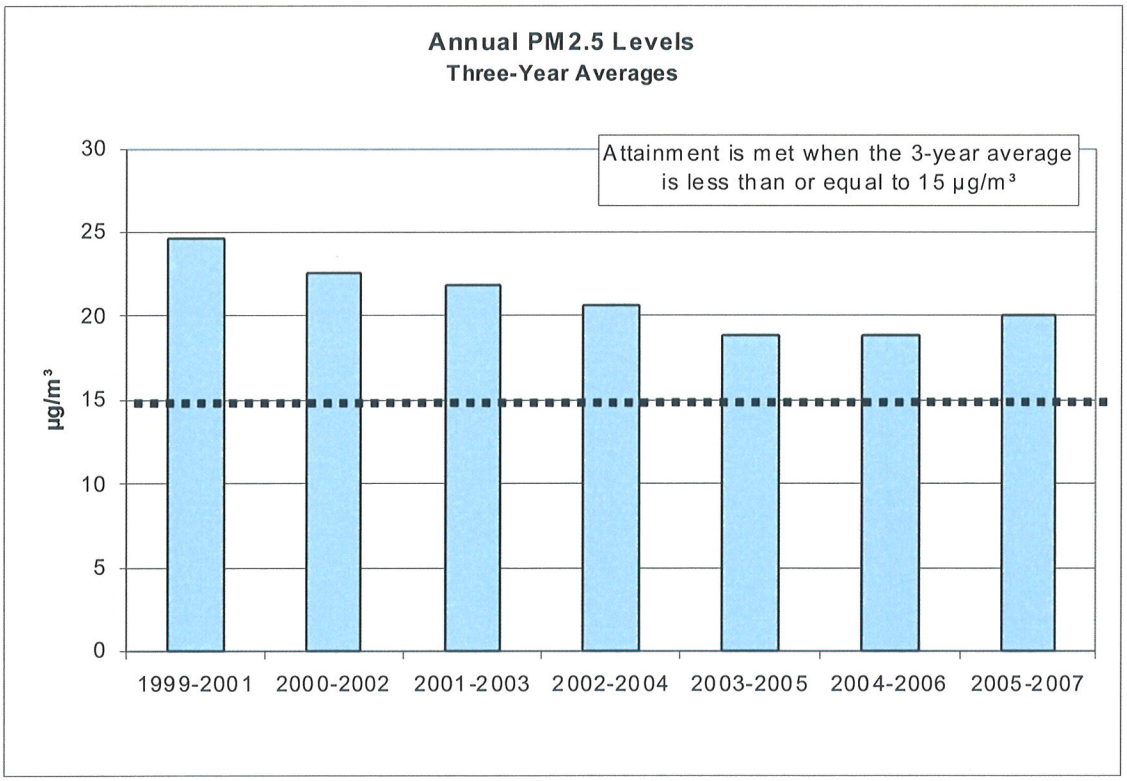
It is anticipated that full implementation (release of mitigation impact fees for various clean air projects throughout the San Joaquin Valley) and subsequent augmentation of the Indirect Source Review Rule will accelerate progress toward attainment of federal and state ozone standards, and will be an 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.

Exhibit C

2025 Fresno General Plan, MEIR Mitigation Measure Checklist, dated November 22, 2013

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-13-003/R-13-009/C-13-086 **Date: November 22, 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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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

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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
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		

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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		
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	

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

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D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods. The City shall expand this protected area in the Riverbottom pursuant to expanded floodplain and/or floodway maps, regulations, and policies adopted by the Central Valley Flood Protection Board and the National Flood Insurance Protection Program.	Ongoing	Development & Resource Management Dept.					X	
D-6. The City shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Allowable construction in this area from being damaged by the intensity of flooding in the riverbottom; b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and c. Public health, safety and general welfare from the effects of flood events.	Ongoing	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	Ongoing	Department of Public Utilities	X		X	X		

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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.								
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		

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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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<table>
<tr><th>MITIGATION MEASURE</th><th>WHEN IMPLEMENTED</th><th>COMPLIANCE VERIFIED BY</th><th>A</th><th>B</th><th>C</th><th>D</th><th>E</th><th>F</th></tr>
<tr><td>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:
<table>
<tr><th rowspan="2">FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES
(Analysis shall include acreage to all street centerlines.)</th><th colspan="3">PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:</th></tr>
<tr><th>01/01/2005 THROUGH 12/31/2010</th><th>01/01/2010 THROUGH 12/31/2024</th><th>AFTER 01/01/2025</th></tr>
<tr><td>Single family residential</td><td>3.8</td><td>3.5</td><td>3.5</td></tr>
<tr><td>Multi-family residential</td><td>6.5</td><td>6.2</td><td>6.2</td></tr>
<tr><td>Commercial and institutional</td><td>2</td><td>1.9</td><td>1.9</td></tr>
<tr><td>Industrial</td><td>2</td><td>1.9</td><td>1.9</td></tr>
<tr><td>Landscaped open space</td><td>3</td><td>2.9</td><td>2.9</td></tr>
<tr><td>South East Growth Area</td><td>3.4</td><td>3.2</td><td>3.2</td></tr>
<tr><td colspan="4">NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan</td></tr>
</table>
</td><td>Prior to approval of development project</td><td>Department of Public Utilities</td><td></td><td></td><td></td><td>X</td><td></td><td>X</td></tr>
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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	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			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			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
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	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.						X

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Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.								
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

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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
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.	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.	X		X		X	

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e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.								
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),	Ongoing	Development & Resource Management Dept./ Historic Preservation Staff						X

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the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.								
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		X		X	
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	

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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	
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			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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C - Mitigation in Process
D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

Exhibit D

Project Specific Mitigation Monitoring Checklist, dated November 22, 2013

PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST
For Plan Amendment Application No. A-03-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086

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-13-003, Rezone Application No. R-13-009, and Conditional Use Permit Application No. C-13-086. 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-13-003/R-13-009/C-13-086

MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	VERIFIED BY
Project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated November 22, 2013.	Applicant	Processing and review of project proposal prior to approval.	City of Fresno Development & Resource Management Department
Pay applicable Indirect Source Review off-site mitigation fee.	Applicant	Prior to issuance of permits.	City of Fresno Development & Resource Management Department and San Joaquin Valley Air Pollution Control District
Project shall comply with all of the requirements stipulated within the attached memorandum from the Department of Public Utilities-Water Division dated August 6, 2013.	Applicant	Prior to issuance of building permits for future residential units.	City of Fresno Development & Resource Management Department;

			City of Fresno Department of Public Utilities, Water Division; Fresno Metropolitan Flood Control District.
Project shall comply with all of the requirements stipulated within the attached memorandum from the Department of Public Utilities-Sewer Division dated August 14, 2013. -The project developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100. -On-site sanitary sewer facilities shall be private. -Installation of sewer house branch(s) shall be required. -Separate sewer house branches are required for each lot. -Abandon any existing on-site private septic systems. -The project shall comply with City of Fresno Ordinances, Standards, Specifications, and Conditions related to providing sanitary sewer service. -The following sewer connection charges are due and shall be paid for the project: 1) Sewer Lateral Charge 2) Sewer Oversize Service Area #1 3) Trunk Sewer Charge: Herndon 4) Upon connection of this project to the City sewer system the owner shall be subject to	Applicant	Prior to issuance of building permits for future residential units.	City of Fresno Development & Resource Management Department; City of Fresno Department of Public Utilities, Planning and Engineering Division; Fresno Metropolitan Flood Control District.

payment of sewer facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer facility charges consists of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.			
Approval of any future development entitlements on the subject site must comply with all goals and policies contained in the 2025 Fresno General Plan and the Woodward Park Community Plan.	Applicant	Entitlement processing	City of Fresno Development & Resource Management Department.
Project shall comply with all of the requirements stipulated within the attached memorandums and red-lined set of plans from the Fire Department dated August 29, 2013.	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department; City of Fresno Fire Department
Project shall comply with all of the requirements stipulated within the attached memorandums and red-lined set of plans from the Public Utilities Department – Administration (Solid Waste) dated September 3, 2013.	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department. Public Utilities Department - Administration
Project shall comply with all of the requirements stipulated within the attached memorandum from the Public Works Department-Traffic and Engineering Services Division dated September 4, 2013 (Mario Rocha) and September 6, 2013 (Ann Lillie).	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department.

Project shall comply with all of the requirements stipulated within the attached memorandum from the United States Post Office dated August 5, 2013.	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department. United States Postal Service
Project shall comply with all of the requirements stipulated within the attached review of the Traffic Impact Study memorandum from the Public Works Division – Traffic and Engineering Services (Jill Gormley) dated August 28, 2013.	Applicant	Prior to issuance of building permits, street work permits, etc. for future residential units	City of Fresno Development & Resource Management Department; City of Fresno, Public Works Department, Traffic Engineering Division

Project shall comply with all of the requirements stipulated within the attached memorandum from the City Traffic Engineer dated August 28, 2013 related to the Traffic Impact Study prepared for the proposed project. -This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of $47.12 per ADT at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual and the Master Fee Schedule. The TSMI fee based on the project description and the current fee is $56,873.84. The fee shall be paid at time of 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 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 offsets developer improvement costs, and/or construction costs increase/decrease.	Applicant	Prior to recordation of Final Map; or, as may be deemed appropriate by the City Traffic Engineer prior to respective approvals for building, street work permits, etc.	City of Fresno Development & Resource Management Department; City of Fresno, Public Works Department, Traffic Engineering Division

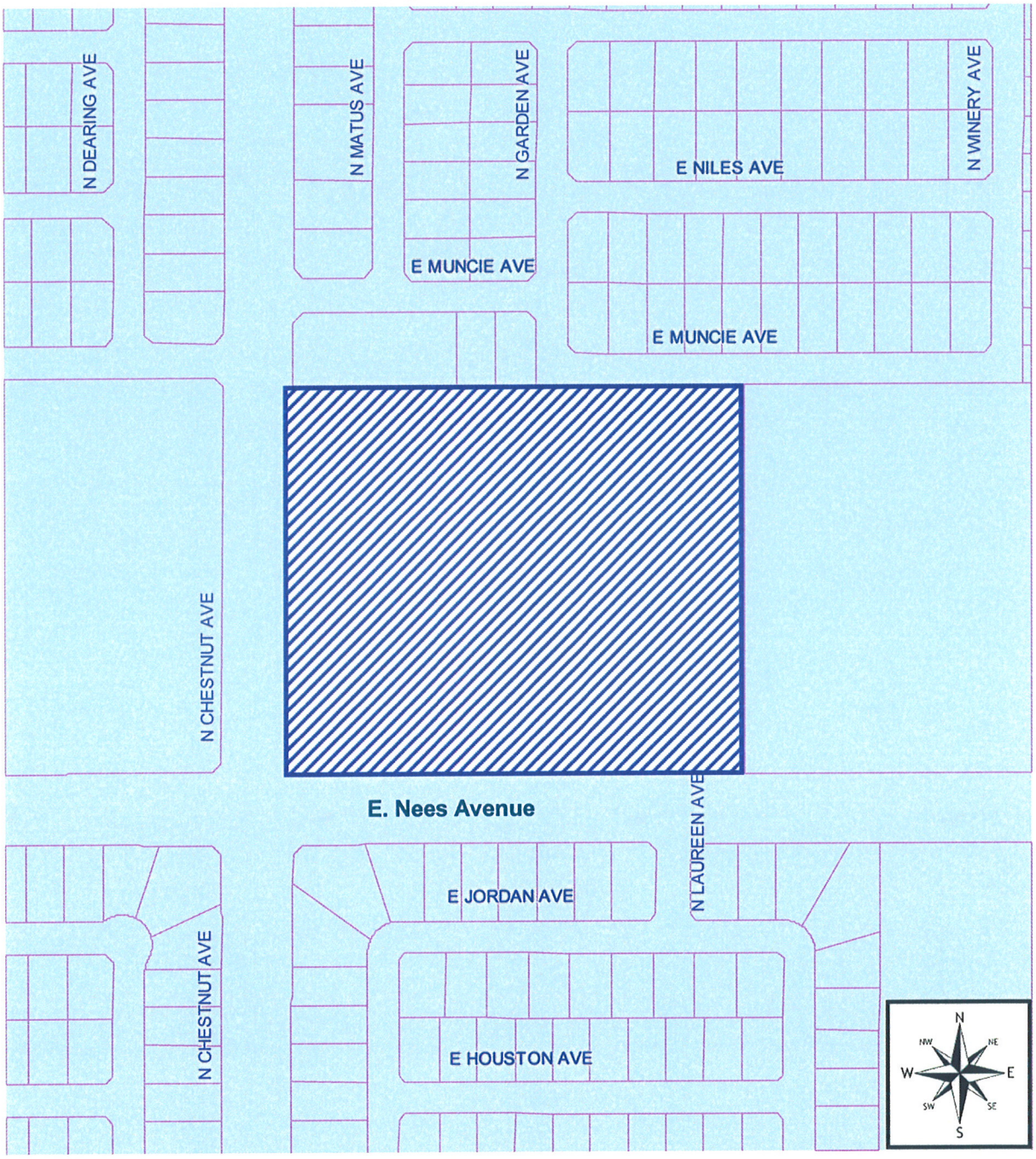
If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is place at the ultimate 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. Project specific impacts that are not consistent with the 2025 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees are not eligible for TSMI fee 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. -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.			

-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. -The project shall construct bike lanes on the project's frontage along Chestnut and Nees Avenues to connect with adjacent bike lanes existing northbound on Chestnut Avenue and westbound on Nees Avenue. The bike lanes shall meet City of Fresno Public Works Standards. -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. -The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.			
Project shall comply with all of the requirements stipulated within the attached memorandum from the Department of Public Health – County of Fresno Division dated August 7, 2013.	Applicant	Prior to issuance of building permits for future residential units.	City of Fresno Development & Resource Management Department; County of Fresno Department of Public Health

Exhibit E

Project Vicinity Map

VICINITY MAP



Plan Amendment Application No. A-13-03
Rezone Application No. R-13-009
Conditional Use Permit Application No. C-13-086

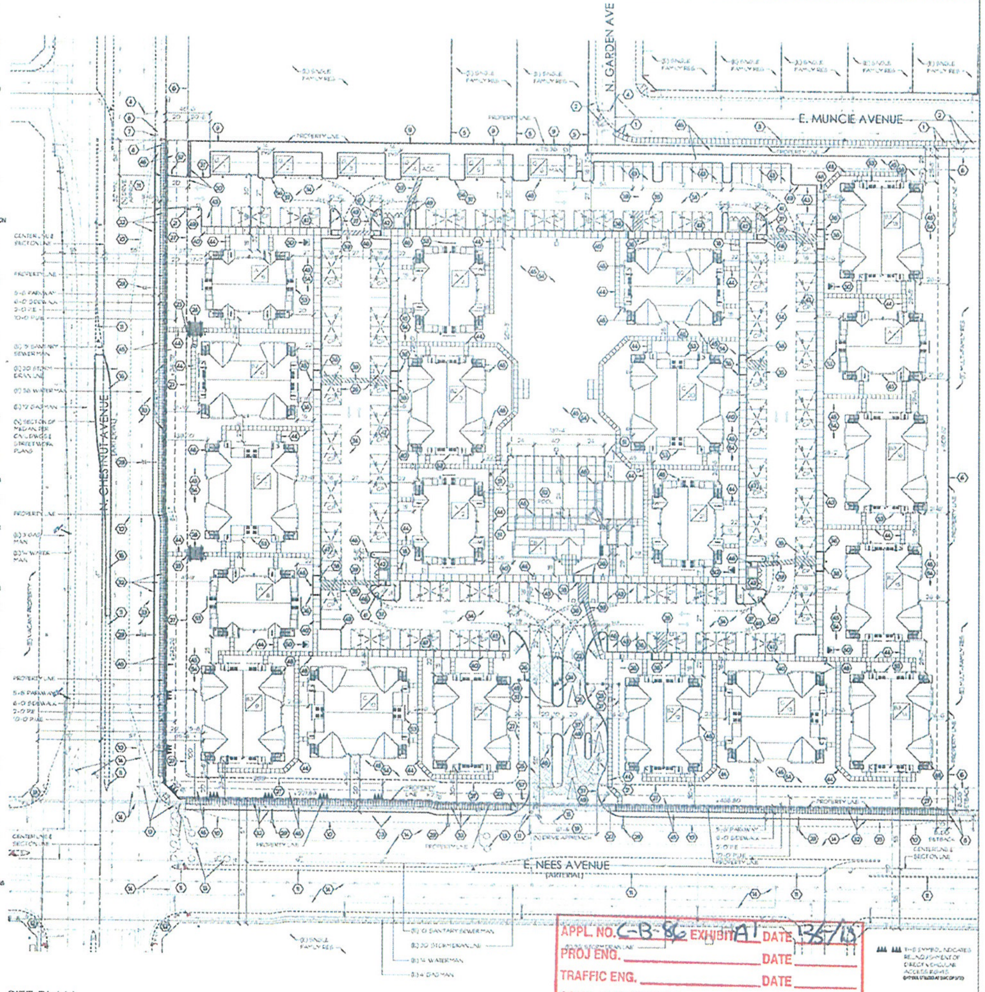
LEGEND

Subject Property

Exhibit F

Conceptual Site Plan

GENERAL NOTES:



SITE PLAN

VICINITY MAP

KEYED NOTES:

APPL. NO. C-B-86 EXHIBIT A1 DATE 1/25/15
PROJ ENG. ________ DATE ______
TRAFFIC ENG. ________ DATE ______
COND. APPROVED BY ________ DATE ______
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

PROJECT DATA:

BUILDING DATA:

PARKING:

REQUIRED PARKING:

PROVIDED PARKING:

SITE AREA AND COVERAGE:

OPEN SPACE:

REQUIRED OPEN SPACE (25% REQMI)

PROPOSED OPEN SPACE

PROPOSED BUILDING AREA:

DWELLING UNITS (RESIDENTIAL AREA):

COMMUNITY BUILDING (A-3 AREA):

GARAGES & CARPORTS (U-1 AREA):

TOTAL GROSS BUILDING AREA

C 15085
STATE OF CALIFORNIA

SEI - NEES AVENUE APARTMENTS

SITE PLAN

A1.1