



**REPORT TO THE PLANNING COMMISSION**

AGENDA ITEM NO. VIII-B  
COMMISSION MEETING 2.25.15

February 25, 2015

APPROVED BY

  
DEPARTMENT DIRECTOR

FROM: MIKE SANCHEZ, Planning Manager  
Development Services Division 

THROUGH: SOPHIA PAGOULATOS, Supervising Planner  
Development Services Division 

BY: SOPHIA PAGOULATOS, Supervising Planner  
PHILLIP SIEGRIST, Planner  
Development Services Division 

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION NO. C-15-007 AND RELATED ENVIRONMENTAL ASSESSMENT FOR A RESIDENTIAL MULTIPLE FAMILY DEVELOPMENT LOCATED ADJACENT TO EDISON HIGH SCHOOL BETWEEN SOUTH WALNUT AND SOUTH PLUMAS AVENUES AND BETWEEN EAST LORENA AND EAST FLORENCE AVENUES

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

1. ADOPT the Mitigated Negative Declaration prepared for Environmental Assessment Application No. C-15-007 filed on January 31, 2015;
2. APPROVE Conditional Use Permit Application No. C-15-007 subject to compliance with the Conditions of Approval dated February 25, 2015.

**EXECUTIVE SUMMARY**

Conditional Use Application No. C-15-007 was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues. The applicant proposes the construction of a 128-unit multi-family affordable/market rate residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase 1, and 64 units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways consistent with the Draft Downtown Development Code. The project includes the construction of 16 residential buildings (inclusive of a 4,500 square-foot Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (*Administrative and Professional Office/conditions of zoning*).

The granting authority for this type of Conditional Use Permit rests with the Director of the Development and Resource Management Department, however the Director referred this

application to the Planning Commission at the applicant's request in order to expedite the process due to financing deadlines.

The subject property is located within the Fresno General Plan and the Edison Community Plan areas. Both plans now designate the subject site for Neighborhood land use, which has a density range of 1 to 30 units per acre. The proposed density of the project is 18.5 dwelling units to the acre and is therefore consistent with the planned land use. The C-P zone district allows development of multiple family dwelling units at a maximum density of 29 dwelling units per acre with a conditional use permit subject to findings in FMC 12-306-N-19. Therefore, the subject applications are consistent with the planned land uses and zoning approved for the project site and will implement goals, objectives, and policies of the Fresno General Plan and the Edison Community Plan.

**PROJECT INFORMATION**

PROJECT	A 128-unit multi-family affordable housing residential project to be constructed in two phases. The project will include 10 market rate units.
APPLICANT	Scott Anderson of Edison Plaza Partners LP
LOCATION	Adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues. <b>(Council District 3, Councilmember Baines)</b>
SITE SIZE	Approximately 6.9 acres
LAND USE	Existing - Neighborhoods Proposed - No change
ZONING	Existing - C-P/cz <i>(Administrative and Professional Office/conditions of zoning)</i> . Proposed- No change
PLAN DESIGNATION AND CONSISTENCY	The proposed 128-unit multiple family residential development is consistent with the Fresno General Plan and Edison Community Plan designation of the site for Neighborhoods planned land uses pursuant to Table 3-3 of the Fresno General Plan.
ENVIRONMENTAL FINDING	Finding of a Mitigated Negative Declaration dated January 31, 2015.

**PLAN COMMITTEE  
 RECOMMENDATION**

The Council District 3 Plan Implementation Committee approved the proposed application on February 2, 2015 by a 5-0-1 vote (one member absent).

**STAFF  
 RECOMMENDATION**

Approve Conditional Use Permit Application No. C-15-007 subject to compliance with the Conditions of Approval dated February 25, 2015.

**BORDERING PROPERTY INFORMATION**

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Neighborhood Center	<b>C-P</b> <i>Administrative and Professional Office</i>  <b>R-2</b> <i>Low Density Multiple Family Residential</i>	West Fresno Library and Regional Services Center
<b>East</b>	Public Facility	<b>R-2</b> <i>Low Density Multiple Family Residential</i>	Edison High School
<b>South</b>	Neighborhoods	<b>C-P</b> <i>Administrative and Professional Office</i>  <b>R-2</b> <i>Low Density Multiple Family Residential</i>	Vacant land and single family dwellings
<b>West</b>	Neighborhoods	<b>R-1</b> Single Family Residential	Single family dwellings

**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 Edison Community Plan area, including the Fresno General Plan Master Environmental Impact Report (MEIR SCH No. 2012111015). 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 conditional use permit has been determined to not be fully within the scope of the recently updated MEIR SCH No. 2012111015 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 SCH No. 2012111015 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 SCH No. 2012111015 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. C-15-007 was published on January 31, 2015 with no comments or appeals received to date.

Project specific mitigation measures include proper well abandonment, submission of a Stormwater Management Plan and compliance with the Fresno Metropolitan Flood Control District's requirements, drought tolerant landscaping, compliance with Fresno Irrigation District's pipe treatment requirements regarding the now piped Braly Canal #14, sound attenuating construction design, payment of development impact fees, and compliance with San Joaquin Valley Air Pollution Control District requirements for Indirect Source Review (ISR), the Departments of Public Works and Public Utilities' requirements related to street, sewer and water infrastructure.

## **BACKGROUND / ANALYSIS**

Conditional Use Application No. C-15-007 was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues. The applicant proposes the construction of a 128-unit multi-family affordable/market rate residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase 1, and 64 units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways

consistent with the Draft Downtown Development Code. The project includes the construction of 16 residential buildings (inclusive of a 4,500 square-foot Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (*Administrative and Professional Office/conditions of zoning*).

The subject property is located within the Fresno General Plan and the Edison Community Plan areas. Both plans now designate the subject site for Neighborhood land use, which has a density range of 1 to 30 units per acre. The proposed density of the project is 18.5 dwelling units to the acre and is therefore consistent with the planned land use. The C-P zone district allows development of multiple family dwelling units at a maximum density of 29 dwelling units per acre with a conditional use permit subject to findings in FMC 12-306-N-19. Therefore, the subject applications are consistent with the planned land uses and zoning approved for the project site and will implement goals, objectives, and policies of the Fresno General Plan and the Edison Community Plan.

This project is Phase II of the Edison Plaza Development Project. Phase I was the construction of the West Fresno Regional Center, located adjacent to and north of the project, which includes a 37,000 square foot library and social service center. The Redevelopment Agency provided funding for both phases. The City Council approved the Redevelopment Agency's recommendations for the provision of \$5.6 million dollars in funding for the current (second) phase of the project on March 8, 2011. The City Council also authorized the Redevelopment Agency to enter into a Disposition and Development Agreement with Edison Plaza Partners, L.P. for the development of the project.

It should be noted that originally 200 dwelling units were proposed. In response to objections from the neighborhood residents, the project was scaled down to the currently proposed 128 dwelling units.

## **Zoning**

### Findings for Residential Use in C-P Zone District

The property is located within the C-P (*Administrative and Professional Office*) District, a district that is most often developed with office uses. However, this zone district was one of the city's original mixed use zone districts; it allows limited commercial uses and even exclusively residential development, as long as the findings noted below can be made. The purpose of this zone district is to serve as a transition or buffer between single family residential areas and more intense commercial areas. The findings required to develop a C-P-zoned site with exclusively residential uses are discussed below (FMC 12-306-N-19):

1. *There shall be enough planned Office Commercial land to sufficiently meet the requirements of adopted plans.*

The recently adopted Fresno General Plan establishes land uses to further the goals and the vision in the plan. With regard to office uses, sufficient capacity is needed to support the city's

economic development goals, which include job creation and increasing the number of professional jobs. Therefore, with regard to the C-P finding above, an adequate capacity of land planned for office uses in the proximity of the project is important to establish.

- The general plan update re-designated the subject property as “Neighborhoods” which is a residential designation. This alone indicates that the property was not ideally located for an office use.
- Adjacent to the proposed property to the north, the Regional Service Center, which contains the West Fresno Library, is still entitled for an additional 25,000 square feet of medical office uses.
- Downtown Fresno is within one mile of the project site and includes millions of square feet of office uses.
- As part of the general plan update, land that was previously planned for residential and industrial use was re-designated as Business Park, which allows office uses.

Therefore, there is adequate capacity for development of office uses to sufficiently meet the needs to adopted plans.

2. *There shall be sufficient infrastructure resources to meet the requirements of the project as determined by the Department of Public Utilities and the Public Works Department.*

- The departments of Public Utilities and Public Works have indicated that with conditions imposed, there is sufficient infrastructure to meet the needs of the project. One additional water main will need to be installed in Florence Avenue, and an existing 6-inch water main in South Plumas Avenue will need to be upgraded.
- Dedications and frontage improvements are required on South Plumas and Florence Avenues.

3. *Approval of a residential project in an Office Commercial land use designation must meet the goals and policies of adopted plans.*

- See discussion under Section 1, above.

### Conditions of Zoning

When the property was rezoned to its current zoning in 2004, the following conditions were placed on the property:

1. Dedication of an avigation easement to the City of Fresno for the construction of new or rehabilitated buildings located within the Traffic Pattern Zone #6 identified in the Chandler Fresno Downtown Airport Master and Environs Specific Plan.

This has already been done.

2. Recordation of an overflight covenant acknowledging proximity to the Chandler Fresno Downtown Airport.

This is a condition of approval.

3. A TIS [Traffic Impact Study] shall be conducted and prepared, if warranted, prior to the approval of any discretionary permits, such as the issuance of a conditional use permit prior approval of a subdivision map.

The Traffic Engineering Division of the Public Works Department has found that a TIS is not warranted. According to Mobility and Transportation Policy MT-2-I in the General Plan, a TIS would only be warranted in the area of the project if peak hour trips are 200 or greater over the amount of trips identified for the site in the MEIR. Peak hour trips total 80 in the p.m. peak hour (4:00 – 6:00 p.m.), therefore no TIS is required.

## **Project Design**

### Architecture and Site Features

The project is a two-story, Mediterranean style, garden apartment development with community center, pool, community garden and two tot lots. While most of the units will be affordable (rents restricted to households earning 30-60% of median income), 10 of the units will be market rate (unrestricted rents). The following apartment type breakdown is proposed:

- 16-one-bedroom units
- 64 two-bedroom units
- 40 three-bedroom units
- 8 four-bedroom units

The architecture will complement that of the West Fresno Regional Center to the north. Exterior materials include steel troweled stucco with reveals and accent features consisting of ceramic tile, metal and wood. The roofs will be pitched and covered with “Mission” tile blend. The project will be energy efficient and exceed Cal-Green standards. In addition, water efficient landscaping is required as a project-specific mitigation measure.

192 parking spaces are required; 214 are being provided, and 128 of those will be covered spaces.

One design-related mitigation measure is required related to the facades of the buildings facing onto Plumas and Florence Avenues. These are required to be redesigned for a better interface with the street. Currently, the project is proposed to be fenced and face inward, thus reducing the activity on the streets. In order to enhance neighborhood safety, more eyes on the street are needed. The following mitigation measure is required:

The buildings along S. Plumas and E. Florence Avenues shall have urban frontage design that includes the following elements:

- a. Building frontages shall be no more than 10 feet of the back of the sidewalk
- b. Front doors shall be facing the streets.
- c. Frontage type shall be a stoop or porch (see Downtown Development Code standards)
- d. No exterior stairways shall be visible from the streets
- e. No fencing shall be installed between the building frontages and the sidewalk

### Traffic and Streets

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the proposed 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 February 19, 2015. These requirements generally include: (1) The provision of a minimum two points of vehicular access to major streets for any phase of the development; (2) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, pavement, underground street lighting systems; and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, and Fresno Major Street Impact (FMSI) Fee.

As noted above, the project will not generate enough traffic to require a traffic impact study. However the surrounding streets will be improved as a condition of the project. S. Plumas Avenue on the west frontage of the project will be fully constructed, as will E. Florence Avenue. South Plumas, a collector, will have sidewalks on both sides and a park strip with street trees. E. Florence, a local street, will have sidewalks on both sides.

### Public Services

The Public Utilities Department has identified water and sewer requirements for this project. These conditions are listed in the memoranda dated January 28, 2015 and February 6, 2015, respectively. Sufficient capacity exists in both the water and sewer systems to accommodate the project.

### **Notice of Planning Commission Hearing**

The Development and Resource Management Department mailed notices of this Planning Commission hearing to surrounding property owners within 350 feet of the subject property on February 12, 2015, pursuant to Section 12-401-C-2 of the Fresno Municipal Code. No comments have been received to date

### **City Council Plan Implementation Committee**

The Council District 3 Plan Implementation Committee approved the proposed application on February 2, 2015 by a 5-0-1 vote (one member absent).

## LAND USE PLANS AND POLICIES

There are several policies in the new general plan that support the project. Only the most applicable goals, objectives and policies will be cited here. The major themes are Complete Neighborhoods, Infill, and Multimodal Transportation.

### General Plan Goal:

- Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types and affordability which are designed to be healthy, attractive and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.
- Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno.
- Locate roughly one-half of future residential development in infill areas—defined as being within the City on December 31, 2012—including the Downtown core area and surrounding neighborhoods, mixed-use centers and transit-oriented development along major BRT corridors, and other non-corridor infill areas, and vacant land.

### Urban Form Element Objectives and Policies

UF1: Emphasize the opportunity for a diversity of districts, neighborhoods and housing types.

UF-1-f: Complete Neighborhoods, Densities, and Development Standards. Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan.

*The addition of this projects makes the Edison neighborhood a complete neighborhood consistent with the above policy, as it locates transit compatible housing within ¼ mile of a proposed BRT corridor (California Avenue) and adjacent to civic uses (library), social services (Regional Services Center), and schools (Edison, Head Start).*

UF-2: Enhance the unique sense of character and identity of the different subareas of the Downtown neighborhoods.

*The proposed project will build on the character established in Phase 1, the Library and West Fresno Regional Center, to enhance the unique character and identity of the area. The Mediterranean theme established in Phase 1 will also be created in Phase II.*

UF-12-a: BRT Corridors. Design land uses and integrate development site plans along BRT corridors, with transit-oriented development that supports transit ridership and convenient pedestrian access to bus stops and BRT station stops.

*Currently, FAX Route 38 serves the site on Walnut Avenue. However, General Plan policies call for the eventual designation of California Avenue as a BRT Corridor that would connect to the Blackstone/Ventura BRT service and provide improved access to other areas of the city.*

UF-12-d: Appropriate Mixed-Use. Facilitate the development of vertical and horizontal mixed-uses to blend residential, commercial, and public land uses on one or adjacent sites. Ensure land use compatibility between mixed-use districts in Activity Centers and the surrounding residential neighborhoods.

*When viewed in combination with Phase 1, the West Fresno Regional Center to the north, the project is a mixed use development. The library and social service uses on that site will complement the residential uses proposed with this project.*

In conclusion, the proposed project is consistent with many of the goals and policies of the newly adopted General Plan. The proposed project promotes reinvestment by proposing a quality development in an inner-city neighborhood, preserves neighborhood character by proposing a design that is compatible with the surrounding architecture, and protects property values by constructing a compatible infill development on currently vacant property.

### **Conditional Use Permit Application Findings**

Conditional Use Permit Application No. C-15-007 proposes the development of a 128-unit multiple family residential mixed income development. Based upon analysis of the conditional use permit application and subject to the applicant's compliance with the Conditions of Approval dated February 25, 2015, staff concludes that the following required findings of Section 12-405-A-2 of the Fresno Municipal Code can be made.

1. 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,

Conditional Use Permit Application No. C-15-007 will comply with all applicable codes, including, landscaping, walls, etc., given that the special conditions of project approval will ensure that all conditions are met.

2. 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,  
  
The Public Works, Traffic Engineering Division reviewed the proposed project and assessed the adjacent streets to ensure that the proposal would not have significant impacts on traffic and the surrounding community.
3. 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 the FMC.

The site is vacant and with the adoption of the new Fresno General Plan, the city analyzed the impacts of converting vacant land into urban uses and determined that it is beneficial to convert land within the sphere of influence in an attempt to provide housing, growth, and employment opportunities, especially in infill areas and adjacent to planned BRT corridors. The Development and Resource Management Department has determined that the proposed use 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 conditional use permit application review process.

Planning Commission action on the proposed Conditional Use Permit is final, unless appealed to the City Council.

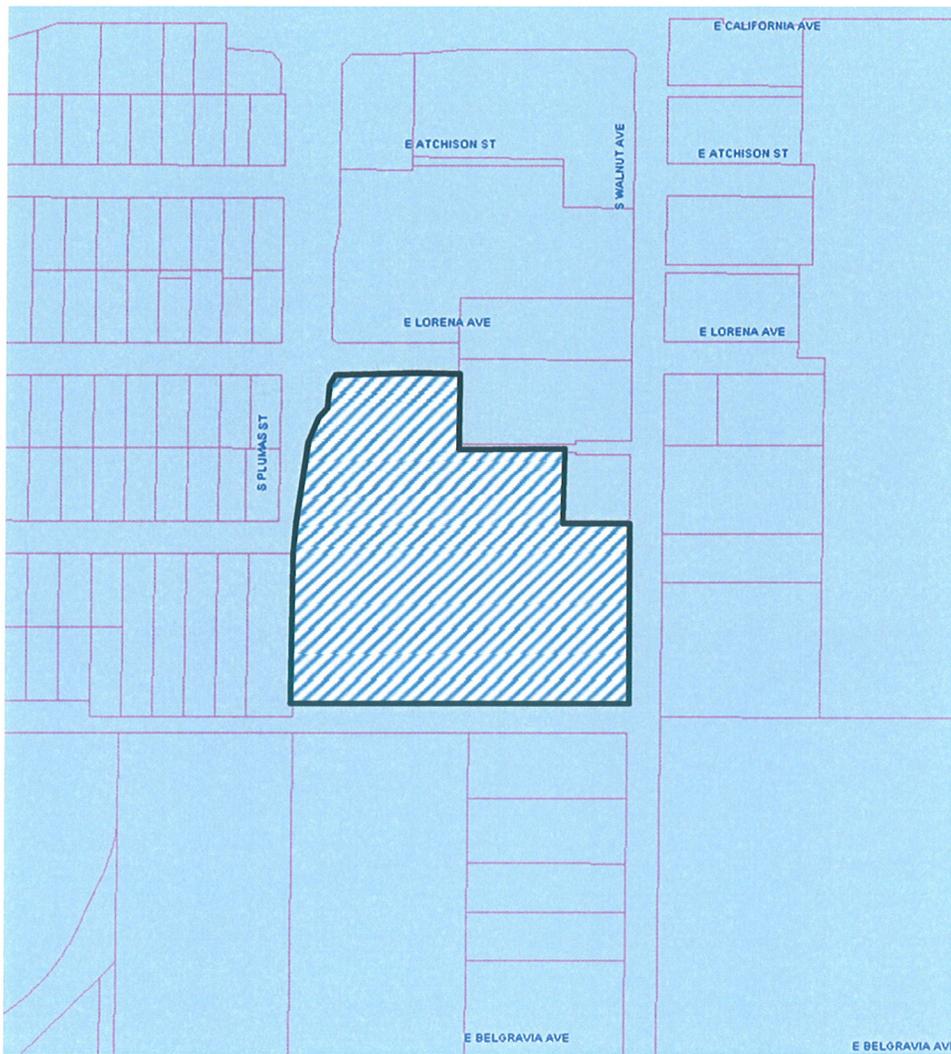
## **CONCLUSION / RECOMMENDATION**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the Edison 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 Conditional Use Permit No. C-15-007 is appropriate for the project site.

Attachments:

- Exhibit A - Vicinity Map
- Exhibit B – Aerial Photo
- Exhibit C – Noticing Map
- Exhibit D – CUP Exhibits Site Plan, Floor Plan, Elevations & Landscape Plans
- Exhibit E – Conditions of Approval
- Exhibit F – Environmental Assessment

**Exhibit A:**  
**Vicinity Map**



**Subject Property**



## VICINITY MAP

## DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

**Conditional Use Permit No. C-15-007**

PROPERTY ADDRESS

2266 S Walnut Avenue

**Zone District:** C-P/cz (*Administrative and Professional Offices/with conditions of zoning*)

**By:** P. Siegrist and S. Pagoulatos ,  
February 20, 2015

**Exhibit B:**  
**Aerial Photograph of Site**  
**(2014)**



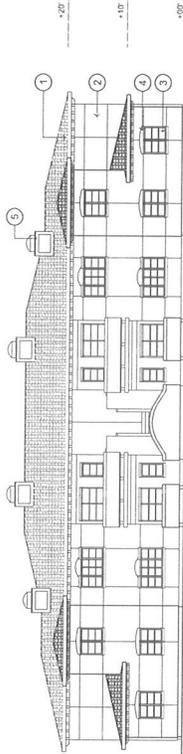
**Exhibit "B": Aerial Photograph of Site**

**Exhibit C:**  
**Noticing Map**

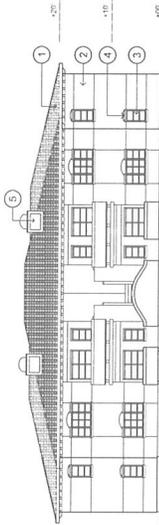


**Exhibit D:**  
**CUP Exhibits:**  
**Site Plan, Floor Plan, Elevations**  
**& Landscape Plans**

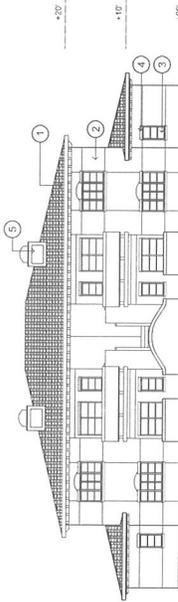




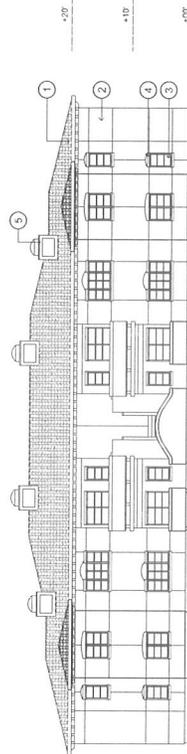
BUILDING 'D' FRONT ELEVATION



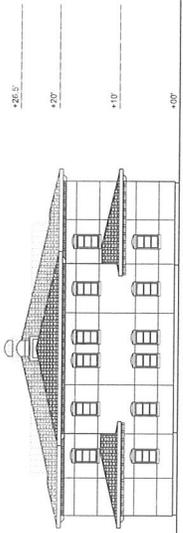
BUILDING 'C' FRONT ELEVATION



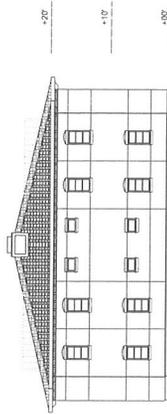
BUILDING 'B' FRONT ELEVATION



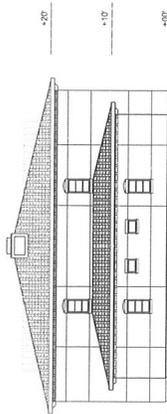
BUILDING 'A' FRONT ELEVATION



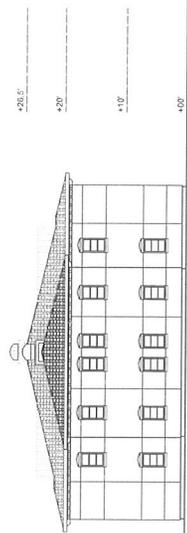
BUILDING 'D' SIDE ELEVATION



BUILDING 'C' SIDE ELEVATION

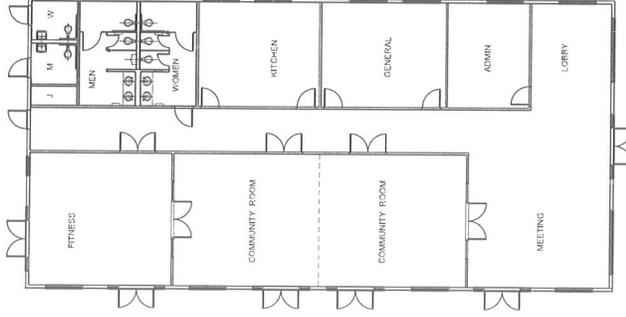


BUILDING 'B' SIDE ELEVATION



BUILDING 'A' SIDE ELEVATION

- KEY NOTES
- 1 TILE ROOFING
  - 2 PLASTER WALL FINISH
  - 3 ALUMINUM CLAD WINDOW / DOOR SYSTEM
  - 4 EIFS TRIM
  - 5 METAL ROOF VENT SCREEN



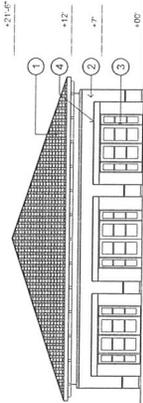
COMMUNITY CENTER  
4,500 SF

FLOOR PLAN  
1/8" = 1'-0"

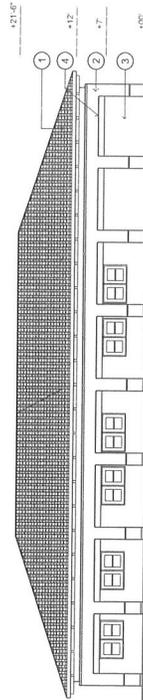
KEY NOTES

- 1 TILE ROOFING
- 2 PLASTER WALL FINISH
- 3 ALUMINUM CLAD WINDOW/DOOR SYSTEM
- 4 EIFS TRIM

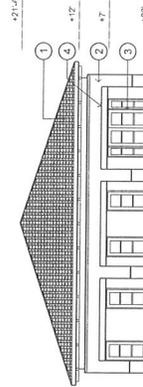
KEY MAP



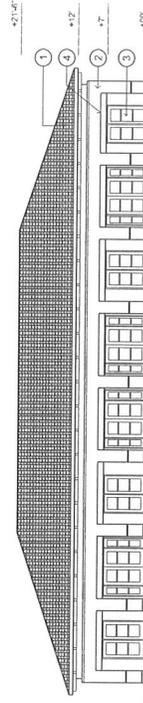
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

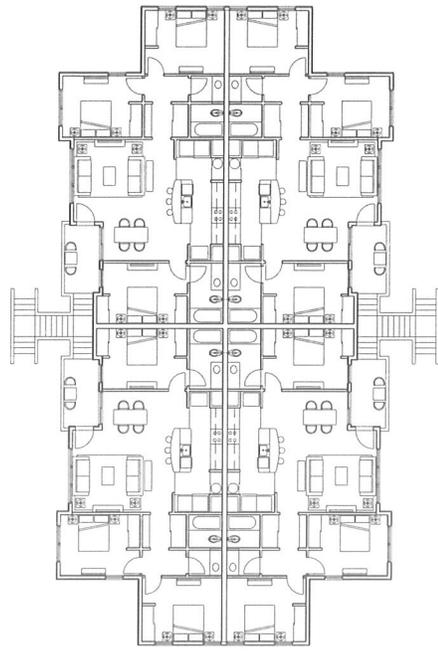


WEST ELEVATION

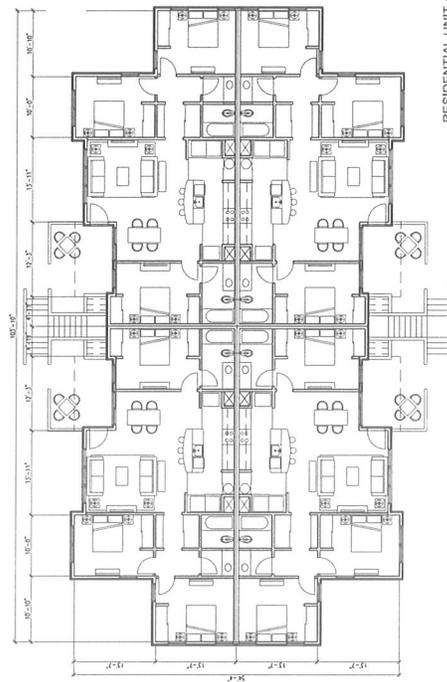


OWNER	SSB
DATE	AS NOTED
DATE	12-17-2014
JOB NUMBER	2006.009.04

A-1.2



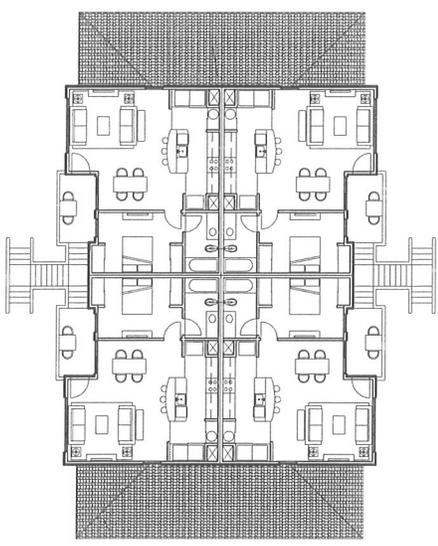
SECOND FLOOR PLAN



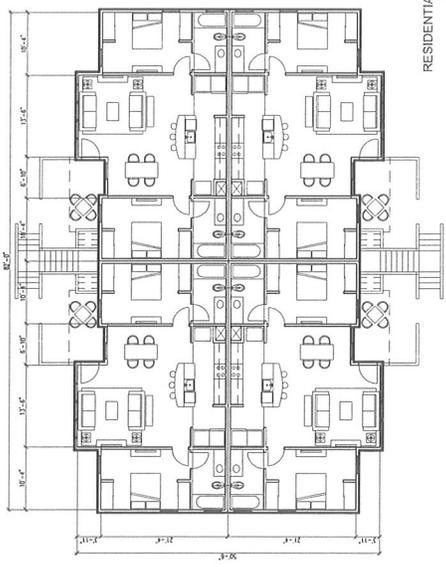
FIRST FLOOR PLAN

RESIDENTIAL UNIT A  
 9,460 SF

KEY MAP



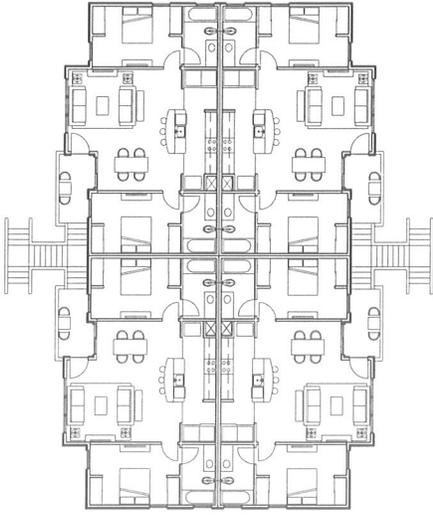
SECOND FLOOR PLAN



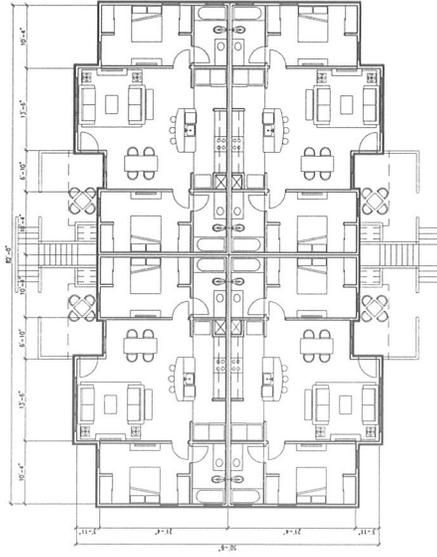
FIRST FLOOR PLAN

RESIDENTIAL UNIT B  
 6,705 SF





SECOND FLOOR PLAN

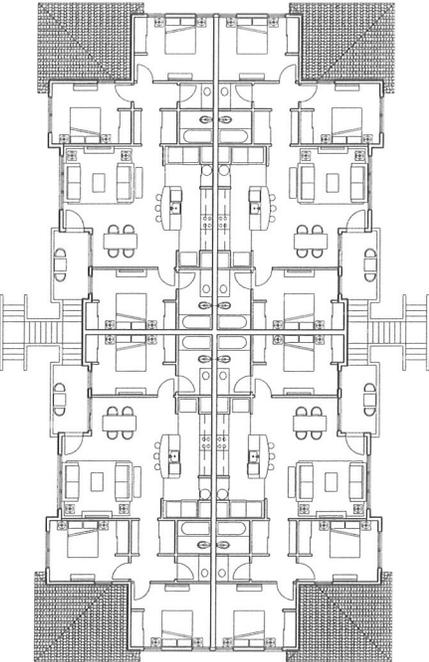


RESIDENTIAL UNIT C  
 7,525 SF

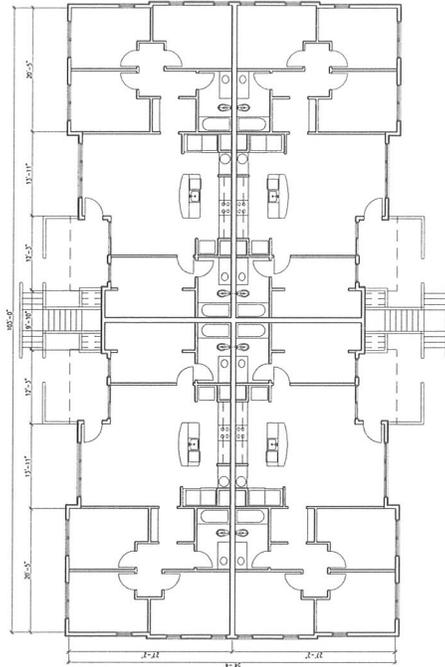
FIRST FLOOR PLAN



BUILDING C - FLOOR PLANS | 1/8"=1'-0" | 1



SECOND FLOOR PLAN



RESIDENTIAL UNIT D  
 9,830 SF

FIRST FLOOR PLAN



BUILDING D - FLOOR PLANS | 1/8"=1'-0" | 2



**Exhibit E:**  
**Conditions of Approval**

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

**CONDITIONS OF APPROVAL  
FEBRUARY 25, 2015**

**CONDITIONAL USE PERMIT APPLICATION NO. C-15-007  
2266 South Walnut Avenue**

The Planning Commission will consider approval of Conditional Use Permit Application No. C-15-007 at a noticed public hearing on February 25, 2015 at 6:00 p.m. Staff recommends that the special permit application be approved subject to the conditions listed in this document.

**Project Description:** Scott Anderson of Edison Plaza Partners, L.P has filed Conditional Use Permit Application No. C-15-007 pertaining to approximately 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues.

Conditional Use Permit Application No. C-15-007 requests authorization to construct a 128-unit multi-family affordable/market rate residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase I, and 64 units will be constructed in Phase II. The project includes the construction of 16 residential buildings (inclusive of a 4,500 SF Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue.

**CONDITIONS OF APPROVAL**

**PART A – ITEMS TO BE COMPLETED**

The following items are required prior to issuance of building permits as noted below:

Planner to initial when completed	
<input type="checkbox"/>	1. Development shall take place in accordance with Exhibits A-1 (2 - 1 from Traffic and 1 from Fire), F-1, F-2, F-3, E-1, and L-1 dated January 23, 2015 with modifications as requested in the conditions listed below.

		Transfer all comments and conditions to the corrected exhibit(s) and <b>submit to planner at least 15 days prior to issuance of building permits.</b>
<input type="checkbox"/>	2.	Pursuant to San Joaquin Valley Air Pollution Control District Rule 9510, submit an Air Impact Assessment (AIA) application to the District and pay applicable off-site mitigation fees before issuance of the first building permit.
<input type="checkbox"/>	3.	Replace the existing 30-inch Cast in Place Monolithic Concrete Pipe (CIP-MCP) across the subject parcels with new 30-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and enter into agreements with FID for that purpose.
<input type="checkbox"/>	4.	Grant a minimum of 30-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment.
<input type="checkbox"/>	5.	Include FID in the review, approval, and signing of all improvement plans which affect its easements and pipeline facilities including but not limited to Grading and Drainage, Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
<input type="checkbox"/>	6.	Development shall take place in accordance with the attached memorandum from the Department of Public Works, Water Division comments dated January 28, 2015.
<input type="checkbox"/>	7.	Development shall take place in accordance with the attached memorandum from Department of Public Works, Planning and Engineering Division dated February 6, 2015.
<input type="checkbox"/>	8.	Dedicate an Avigation Easement to City of Fresno.
<input type="checkbox"/>	9.	Record an Overflight Covenant to acknowledge proximity to the Chandler Executive Airport
<input type="checkbox"/>	10.	Pay applicable Regional Transportation Mitigation Fee (RTMF) and Traffic Signal Mitigation Impact (TSMI) Fee
<input type="checkbox"/>	11.	Pay development fees to Fresno Unified School District.
<input type="checkbox"/>	12.	Development shall take place in accordance with the attached memorandum from the County of Fresno Department of Public Health Department dated January 29, 2015.

<input type="checkbox"/>	13. At least six months prior to the first occupancy, contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction.
<input type="checkbox"/>	14. Provide a final map (with address detail) to the local USPS representative. Procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.
<input type="checkbox"/>	15. Provide a total of five trash enclosures, one cell for trash and one cell for recycling.
<input type="checkbox"/>	16. Pursuant to Section 12-306-I-6-c of the Fresno Municipal Code, provide at least 192 parking spaces, 128 of which shall be in a carport or garage.
<input type="checkbox"/>	17. Show setbacks with dimensions in site plans.
<input type="checkbox"/>	18. Development shall take place in accordance with the attached memorandum from the Fresno Fire Department, Fire Prevention & Investigative Services dated February 5, 2015.
<input type="checkbox"/>	19. Lot configuration shall conform to the parcel configuration of the new plan. A voluntary parcel merger or lot line adjustment shall be prepared.
<input type="checkbox"/>	20. Vacate East Geary Street between South Plumas Street and South Walnut Avenues.
<input type="checkbox"/>	21. Prior to approval of Phase 2, the front elevations of all Phase 2 buildings (i.e. buildings with street frontage) will be revised to include front entries and no exterior stairways, consistent with the Downtown Development Code.
<input type="checkbox"/>	22. Comply with all mitigation measures contained in the Fresno General Plan SCH No. 2012111015 MEIR Mitigation Measure Monitoring Checklist and Project Specific Mitigation Measures for C-15-007
<input type="checkbox"/>	23. Provide temporary landscaping of Phase 2 until it is developed.
<input type="checkbox"/>	24. Development shall take place in accordance with the attached memorandum from the Fresno Metropolitan Flood Control District dated February 19, 2015.
<input type="checkbox"/>	25. Development shall take place in accordance with the attached

		memorandum from the Public Works Department, Traffic & Engineering Division dated February 19, 2015.
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## PART B – OTHER REQUIREMENTS

### 1. Planning/Zoning/Environmental Compliance Requirements

- a) Property development standards and zoning requirements are contained in the attached “Project Comments from the Development Services Division” prepared for Conditional Use Permit Application No. C-15-007 and dated January 8, 2015. Any future revisions to the proposed project shall comply with these conditions.
- b) Development shall take place in accordance with the attached “General Notes and Requirements for Entitlement Applications” as applicable.
- c) Development shall take place in accordance with the C-P (*administrative and professional offices*) zone district and all other applicable sections of the Fresno Municipal Code.
- d) Development shall take place in accordance with the policies of the Fresno General Plan, Edison Community Plan, Fresno Chandler Downtown Airport Master and Environs Specific Plan, the Southwest Fresno General Neighborhood Renewal Area (G.N.R.A.) Plan.
- e) Comply with the operational statement submitted for the proposed project dated January 2, 2015.
- f) Any changes to approved elevations are subject to review and approval by the Development and Resource Management Department.

### 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 Services dated February 9, 2015, the Department of Public Utilities (for sewer) dated February 6, 2015, the Department of Public Utilities (for water) dated January 28, 2015, the Department of Public Utilities (for solid waste) dated February 9, 2015, the Public Works Department, Engineering Division dated February 19, 2015, the Fresno Fire Department dated February 5, 2015, Caltrans dated February 6, 2015, Fresno Unified School District dated January 28, 2015, the San Joaquin

Valley Air Pollution Control District dated February 11, 2015, the Fresno Irrigation District dated February 4, 2015, the Fresno Metropolitan Flood Control District dated February 19, 2015, the Fresno County Department of Public Health dated January 29, 2015, the United States Postal Service dated February 6, 2015, Council District 3 Committee dated February 6, 2015, and the Fresno Airports Division dated February 9, 2015).

### 3. Miscellaneous Requirements

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

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

## **APPEALS**

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 any of these conditions, you must state your appeal (in writing or in testimony) at or prior to the Planning Commission hearing for this project scheduled on February 25, 2015 at 6:00 p.m. or thereafter.

## **EXPIRATION DATES**

The exercise of rights granted by this special permit must be commenced within four years from the date of approval (presumably on February 25, 2019). There is no extension. All improvements must be installed prior to the operation of the proposed use, unless otherwise stated in the conditions of approval.

- Enclosures:
- Exhibit 1: Exhibits A-1 (2- 1 from Fire and 1 from Traffic), F-1, F-2, F-3, E-1, and L-1 dated January 23, 2015
  - Exhibit 2: Comments from Partner Agencies & Departments
  - Exhibit 3: "Project Comments from the Development Services Division" prepared for Conditional Use Permit Application No. C-15-007 and dated January 8, 2015
  - Exhibit 4: Operational Statement dated January 2, 2015
  - Exhibit 6: [General Notes and Requirements for Entitlement Applications](#)
  - Exhibit 7: [Performance Standards for Parking Lot Shading](#)
  - Exhibit 8: Landscape Certification Form

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

File No. 210.413

Page 1 of 3

**PUBLIC AGENCY**

PHILLIP SIEGRIST  
DEVELOPMENT AND RESOURCE MANAGEMENT  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

SCOTT J. ANDERSON  
EDISON PLAZA PARTNERS, L.P.  
FRESNO, CA 93721

PROJECT NO: **2015-007**

ADDRESS: **2266 S. WALNUT AVE.**

APN: **477-142-01T, 02T, 03T, 04T, 05T, 06T, 12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T, 477-144-02T, 03T, 04T, 05T, 06T, 09T, 12T, 13T, 14T, 16T, 31T** SENT: **2/19/15**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
TT	\$52,646.00	NOR Review	\$268.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,363.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$52,646.00</b>		<b>Total Service Charge: \$1,631.00</b>		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/15 based on the site plan submitted to the District on 1/28/15 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**FR CUP No. 2015-007**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 3

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

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

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FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

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

  
\_\_\_\_\_  
Debbie Campbell  
Design Engineer

  
\_\_\_\_\_  
Rick Lyons  
Project Engineer

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

Due to the proposed future City of Fresno Official Plan Line for Walnut Avenue from California to Church Avenues, the District is in the process of re-Master Planning the area of the proposed development. The District recommends the developer of CUP 2015-007 contact the District prior to finalizing the site design for storm drainage options.

The District's existing Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed office commercial density. The developer shall be required to mitigate the impacts of the increased runoff from the proposed office commercial density to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by an office commercial density development, to a two-year discharge, which would be produced by the property if developed medium density residential.

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

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

Development No.     CUP 2015-007



**DATE:** February 19, 2015

**TO:** Phillip Siegrist  
Development and Resource Management Department

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

**SUBJECT:** Conditions of Approval for C-15-007

**ADDRESS:** 2266 South Walnut Avenue

**APN:** 477-142-01T thru 04T; 477-142-12T thru 21T; 477-144-01T thru 06T and 09T; 477-144-12T thru 16T; 477-144-31T

**ATTENTION:**

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

X	<b>Geometrically Approved Drawing (GAD):</b> Provide an engineered GAD depicting the transition from 94' to 72', prior to resubmitting site plan.	Steve Delsid	(559) 621-8725 steve.delsid@fresno.gov
X	<b>General Plan Amendment or General Plan Correction:</b> Contact DARM to determine if an amendment or correction is needed for the required Plumas/Walnut alignment and designation.	Sophia Pagoulatos	(559) 621-8062 sophia.pagoulatos@fresno.gov
X	<b>Deed (up to 2 month processing time)</b> Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by 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 <b>prior</b> to the issuance of building permits.	Jeff Beck	(559) 621-8560 jeff.beck@fresno.gov
X	<b>Vacation (4 month processing time)</b> A feasibility study for all proposed vacations of existing public right of way is required to be completed <b>prior</b> to building permits.	Alan James	(559) 621-8693 alan.james@fresno.gov
X	<b>Lot Merger / Cross Access.</b> The parcel configuration depicted for the proposed development does not conform to record information: A <b>Lot Merger and possibly a Cross Access Agreement</b> is required to establish this configuration <b>prior</b> to building permits.	Phillip Siegrist	(559) 621-8061 phillip.siegrist@fresno.gov

## **PUBLIC IMPROVEMENT REQUIREMENTS**

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

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current ADA regulations. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

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

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

### **South Plumas Avenue: Modified Arterial**

1. Dedication Requirements
  - a. Dedicate **36' – 47'** of property, from center line, for public street purposes, within the limits of this application, per modified Public Works Standard, or Public Works Standard **P-57**. Submit GAD see above.
  
2. Construction Requirements:
  - a. Construct **20'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
  - b. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a **6'** residential sidewalk.
  - c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-8**.
  - d. Remove and dispose of overhead streetlight conductors and wood pole to an approved site. Luminaire fixture and bracket shall be salvaged to the City of Fresno's storage yard. Call (559) 621-1312, 48 hours in advance.
  - e. Construct two **24' - 35'** driveway approaches to Public Works Standard(s) **P-2** and **P-6**. **If parking is allowed adjacent to the curb, provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches. Provide a 10' visibility triangle at all driveways.**

### **East Lorena Avenue: Local**

1. Dedication Requirement
  - a. Dedicate **0' – 52'** from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-18** for a cul-de-sac.

2. Construction Requirements:
  - a. Construct **0' - 40'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
  - b. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern (.5' – 4' sidewalk -7.5' planter).

**East Florence Avenue: Local**

1. Dedication Requirement
  - a. Dedicate two corner cuts for public street purposes at the intersection of **East Florence Ave** and **Plumas/Walnut? Ave**, and at the intersection of **East Florence Ave** and **Walnut (old) Ave**.
2. Construction Requirements:
  - a. Construct **20'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
  - b. Construct standard curb ramps per Public Works Standard **P-28** based on a **20'** radius.
  - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern. Construct a **5 ½'** planter -**4'** residential sidewalk- **½'** to right of way.
  - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
  - e. Construct a **24' – 35'** driveway approach to Public Works Standard(s) **P-2** and **P-6**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**. Asphalt concrete paving per City of Fresno Public Works Standard Drawing **P-21** may be substituted for concrete.
  - f. Provide a **10'** visibility triangle at all driveways.

**South Walnut Avenue: Local**

1. Construction Requirements:
  - a. Construct a **24' – 35'** driveway approach to Public Works Standard(s) **P-2** and **P-6**. Provide a **10'** visibility triangle at all driveways.

**East Geary Street: Local**

1. Vacation Requirement
  - a. Vacate **60'** of right of way adjacent to this application.
2. Construction Requirements:
  - a. Remove and dispose of overhead streetlight conductors and wood pole to an approved site. Luminaire fixture and bracket shall be salvaged to the City of Fresno's storage yard. Call (559) 621-1312, 48 hours in advance.

**Alleys:**

1. Vacate all alleys within this application. Contact Alan James at 559-621-8693.

**Street Construction Plans are required and shall be approved by the City Engineer.**

All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Randy Schrey) at (559) 621-8807, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer. Dedication(s) shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed for Collectors and **55 MPH** for Arterials.

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

**Off-Street Parking Facilities and Geometrics**

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21, P-22, P-23**.
2. Install **30"** state standard "STOP" sign(s) at location(s) shown. Sign shall be mounted on a **2"** galvanized post with the bottom of the sign **7'** above ground; located behind curb and immediately behind a major street sidewalk
3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.
4. Gates: Provide a minimum of **25'** of stacking at each gate, contact Jairo Mata at 559-621-8714 for modifications. Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, **prior** to permits. Resubmit the site plan with a detailed gated entry designs. If gates are to remained closed then a keypad and an on-site turn around will be required.

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

<b>Description/ ITE code</b>	<b>Units</b>	<b>ADT</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
Apartment / 220 (Phase I)	64	426	33	40
Apartment / 220 (Phase II)	64	426	33	40
<b>Total</b>	<b>128</b>	<b>852</b>	<b>66</b>	<b>80</b>

**Specific Mitigated Requirements:**

**Florence - South Side**

Construct 11' of permanent paving with a 6" asphalt concrete dike, per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.

**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 **Infill Area**; therefore pay all applicable City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

**FMSI Requirements:**

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

**South Plumas Avenue: Modified Arterial**

1. Dedicate and construct (1) 12' and (2) 17' center section travel lanes and a 2-way left turn lane **within the limits of this application**. Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed. Striping to be determined with the construction plans.

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

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

**A. General Requirements**

1. **Legend:** Clearly show and identify line types and utility symbols to match the site plan.
2. **Scale:** Site plan must be drawn to an Engineering scale. Use 1"= 30' or larger.
3. **Parcel of Record:** Identify the entire parcel at the time of permits and a legal description.
4. **Property Lines, Easements and Vacations:** Accurately identify and dimension.
5. **Scope of work:** All items shall be listed as existing or proposed.

**B. Offsite Information:**

1. **Section and Center Lines:** Accurately show and identify.
2. **Street Improvements and Furniture:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), ADA ramps (provide radius), street lights (specify if wood or metal pole), utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.
3. **ADA:** Identify the required 4' minimum path of travel along the public sidewalk adjacent to property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if Title 24 requirements cannot be met.
4. **Median Islands:** Identify and specify if existing to remain, proposed or to be modified.

**C. Onsite Information:**

1. **Access:** Provide pedestrian, vehicular and service access. Identify in the operational statement the maximum size of vehicle to enter and exit the site. Provide turning templates on the site plan for all large vehicles.

2. **Parking Lot:**
  - a. **Stalls:** Provide length and width. Identify the **3'** vehicular overhang adjacent to continuous curbing. No obstructions shall be within the **3'** overhang.
  - b. **Curbs and/ or Wheel Stops:** 6" high
  - c. **Walkways:** Provide width adjacent to parking stalls
  - d. **Directional flow of traffic:** Identify existing and proposed directional arrows at beginning and end of aisles.
  - e. **Lighting / Disability signage:** not to be within the **3'** vehicular overhang.
  - f. **Planters:** Provide planter dimensions and radii.
3. **Walls or Fencing:** Identify existing and proposed walls and fences complete with location height and type of material.
- D. **Other Important Information:** Identify existing or proposed Lot Line Adjustments or Parcel Maps: Provide reference numbers

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





**FIRE DEPARTMENT**

**Date:** February 5, 2015

**To:** PHILLIP SIEGRIST, Planner I  
Development and Resource Management Department , Current Planning

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

**Subject: Conditional Use Application No. C-15-007 (2266 S Walnut Ave)** was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between Sought Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues, 2266 South Walnut Avenue, 477-142-01T, 02T, 03T, 04T, 05T, 06T; 447-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T 21T; 447-144-01T, 02T, 03T, 04T, 05T, 06T, 09T; 447-144-12T, 13T, 14T, 15T, 16T; 477-144-31T . The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64-units will be constructed in Phase 1, and 64-units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways consistent with the Draft Downtown Development Code. The project includes the constructions of 16 residential buildings (inclusive of a 4,500 square-foot Community Center), landscaping, parking areas (inclusive of carports), related improvements and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (*Administrative and Professional Office/conditions of zoning*)

**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.

Provide a site plan that shows compliance with all site plan requirements noted on site plan review.

All revisions to plans shall be called out with a cloud or delta.

Provide a copy of the approved stamped site plan from the Planning Division including all fire department notes to verify compliance with requirements. Site plans included with this plan submittal are subject to the conditions on the Planning Division approved set.

See plan(s) for fire lane designation. Streets listed shall be identified as fire lanes as provided in the California Vehicle Code, Section 22500.1. Designate curbs as fire lanes (red curb with "Fire Lane" in 3 inch white letters every 50 feet or approved signs every 50 feet).

Provide note on site plan: Provide sign(s) (17"x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."

The entire width of a required access way shall remain unobstructed to a vertical height of 13 feet, six inches. Coordinate landscape plan to meet this requirement with assumed plant growth.

All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 16 foot minimum lanes are required.

The drive approach on east side of the proposed project has something dividing the entry/exit. This object reduces the roadway below the minimum requirement. See above comment for minimum requirements.

The vehicle access points along South Walnut Avenue need to be traditional drive approaches to allow for emergency apparatus entry from both directions of travel. These can be exit only for tenant use (if so desired), but need to be accessible for emergency apparatus.

Install on site hydrant(s) with a minimum 8 inch main and a fire flow of 2500 GPM. See plan for location(s).

Public street hydrant(s) must be installed on future East Florence Avenue. Coordinate location with Public Works.

Access roadways shall be constructed within 10' of the fire hydrant.

Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate/s.

- PROVIDE AN ENGINEERS SCALE FOR THE PROPOSED SITE PLAN FOR TEMPLATE OVERLAY FOR DEPARTMENT APPARATUS. DP





**DEPARTMENT OF PUBLIC UTILITIES**

**Date:** February 09, 2015

**To:** PHILLIP SIEGRIST, Planner I  
Development and Resource Management Department , Current Planning

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

ys

**Subject:** C-15-007 was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between Sought Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues, 2266 South Walnut Avenue, 477-142-01T, 02T, 03T, 04T, 05T, 06T; 447-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T 21T; 447-144-01T, 02T, 03T, 04T, 05T, 06T, 09T; 447-144-12T, 13T, 14T, 15T, 16T; 477-144-31T . The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64-units will be constructed in Phase 1, and 64-units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways consistent with the Draft Downtown Development Code. The project includes the constructions of 16 residential buildings (inclusive of a 4,500 square-foot Community Center), landscaping, parking areas (inclusive of carports), related improvements and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (Administrative and Professional Office/conditions of zoning)

**General**

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

**Does Project Affect Your Agency/Jurisdiction**

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

**Suggestions to Reduce Impacts/Address Concerns**

The design of any new, substantially remodeled, or expanded building or other facility shall provide for proper storage or handling which will accommodate the solid waste loading

anticipated and which will allow for safe and efficient waste removal.

Only one trash enclosure, one cell for trash and one cell for recycling, is shown on this project's site plan A-1.1 (dated 12/17/2014). The Solid Waste Division recommends a total of five enclosures for this project of 128 housing units. Attached is the Multi-Family Waste Service table used to determine the number of enclosures needed for this project.

**Recommended Conditions of Approval**

2-cell trash enclosure required.

**Additional Information**

Revise plans to address concerns stated above and resubmit for approval.

Revise plans to show location of trash enclosure and resubmit for approval.

**Multi-Family Solid Waste Service Requirements**  
*(2 Units = 1 Cubic Yard of Solid Waste and Recyclable Pick Up Per Week)*

UNITS	CUBIC YD PU/ WK	# OF ENC	TIMES PER WEEK, ROUNDED UP, WITH BIN SIZE:					
			1 CYB	2 CYB	3 CYB	4 CYB	5 CYB	6 CYB*
64	32	1	16	8	5	4	3	3
64	32	2	8	4	3	2	2	1
64	32	3	5	3	2	1	1	1
64	32	4	4	2	1	1	1	1
64	32	5	3	2	1	1	1	1
64	32	6	3	1	1	1	1	0
64	32	7	2	1	1	1	0	0
64	32	8	2	1	1	1	0	0
64	32	9	2	1	1	0	0	0

\*6 cubic yard bin requires front load access (there are no wheels).

**Multi-Family Solid Waste Service Requirements**  
*(2 Units = 1 Cubic Yard of Solid Waste and Recyclable Pick Up Per Week)*

UNITS	CUBIC YD PU/ WK	# OF ENC	TIMES PER WEEK, ROUNDED UP, WITH BIN SIZE:					
			1 CYB	2 CYB	3 CYB	4 CYB	5 CYB	6 CYB*
128	64	1	32	16	11	8	6	5
128	64	2	16	8	5	4	3	3
128	64	3	11	5	4	3	2	2
128	64	4	8	4	3	2	2	1
128	64	5	6	3	2	2	1	1
128	64	6	5	3	2	1	1	1
128	64	7	5	2	2	1	1	1
128	64	8	4	2	1	1	1	1
128	64	9	4	2	1	1	1	1

\*6 cubic yard bin requires front load access (there are no wheels).



February 11, 2015

Phillip Siegrist  
City of Fresno  
Development and Resource Planning Department  
2600 Fresno Street, Third Floor  
Fresno, CA, 93721-3604

**Project: Conditional Use Application No. C-15-007**

**District CEQA Reference No: 20150057**

Dear Mr. Siegrist:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of constructing a 128-unit multi-family housing residential project to be constructed in two phases, and 4,500 square-foot community center located at 2266 South Walnut 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.
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>.

**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

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

If you have any questions or require further information, please call Eric McLaughlin, at (559) 230- 5808.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



for: Chay Thao  
Program Manager

AM: em



**DEPARTMENT OF PUBLIC UTILITIES  
ADMINISTRATION DIVISION  
MEMORANDUM**



*Providing Life's Essential Services*

**Date:** February 6, 2015

**To:** PHILLIP SIEGRIST, Planner I  
Planning and Development

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

**Subject:** SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT C-15-007

**General**

C-15-007 was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between Sought Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues, 2266 South Walnut Avenue, 477-142-01T, 02T, 03T, 04T, 05T, 06T; 447-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T 21T; 447-144-01T, 02T, 03T, 04T, 05T, 06T, 09T; 447-144-12T, 13T, 14T, 15T, 16T; 477-144-31T . The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64-units will be constructed in Phase 1, and 64-units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways consistent with the Draft Downtown Development Code. The project includes the constructions of 16 residential buildings (inclusive of a 4,500 square-foot Community Center), landscaping, parking areas (inclusive of carports), related improvements and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (Administrative and Professional Office/conditions of zoning)

**Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in South Walnut Avenue. Sewer facilities are available to provide service to the site subject to the following requirements:

1. On-site sanitary sewer facilities shall be private.
2. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in East Florence Ave from South Walnut to the westerly boundary of the project.
3. Abandon existing 6-inch sewer main (including Manholes) in the alley between East Florence Avenue and East Geary Street.



*A Nationally Accredited Public Utility Agency*

4. Abandon existing 6-inch sewer main (including Manholes) in the alley between East Geary Street and East Lorena Avenue.
5. Installation of a sewer house branch(s) to each proposed structure shall be required.
6. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
7. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
8. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

### **Sewer Fees**

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

1. Sewer Lateral Charge.
2. Sewer Oversize Charge.
3. Wastewater Facilities Charge (Residential Only)
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.



February 09, 2015

TO: PHILLIP SIEGRIST, Planner I – DARM

FROM: JARRED GARZA, Senior Engineering Technician – Airports

SUBJECT: C-15-007 Conditional Use Permit Application Review  
2266 SOUTH WALNUT AVENUE (APN:477-142-01T, 02T, 03T, 04T, 05T;  
477-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T, 21T; 477-144-01T,  
02T, 03T, 04T, 05T, 06T, 09T; 477-144-12T, 13T, 14T, 15T, 16T; 477-  
144-31T)

The proposed project involves the construction of a 128-unit multi-family affordable residential housing. The project includes construction of 16 residential buildings, landscaping, parking areas, related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The site is approximately 3810 feet southeast of runway 12-30 of the Fresno Chandler Executive Airport.

The following policy criteria in the Fresno Chandler Executive Airport Land Use Compatibility Plan apply to the subject application:

**NOISE COMPATIBILITY**

Located outside the 60 - 65 CNEL contour

- Compatible with proposed use

**OVERFLIGHT COMPATIBILITY**

Located inside the Airport Influence Area

- Avigation Easement Required
- Covenant Required

**SAFETY COMPATIBILITY**

Located inside Safety Compatibility Zone 6: Traffic Pattern Zone

- Compatible for proposed uses

**AIRSPACE PROTECTION**

All structures (permanent or temporary) must comply with the Federal Aviation Administration's (FAA) Part 77 Objects Affecting Navigable Airspace.

- Horizontal Surface – Submit Form 7460 “Notice of Proposed Construction or Alteration” to the FAA at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> for any temporary or permanent structures greater than 150 feet in height at this location (including construction cranes)

GROWTH COORDINATOR  
UNITED STATES POSTAL SERVICE



February 6, 2015

Application No C-15-007

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  
559-442-4267  
FAX: 559-440-4267

**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#
Estimated Delivery Date (Month and Year)		Contract#	To Be Determined

**USPS Contact Information**

Contact Made By:	Date:	Telephone #:
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**Builder/Developer Contact Information**

Name:	Title:	Phone:
Firm:	Address:	

**Equipment Information**

TYPE OF PROJECT				TYPE & QUANTITY OF EQUIPMENT				
check type	Deliveries	Floors		QTY	Centralized Equipment		QTY	Non-Centralized Equipment
<input type="checkbox"/>	Office Bldg.				CBU Type 1 (8)			Curbside 2/post
<input type="checkbox"/>	Shopping/Strip Mall				CBU Type II (12)			Curbside 3/post
<input type="checkbox"/>	Apt. / Condo				CBU Type III (16)			Curbside 4/post
<input type="checkbox"/>	Townhomes				CBU Type IV (13)			Other (Specify)
<input type="checkbox"/>	Modular Homes				Wallmount Std4C			
<input type="checkbox"/>	Single Family				Parcel Lockers			
<input type="checkbox"/>	Other (Specify)							

**Purchase/Installation Responsibility**

<input type="checkbox"/> Owner / Developer	<input type="checkbox"/> U.S.P.S.	<input type="checkbox"/> Other: See Comments
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**Issue Key Responsibility**

<input type="checkbox"/> Owner / Developer	<input type="checkbox"/> U.S.P.S.	<input type="checkbox"/> Other: See Comments
--	-----------------------------------	--

**Maintenance Responsibility**

<input type="checkbox"/> Owner / Developer	<input type="checkbox"/> U.S.P.S.	<input type="checkbox"/> 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 document outlines the commitments made by the US Postal Service and property owner/developer/manager for conversion of delivery at the site and delivery points listed above. This agreement is entered into voluntarily by both parties and is for a permanent change in the mode of delivery.

<b>USPS REPRESENTATIVE:</b>		<b>PROPERTY OWNER/DEVELOPER/MANAGER:</b>	
Name:		Name:	
Title:		Title:	
Signature:	Date:	Signature:	Date:
Telephone #:		Telephone #:	
FAX #:		FAX #:	

DISTRICT APPROVAL:	DATE:
--------------------	-------

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 444-2493  
FAX (559) 445-5875  
TTY 711  
www.dot.ca.gov



*Serious drought.  
Help save water!*

February 6, 2015

06-FRE-99-20.63  
Edison Plaza II Apartments  
C-15-007

Mr. Phillip Siegrist, Planning Analyst  
City of Fresno  
Development and Resource Management  
2600 Fresno Street  
Fresno, California 93721

Dear Mr. Siegrist:

We have completed our review of the proposed construction of a 128-unit multifamily residential affordable housing project located on the west side of South Walnut Avenue between East California and East Church Avenues. Caltrans has the following comments:

Caltrans has no objection to the proposed housing project. However, this project should contribute mitigation into the Regional Transportation Mitigation Fee (RTMF) and Traffic Signal Mitigation Impact (TSMI) Fee programs.

If you have any further questions, please contact me at (559) 444-2493.

Sincerely,

A handwritten signature in black ink, appearing to read "David Padilla".

DAVID PADILLA  
Associate Transportation Planner



**Department of Public Utilities – Water Division**



**DATE:** January 28, 2015

**TO:** PHILLIP SIEGRIST, Planner I  
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 SITE PLAN C-15-007**

**General**

Conditional Use Application No. C-15-007 was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison high School and the south side of the West Fresno Library Branch, between South Plumas Avenue and between East Lorena and East Florence Avenues. The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64-units will be constructed in Phase 1, and 64-units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways consistent with the Draft Downtown Development Code. The project includes the construction of 16 residential buildings (inclusive of a 4,500 square-foot community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (Administrative and Professional Office/conditions of zoning). Site Address: 2266 South Walnut Avenue.

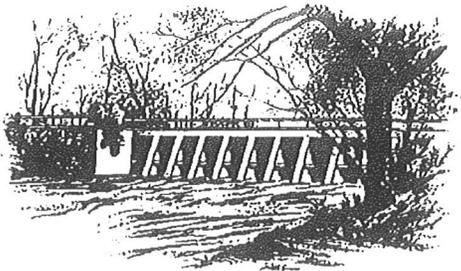
**Water Requirements**

The nearest water main to serve the proposed project is a 12-inch main located in South Walnut Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Construct an 8-inch main (including fire hydrants) in East Florence Avenue from South Walnut Avenue west to the proposed 8-inch main in South Plumas Avenue.
2. Replace the existing 6-inch water main and fire hydrants located in South Plumas with an 8-inch main and fire from East Lorena Avenue south to East Florence Avenue.



3. Abandon the existing 4-inch water mains within the proposed development between South Plumas Avenue and South Walnut Avenue.
4. On-site water facilities shall remain private.
5. Installation of water service & meter box shall be required.
6. Existing water services serving residents from the 6-inch main fronting South Plumas Avenue shall be replaced in kind.
7. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
8. Seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
9. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
10. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.



YOUR MOST VALUABLE RESOURCE - WATER

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

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

February 4, 2015

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

RE: Conditional Use Application No. C-15-007  
NW Florence and Walnut avenues  
FID's Braly Canal No. 14

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Application No. C-15-007 pertaining to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between Walnut and Plumas avenues and between Lorena and Florence avenues. The applicant proposes the construction of a 16-building, 128-unit, multi-family affordable housing residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase 1, and another 64 units will be constructed in Phase 2. The project includes landscaping, parking areas, related improvements and the vacation of East Geary Street between Plumas and Walnut avenues. This project is zoned C-P/cz (Administrative and Professional Office/conditions of zoning), APN: 477-142-01, 02, 03, 04, 05, 06; 477-142-12, 13, 14, 15, 16, 17, 18, 19, 20, 21; 477-144-01, 02, 03, 04, 05, 06, 09; 477-144-12, 13, 14, 15, 16; 477-144-31. FID has the following comments and conditions:

1. FID's Braly Canal No. 14 runs westerly and traverses through the southern part of the subject property as shown on the attached FID exhibit map. FID owns the following exclusive easements and a 30" pipeline along the subject properties:
  - a. Area of Concern: 30-foot wide easement, recorded August 18, 1998, as Document Number 98115931, and recorded September 24, 1998, as Document Number 98137380, Official Records of Fresno County. FID also has a 25-foot wide easement, recorded September 29, 1997, as Document Number 97128439, Official Records of Fresno County. The canal consists of a 30-inch diameter Cast in Place Monolithic Concrete Pipe (CIP-MCP)

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

installed in 1996 (19 years old). Pipeline plan 1419960105 is attached for your reference. CIP-MCP is a non-reinforced monolithic pipe that is easily damaged, extremely prone to leakage and does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas. See the attached FID exhibit map for these limits.

2. FID requires the applicant to replace the existing pipeline across the subject parcels with new 30-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
3. FID require the applicant grant a minimum of 30-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment. Typically, FID recommends that the pipeline easement be aligned parallel and adjacent to a City street right-of-way, in which case FID may reduce the easement width if certain conditions are met.
4. The Site Plan shows the project to encroach on FID's easement and if FID's pipeline will be within the project area, FID has concerns and offers several recommendations listed below. FID has experienced numerous issues with its pipelines in landscape areas, primarily due to trees and other encroachments which may damage the pipe or hinder FID access and maintenance.
5. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers, including the City's groundwater recharge basins, and may impact the City's stormwater routing capability (on the canals that are used to route stormwater). Significant pipeline damage often occurs by the time this problem is identified by FID and can be very costly to make the necessary repairs. Subsequent pipeline repairs can be very disruptive to adjacent homeowners and public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved.

The applicant will need to address these concerns, and FID has several suggestions (listed in order of preference).

- a. Keep trees away from the pipeline and pipeline easement. This would be FID's preference. The advantage is the City and FID would have better control over encroachments as well as better access to patrol and maintain the easement. If there is a leak, the

damage would be minimized. Trees would be located outside the FID easement.

- b. Install a jointless pipe (i.e. HDPE with fusion weld joints) - HDPE (High-Density Polyethylene) is stronger than PVC pipe, which makes it more suitable to be placed in urban areas. In addition, the jointless design of fusion welded pipe reduces the risk of root intrusion. FID does not currently have or allow HDPE pipelines, so there will be a significant learning curve related to HDPE pipeline design, strength/longevity, and future maintenance. If the applicant chooses this alternative, all parties need to further evaluate the potential issues including long term maintenance, repair methods, materials, etc.
  - c. Install external wrap around the pipe joint – This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. FID approved this method in the City of Fresno and the City of Clovis. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
6. FID requires its easements be shown on all maps with proper recording information, and that FID be made a party to signing the final map.
  7. The Site Plan does not identify the existing pipeline alignment. FID's facility will need to be shown and labeled on all plans.
  8. Should the applicant propose to build any improvements within FID's easement, FID requires it review and approval all Private facilities that encroach into FID's property/easement. The Site Plan currently shows trees within FID's existing easement, and FID will not allow this. In addition, the site plan shows a new drive approach to cross FID's facility on the east side of the subject property. FID may be agreeable to this if the new pipeline is constructed to FID requirements. For all encroachment(s), the applicant will be required to enter into the appropriate agreement to be determined by FID.
  9. FID requires it review, approve and be made a party to signing all improvement plans which affect its easements and pipeline facilities including but not limited to Grading and Drainage, Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
  10. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and

Mr. Phillip Siegrist  
RE: C-15-007  
February 3, 2015  
Page 4 of 4

inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

11. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

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](mailto:ssaetern@fresnoirrigation.com).

Sincerely,

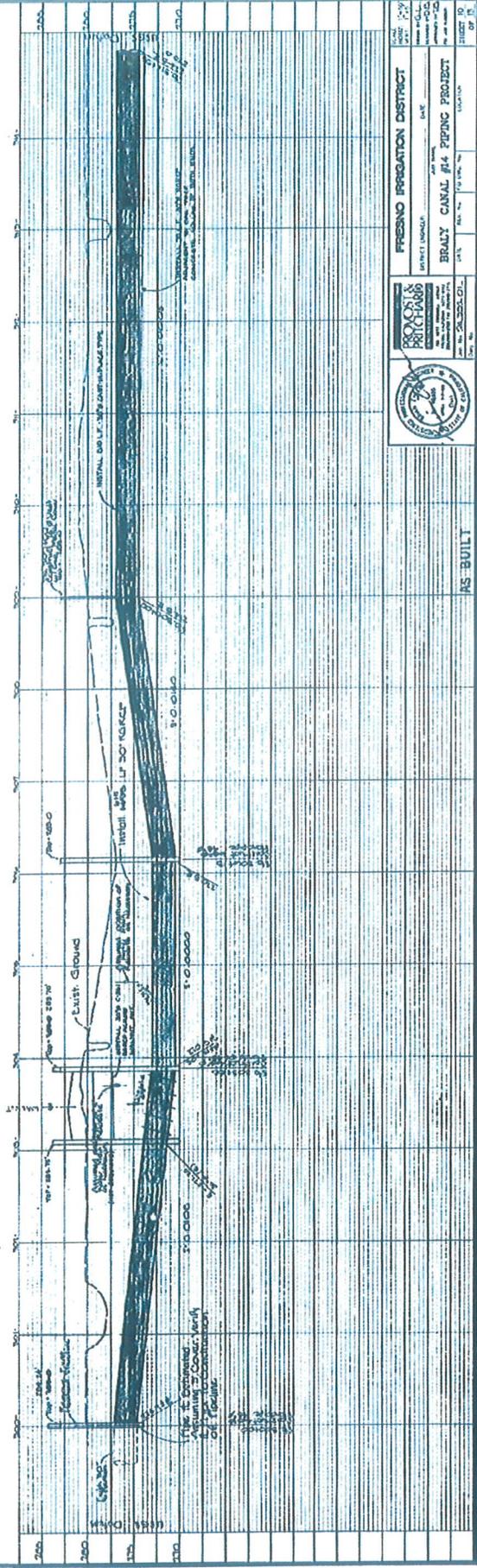


Laurence Kimura, P.E.  
Chief Engineer – Special Projects

Attachment



Pl. 1415  
 1/2" = 100'  
 1/2" = 100'



<b>FRESNO IRRIGATION DISTRICT</b> DISTRICT ENGINEER      DATE <b>BRADY CANAL #14 PIPING PROJECT</b> PROJECT NO.      DRAWING NO.      SHEET NO. OF	

AS BUILT

1419960105





*Preparing Career Ready Graduates*



**Facilities Management & Planning**

**BOARD OF EDUCATION**

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**SUPERINTENDENT**

Michael E. Hanson

January 28, 2015

Phillip Siegrist  
Development and Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. C-15-007  
2266 S. WALNUT AVE.**

Dear Mr. Siegrist,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced Conditional Use Permit Application for the construction of a 128-unit multi-family affordable housing residential project consisting of 16 residential buildings and a 4,500 square-foot community center, to be located at 2266 South Walnut Avenue.

Any urban residential development occurring as a result of project approval will have an impact on the District's student housing capacity. The District, through local funding, is in a position to partially 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's Level 1, 2 and 3 developer fee legislative provisions.

Any new development on the subject property is subject to development fees of \$3.36 per square foot. However, community buildings for use of residents in multiple family dwellings such as apartment complexes are subject to the commercial/industrial development fee of \$0.54 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit.

The project is presently within the attendance areas of the schools identified below.

Elementary School: King  
Middle School: Gaston  
High School: Edison

The district appreciates the opportunity to comment on the proposed project. Please contact our office at 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Jeff Friesen, Interim Executive Officer  
Facilities Management and Planning

JF:hh



# County of Fresno

**DEPARTMENT OF PUBLIC HEALTH  
DAVID POMAVILLE, DIRECTOR**

January 29, 2015

Phillip Siegrist  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

LU0017937  
2602

Dear Mr. Siegrist:

PROJECT NUMBER: C-15-007

**Conditional Use Application No. C-15-007** was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues. The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64-units will be constructed in Phase 1, and 64-units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways consistent with the Draft Downtown Development Code. The project includes the construction of 16 residential buildings (inclusive of a 4,500 square-foot Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (*Administrative and Professional Office/conditions of zoning*).

**APNs: 477-142-01T, 02T, 03T, 04T, 05T, 06T; 477-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T, 21T; 477-144-01T, 02T, 03T, 04T, 05T, 06T, 09T; 477-144-12T, 13T, 14T, 15T, 16T; 477-144-31T**

**ZONING: C-P/cz**

**ADDRESS: 2266 South Walnut Avenue (site address)**

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 Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Not knowing the proposed design or use of the "Community Center" kitchen, it is recommended that the applicant consider constructing the kitchen to commercial standards. This would allow future use of the facility for approved community events, or potentially leasing of the facility for retail food activities to accommodate the operation of approved mobile food facilities. The applicant(s) should contact the

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

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

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

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

Fresno County Department of Public Health, Environmental Health Division, Consumer Food Protection Program at (559) 600-3357 for plan check and permitting information.

- 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.
- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- As a measure to protect groundwater, all water wells and/or septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor.
- Should any underground petroleum storage tank(s) be found during construction, 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.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

---

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda  
DN: cn=Kevin Tsuda, o=Fresno  
County Department of Public Health,  
ou=Environmental Health Division,  
email=ktsuda@co.fresno.ca.us, c=US  
Date: 2015.01.29 08:42:03 -08'00'

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

---

(559) 600-3271

---

cc: Casagrande, Tolzmann, Baruti and Mora - Environmental Health Division (CT 9.00)  
Scott Anderson, Owner/Applicant ([scott@penstargroup.com](mailto:scott@penstargroup.com))



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

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

**Project Comments from the Development Services Division**  
**January 8, 2015**

**PROJECT DESCRIPTION**

The proposed project pertains to 6.08 acres of property located on the west side of South Walnut Avenue between East California and East Florence Avenues. The applicant proposes to construct a 128-unit multiple family residential affordable housing development consisting of 16 buildings (±134,130 square feet) and one 4,500 square-foot community center building

**APN:** Multiple APNs

**ADDRESS:** 2266 South Walnut Avenue

**GENERAL INFORMATION**

<b>ZONING</b>	
Existing	C-P (administrative and professional offices)
Requested	N/A
Pending	N/A
<b>PLANS</b>	
Community Plan	Edison
Specific Plan	Fresno Chandler Downtown Airport Specific Plan (Traffic Pattern) Downtown Neighborhoods Plan Area
Redevelopment	Southwest Fresno General Neighborhood Renewal Area (G.N.R.A.) Plan
<b>PREVIOUS ACTIONS</b>	
Applications	Plan Amendment Application No. A-04-17: Amend land use designation from Medium & Medium High Density Residential to Commercial Office.  Rezone Application No. R-04-42: Rezoned property from R-2 (Low Density Multiple Family Residential) zone district to C-P/cz (Administrative Professional Offices/conditions of zoning) zone district with the following conditions: <ul style="list-style-type: none"> <li>a. Dedication of Avigation Easement to City of Fresno</li> <li>b. <b>Recordation of covenant that it's understood property lies close to Chandler Airport</b></li> <li>c. Traffic Impact Study, if warranted prior to approval of discretionary permits (i.e. CUP, etc.)</li> </ul>
Covenants/ Easements	N/A
Development Agreements	Disposition and Development Agreement (California/Walnut Phase I and II Redevelopment Project). Fresno County Recorder Document No. DOC-2011-0037419
<b>TRACT MAP or LOT SPLIT</b>	

**PROPERTY DEVELOPMENT STANDARDS**

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

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

<b>USE PERMITTED</b>				
(FMC 12.216.3-B-10)				
Multiple dwelling units are allowed in the C-P zone district with a Conditional Use Permit pursuant to Section 12-306-N-19 of the Fresno Municipal Code (FMC).				
<b>LOT AREA</b>				
	Required	10,000 S.F.		
	Proposed	264,855 S/F/		
<b>LOT DIMENSIONS</b>				
	Required	Width: 65'		
	Proposed	Depth: 110'		
<b>DWELLING UNIT DENSITY</b>				
	Permitted	Any lot having five thousand (5,000) square feet of lot area or more, there shall be a minimum of one thousand, five hundred (1,500) square feet of lot area for each dwelling unit. Providing for affordable housing allows for a 30% bonus in dwelling units.		
	Proposed	128 units = 21.1 units/acre = 2,064 S.F per unit.		
<b>BUILDING HEIGHT</b>				
	Permitted	35'		
	Proposed	26.5'		
<b>YARDS</b>				
	<b>Required Building Setback</b>		<b>Proposed Building Setback</b>	
	Front (Walnut)	10' (FMC 12-216.5-E)	Front	N/A (Indicate in plans)
	Front (Florence)	10'	Front (Florence)	N/A
	Interior Side (Lorena)	10'	Interior Side (Lorena)	N/A
	Front (Plumas)	10'	Front (Plumas)	N/A
	<b>Required Landscaping Setback</b>		<b>Proposed Landscaping Setback</b>	
	Front		Front	N/A
	Interior Side		Interior Side	N/A
	Street Side		Street Side	N/A
	Rear		Rear	N/A

<b>General Yard Requirements:</b>		
All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky except as provided in Sections 12-105-L-4, 12-105-Y(yard) and 12-216.5-E-5, below.		
b. All required yards abutting a street shall be landscaped and maintained in accordance with Section 12-306-N-24. Other yards may be used for parking or loading.		
<b>SPACE BETWEEN BUILDINGS</b>		
	Main Buildings	No requirements.
	Accessory Buildings	N/A
	Garages	N/A
<b>LOT COVERAGE</b>		
	Permitted	No requirements.
	Proposed	
<b>FENCES, HEDGES, WALLS</b>		
	Required	Conform to provisions of 12-306-H
	Proposed	Applicant provided conceptual landscape plan
<b>OFF-STREET PARKING</b>		
	Required	Conform to provisions of 12-306-I-6-c 1.5 spaces per unit. 128 units = 192 parking spaces. Phase I = 64 units = 96 parking spaces. 64 spaces shall be in a carport or garage. 10 bicycle spaces required. 128 carports. 64 per phase.
	Proposed	214 parking spaces (1.67 per unit) Applicant needs to provide 10 bicycle spaces. Applicant need to provide 128 carports.
<b>ACCESS</b>		
	Required	There shall be adequate vehicular access to off-street parking facilities from a dedicated and improved street, service road or alley. The design of the access shall be approved by the Department of Public Works as able to withstand commercial usage.
	Proposed	Two driveway approaches proposed along Walnut/Plumas frontage and one driveway approach along the current Walnut frontage.
<b>OUTDOOR ADVERTISING</b>		
	Permitted	For permitted residential uses, the provisions of the "R-1-A" District, Section 12-207.5-K-1, 2, 3 and 4 and the "R-2" District, Section 12-212.5-K, shall apply.
	Proposed	N/A

LOADING SPACES		
	Required	No requirements for permitted residential uses.
	Proposed	A loading zone is included in the conceptual site plan however one is not required.
TREES (On-Site)		
	Required	Each commercial parcel of land or lot shall have a minimum of one medium-sized tree for every two parking spaces. Two small trees (15—30 feet at maturity) shall be counted as one medium-sized tree.  Phase I = 96 parking spaces / 2 = 48 medium-sized trees required on-site. Full build out = 96 medium-sized trees required on-site.
	Proposed	Conceptual Landscape Plan was submitted. Indicate number of trees in plans.
SUMMARY AND OTHER COMMENTS /REQUIREMENTS		
<p>A. <u>Miscellaneous</u></p> <ol style="list-style-type: none"> <li>(1) Provide shade calculations on the landscape plan for parking lot shading in accordance with the <b>attached</b> <i>Development Department, Performance Standards for Parking Lot Shading</i>, including tree species and tree counts.</li> <li>(2) See the <b>attached</b> General Notes and Requirements for Entitlement Applications for additional general notes and requirements.</li> <li>(3) The environmental review for the proposed project has not been completed. The initial study for the proposed project is in process. Additional information as requested in this packet is needed before the initial study can be completed.</li> <li>(4) An Indirect Source Review (ISR) must be submitted to the San Joaquin Valley Air Pollution Control District prior to project approval [if one is required]. Provide documentation that this has been submitted to the Air District.</li> </ol> <p>B. <u>Local Plans and Policies</u></p> <ol style="list-style-type: none"> <li>(1) 2025 Fresno General Plan           <ul style="list-style-type: none"> <li>• Subject to General Plan Design Guidelines (<b>attached</b>)</li> </ul> </li> </ol>		

**Attachments:** Performance Standards for Parking Lot Shading  
 General Notes and Requirements for Entitlement Applications  
 General Plan Design Guidelines

**Edison Plaza Partners, LP.**  
855 M Street, Suite 1110  
Fresno, CA 93721  
559.268.6090 or 559.268.6030 Fax

January 2, 2015

City of Fresno  
Development / Resource Management Department  
2600 Fresno Street  
Fresno, California 93721

RE: Edison Plaza II  
Apartments - 128-Unit Multi  
Family Residential Project –  
2250 Walnut Avenue  
Fresno, CA 93706

**OPERATIONAL STATEMENT / SITE PLAN REVIEW SUBMITTAL**

---

The following Planning Department Operational Statement covers the items listed on the City of Fresno Site Plan Review Submittal Requirements.

---

**Project Site Address:**

2250 Walnut Avenue  
Fresno, CA 93706

**Assessor's Parcel Number(s):**

See Attached.

**Existing General Plan Land Use Designation:**

Neighborhoods.

**Existing Zone District:**

Redevelopment Area.

**Community Plan:**

Edison Community Plan

**Specific Plan:**

Fresno Chandler Downtown Airport Specific Plan

**Redevelopment Plan:**

Southwest Fresno General Neighborhood Renewal Area

**Efforts Made To Discuss The Proposal With Neighbors:**

The project was approved by the City of Fresno Housing and Community Development Commission (HCDC) on March 7, 2011. Further, on March 8, 2011, the Redevelopment Agency Board and the City Council considered and approved the project and the accompanying Disposition and Development Agreement (DDA) at a noticed public hearing, after making the Section 33433 report available for public review, as required by Law.

**Describe How The Proposal Is Complimentary To The Surrounding Neighborhood**

Much of the area surrounding the project remains undeveloped. There are single-family homes located to the West of the project site, a commercial development completed by Edison Plaza Partners, L.P. in 2010 is located to the North, and Edison High School is located to the East of the project site. This is an infill project with green space and an architectural design that will match that of the commercial project completed in 2010.

**Describe How The Proposal Helps To Implement The 2025 General Plan:**

This proposal for Site Plan Review will help implement the 2025 General Plan because it is consistent with the General Plan's land use designations for this area.

**Describe In Detail The Proposed Use(s):**

The proposed use is a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64-units will be constructed in Phase I, and 64-units will be constructed in Phase II. The project includes the construction of buildings (inclusive of a 4,500 SF Community Center), landscaping, parking areas, and related improvements.

**Describe The Hours of Operation and Number of Employees:**

The project's hours of operation will be 24-hours per day, 7-days per week. We anticipate having one (1) on-site manager working at the site, as well ancillary workers from time to time that will conduct various programs for the tenants residing in the project.

**Detail The Expected Daily Visitors / Users / Guests:**

We are anticipating +/-300 daily visitors/users/guests at full occupancy.

**Describe Any Reasonably Foreseeable Effects From Construction and/or Operation Of The Site That May Impact The Neighbors:**

We do not anticipate any foreseeable effects from construction or occupancy of this project on the neighbors residing near the project area.

**Detail All Security Measures:**

All measures will be taken as directed by the City of Fresno Police and Fire Departments to ensure that the security of this project is implemented to the greatest extent feasible.

Very truly yours,

**Edison Plaza Partners, LP.**



Scott J. Anderson



## CERTIFICATION OF THE INSTALLATION OF REQUIRED LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM

City of Fresno Planning and Development Department  
2600 Fresno Street Room 3043  
Fresno, California 93721-3604

ATTN: \_\_\_\_\_  
[printed name of planner who processed the project listed below]

REGARDING: \_\_\_\_\_  
[Conditional Use Permit No. / Site Plan Review No./ Variance No. / Tract No.]

I, \_\_\_\_\_, hereby certify, under penalty of perjury, that all  
[printed name of landscape professional]  
landscaping and related irrigation system improvements have been installed as required  
pursuant to the final corrected landscape plans/exhibits approved by the City of Fresno for the  
above development project. These landscape exhibits, numbered \_\_\_\_\_,  
[numbers from entitlement file]  
were submitted on \_\_\_\_\_ and were approved on \_\_\_\_\_  
[date] [date]  
by the above-named planner.

Certified by: **X** \_\_\_\_\_  
[signature of landscape professional]

Certified on: \_\_\_\_\_  
[date signed] [type of license, and license number of the signer]

Telephone (with area code): (\_\_\_\_\_) \_\_\_\_\_

Business Address: \_\_\_\_\_  
\_\_\_\_\_

**Exhibit F:**  
**Environmental Assessment**

<p style="text-align: center;"><b>CITY OF FRESNO</b></p> <p style="text-align: center;"><b>MITIGATED NEGATIVE DECLARATION</b></p>		<p>Notice of Intent was filed with:</p> <p style="text-align: center;">FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721</p> <p style="text-align: center;">on</p> <p style="text-align: center;"><b>January 31, 2015</b></p>
<p>The full Initial Study and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277</p>	<p><b>ENVIRONMENTAL ASSESSMENT NUMBER:</b></p> <p><b>EA No. C-15-007</b></p>	
<p><b>APPLICANT:</b></p> <p>Scott Anderson Edison Plaza Partners, L.P. 855 M Street, Suite 1110 Fresno, CA 93721</p>	<p><b>PROJECT LOCATION:</b></p> <p>2266 South Walnut Avenue, Fresno, CA 93706, in the City and County of Fresno, California (6.9 acres).</p> <p>36°43'07.09" N Latitude, - 119°48'36.09" W Longitude</p> <p>Mount Diablo Base &amp; Meridian, Township 14 S, Range 20 E, Section 17</p> <p>Assessor's Parcel Number(s): 477-142-01T, 02T, 03T, 04T, 05T, 06T; 477-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T, 21T; 477-144-01T, 02T, 03T, 04T, 05T, 06T, 09T; 477-144-12T, 13T, 14T, 15T, 16T; 477-144-31T</p>	
<p><b>PROJECT DESCRIPTION:</b></p> <p><b>Conditional Use Application No. C-15-007</b> was filed by Scott Anderson of Edison Plaza Partners, L.P. and pertains to approximately 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues. The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase I, and 64 units will be constructed in Phase II. The project includes the construction of 16 residential buildings (inclusive of a 4,500 SF Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (<i>Administrative and Professional Offices/conditions of zoning</i>) and is planned Neighborhood (General Revitalization).</p>		
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that may not be fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan. Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.</p> <p>With 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. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development</p>		

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. 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 proposed environmental finding of a mitigated negative declaration, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor-North, Room 3076, Fresno, California 93721-3604. Please contact Phillip Siegrist at (559) 621-8061 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. Comments may be submitted at any time between the publication date of this notice and close of business on **February 23, 2015**. Please direct all comments to Phillip Siegrist, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor-North, Room 3076, Fresno, California, 93721-3604; or by email, [Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov) ; or by facsimile, (559) 498-1026. Para información en español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062.

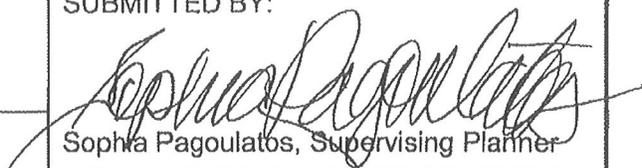
PREPARED BY: Phillip Siegrist, Planner	SUBMITTED BY: 
DATE: January 30, 2015	Sophia Pagoulatos, Supervising Planner DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT
Attachments:	<b>Exhibit A:</b> Initial Study Impact Checklist and Initial Study (Appendix G) <b>Exhibit B:</b> Master Environmental Impact Report No. SCH No. 2012111015 General Plan Mitigation Monitoring Checklist <b>Exhibit C:</b> Project-Specific Mitigation Monitoring Checklist dated January 31, 2015

<p><b>CITY OF FRESNO NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION</b></p>	<p>Filed with:</p>
<p><b>EA No. C-15-007</b> Environmental Assessment No. C-15-007 for a 128-unit multi-family affordable housing residential project.</p>	<p>FRESNO COUNTY CLERK 2221 Kern Street, Fresno, California 93721</p>
<p><b>APPLICANT:</b> The City of Fresno Development and Resource Management Department, Development Services Division 2600 Fresno Street, Rm. 3076 Fresno, California 93721 Contact : Phillip Siegrist, Planner</p>	<p><b>FILED</b> JAN 31 2015 TIME 2:03 pm</p>
<p><b>PROJECT LOCATION:</b> 2266 South Walnut Avenue, Fresno, CA 93706, in the City and County of Fresno, California (6.9 acres).  36°43'07.09" N Latitude, - 119°48'36.09" W Longitude  Mount Diablo Base &amp; Meridian, Township 14 S, Range 20 E, Section 17  Assessor's Parcels Number(s): 477-142-01T, 02T, 03T, 04T, 05T, 06T; 477-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T, 21T; 477-144-01T, 02T, 03T, 04T, 05T, 06T, 09T; 477-144-12T, 13T, 14T, 15T, 16T; 477-144-31T</p>	<p>FRESNO COUNTY CLERK By <i>Christina S. Bailey</i> DEPUTY</p>
<p><b>PROJECT DESCRIPTION:</b> <b>Conditional Use Application No. C-15-007</b> was filed by Scott Anderson of Edison Plaza Partners, L.P. and pertains to approximately 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues. The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase I, and 64 units will be constructed in Phase II. The project includes the construction of 16 residential buildings (inclusive of a 4,500 SF Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (<i>Administrative and Professional Offices/conditions of zoning</i>) and is planned Neighborhood (General Revitalization).</p>	
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that may not be fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan. Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.</p>	

With 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. 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. 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 proposed environmental finding of a mitigated negative declaration, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor-North, Room 3076, Fresno, California 93721-3604. Please contact Phillip Siegrist at (559) 621-8061 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. Comments may be submitted at any time between the publication date of this notice and close of business on **February 23, 2015**. Please direct all comments to Phillip Siegrist, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor-North, Room 3076, Fresno, California, 93721-3604; or by email, [Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov); or by facsimile, (559) 498-1026. Para información en español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062.

INITIAL STUDY PREPARED BY:  Phillip Siegrist, Planner	SUBMITTED BY:  Sophia Pagoulatos, Supervising Planner CITY OF FRESNO – DEVELOPMENT & RESOURCE MANAGEMENT
DATE: January 30, 2015	

Notice of Intent to File Mitigated Negative Declaration  
EA No. C-15-007  
January 30, 2015  
Page 3 of 3

### VICINITY MAP



**LEGEND**



**Project Area**



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

**Environmental Checklist Form**

**For EA No. C-15-007**

**1. Project title:**

Conditional Use Permit Application No. C-15-007:

**Edison Plaza Apartments**

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

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

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

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

**4. Project location:**

2266 South Walnut Avenue, Fresno, CA, 93706 in the City and County of Fresno

±6.9 net acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues

Site Latitude: 36°43'07.09"

Site Longitude: - 119°48'36.09" Mount Diablo Base & Meridian, Township 14 S, Range 20 E, Section 17

Assessor's Parcel Number(s): 477-142-01T, 02T, 03T, 04T, 05T, 06T; 477-142-12T, 13T, 14T, 15T, 16T, 17T, 18T, 19T, 20T, 21T; 477-144-01T, 02T, 03T, 04T, 05T, 06T, 09T; 477-144-12T, 13T, 14T, 15T, 16T; 477-144-31T

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

Scott Anderson  
Edison Plaza Partners LP  
855 M Street, Suite 1110  
Fresno, CA 93721

6. **General plan designation:**

**Existing:** Neighborhoods

**Proposed:** Neighborhoods

**Zoning:** C-P (Administrative and Professional Office)

8. **Description of project:**

**Conditional Use Application No. C-15-007** was filed by Scott Anderson of Edison Plaza Partners LP and pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues. The applicant proposes the construction of a 128-unit multi-family affordable housing residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase 1, and 64 units will be constructed in Phase 2. The front elevations of all Phase 2 buildings (i.e., buildings with street frontage) will be revised to include front entries and no exterior stairways consistent with the Draft Downtown Development Code. The project includes the construction of 16 residential buildings (inclusive of a 4,500 square-foot Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue. The subject property is zoned C-P/cz (*Administrative and Professional Office/conditions of zoning*).

9. Surrounding land uses and :

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Neighborhood Center	<b>C-P</b> <i>Administrative and Professional Office</i>  <b>R-2</b> <i>Low Density Multiple Family Residential</i>	West Fresno Library and Regional Services Center
<b>East</b>	Public Facility	<b>R-2</b> <i>Low Density Multiple Family Residential</i>	Edison High School
<b>South</b>	Neighborhoods	<b>C-P</b> <i>Administrative and Professional Office</i>  <b>R-2</b> <i>Low Density Multiple Family Residential</i>	Vacant land and single family dwellings
<b>West</b>	Neighborhoods	<b>R-1</b> Single Family Residential	Single family dwellings

10. Other public agencies whose approval is required:

Development and Resource Management Department, Building & Safety Services Division; Department of Public Works; Department of Public Utilities; County of Fresno, Department of Community Health; City of Fresno Fire Department; Fresno Metropolitan Flood Control District; San Joaquin Valley Air Pollution Control District; Fresno Irrigation District, Fresno Department of Airports

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and CEQA Guidelines 15177(b)(2), the purpose of this MEIR initial study is to analyze whether the subsequent project was described in the Master Environmental Impact Report SCH No. 2012111015 and whether the subsequent project may cause any additional significant effect on the environment, which was not previously examined in (MEIR) SCH No. 2012111015 ("MEIR") adopted for the updated Fresno General Plan.

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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities / Service	<input type="checkbox"/> Mandatory Findings of Significance

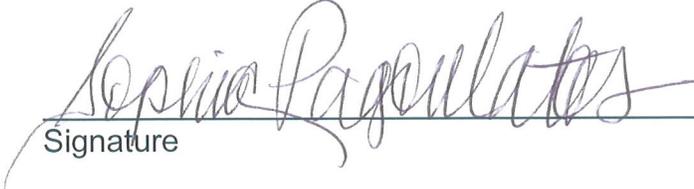
DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND such that no new additional mitigation measures or alternatives may be required. All applicable mitigation measures contained in the Mitigation Monitoring Checklist shall be imposed upon the proposed project. A FINDING OF CONFORMITY will be prepared.

I find that the proposed project is a subsequent project identified in the MEIR and Air Quality MND but that it is not fully within the scope of the MEIR and Air Quality MND because the proposed project could have a significant effect on the environment that was not examined in the MEIR . However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. The project specific mitigation measures and all applicable mitigation measures contained in the MEIR Mitigation Monitoring Checklist will be imposed upon the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

\_\_\_\_\_ I find that the proposed project is a subsequent project identified in the MEIR but that it MAY have a significant effect on the environment that was not examined in the MEIR , and an ENVIRONMENTAL IMPACT REPORT is required to analyze the potentially significant effects not examined in the MEIR pursuant to Public Resources Code Section 21157.1(d) and CEQA Guidelines 15178(a).

  
Signature

January 31, 2015  
Date

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

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

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

4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND.
6. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
7. Earlier analyses may be used where, pursuant to the tiering, program EIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
8. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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

11. The explanation of each issue should identify:

- a. The significance criteria or threshold, if any, used to evaluate each question; and
- b. The mitigation measure identified, if any, to reduce the impact to less than significance

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

**a. Scenic Vista**

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

Since the project is located in southwest portion of the Downtown Planning Area, it does not have access to scenic vistas along the San Joaquin River or the Sierra Nevada. Although it is near the downtown area, it does not have a few of the downtown skyline due to buildings and trees in the viewshed.

#### **b. State Scenic Highways**

According to the California Department of Transportation mapping of State Scenic Highways ([http://www.caltrans.ca.gov/hq/LandArch/scenic\\_highways/fresno.htm](http://www.caltrans.ca.gov/hq/LandArch/scenic_highways/fresno.htm)), the County of Fresno does not have any officially designated State Scenic Highways, but has three eligible State Scenic Highways. The nearest eligible highways are east of the Planning Area along State Route 180 (approximately 7 miles east of the Planning Area) and along State Route 168 east of the City of Clovis (approximately 5 miles east of the Planning Area). Since there are no eligible or officially designated State scenic highways within the Planning Area, future development in accordance with the General Plan and Development Code Update would not impact a designated state scenic highway. The eligibility of the three State Scenic Highways near the Planning Area, scenic resources located within the highway segments or its viewshed would not be impacted by future development either. Therefore, future development within the Planning Area would not impact scenic resources within a state scenic highway located well outside of the Planning Area.

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

#### **c. Visual Character**

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

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

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

**Objective UF-14.** Create an urban form that facilitates multi-modal connectivity.

**Policy UF-14-a.** Design Guidelines for Walkability. Develop and use design guidelines and standards for a walkable and pedestrian-scaled environment with a network of streets and connections for pedestrians and bicyclists, as well as transit and autos.

**Policy LU-1-a.** Promote Development within the Existing City Limits as of December 31, 2012. Promote new development, infill, and rehabilitation of existing building stock in the

Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.

**Objective LU-2.** Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

**Policy LU-5-g.** Scale and Character of New Development. Allow new development in or adjacent to established neighborhoods that is compatible in scale and character with the surrounding area by promoting a transition in scale and architectural character between new buildings and established neighborhoods, as well as integrating pedestrian circulation and vehicular routes.

**Policy LU-9-e.** Downtown Sightline. Require new development to preserve existing sightlines to Downtown to the extent feasible.

**Objective D-4.** Preserve and strengthen Fresno's overall image through design review and create a safe, walkable and attractive urban environment for the current and future generations of residents.

**Policy D-6-b.** Consider adopting and implementing incentives for, and support efforts by, private development to incorporate culturally-specific architectural elements in areas with a predominant ethnic population.

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

- Van Ness Boulevard – Weldon to Shaw Avenues
- Van Ness Extension – Shaw Avenue to the San Joaquin River Bluff
- Kearney Boulevard – Fresno Street to Polk Avenue
- Van Ness-Fulton couplet – Weldon Avenue to Divisadero
- Butler Avenue – Peach to Fowler Avenues
- Minnewawa Avenue – Belmont Avenue to Central Canal
- Huntington Boulevard – First Street to Cedar Avenue
- Shepherd Avenue – Friant Road to Willow Avenue
- Audubon Drive – Blackstone to Herndon Avenues
- Friant Road – Audubon to Millerton Roads
- Tulare Avenue – Sunnyside to Armstrong Avenues
- Ashlan Avenue – Palm to Maroa Avenues

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

**d. Light or Glare**

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

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

Mitigation Measures

1. The proposed project shall implement and incorporate the aesthetic related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated January 31, 2015.
2. The proposed project shall implement and incorporate the aesthetics- related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated January 31, 2015.

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. -- Would the project:</p>				

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 California Department of Conservation established the Farmland Mapping and Monitoring Program (FMMP) in 1982. The FMMP produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. The best quality land is called Prime Farmland with additional categories, including Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. Based on the FMMP, there are approximately 9,550 acres of Prime Farmland, approximately 2,911 acres of Unique Farmland, and approximately 2,355 acres of

Farmland of Statewide Importance for a total of approximately 14,816 acres within the Planning Area. Based on existing farmland data received from the Fresno County Assessor's Office Land Use Codes that was provided by City staff, there is a total of approximately 11,714 acres that have agricultural operations.

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

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

The subject site is designated as "Urban and Built-Up Land" and "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 subject site is currently vacant, and does not contain active agricultural land. Fresno County records show that the project site was subdivided via Long Brothers Addition into 130 x 50 foot single family lots. Aerial photos dating back to 1992 show up to nine single family homes on the property which have since been demolished in preparation for redevelopment of the site. Therefore no impacts would occur.

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

The project site is currently located in the C-P (Administrative and Professional Office) district. This district allows mainly office, some limited commercial, and residential development, but it does not allow agricultural development. The proposed project does not include rezoning the property. Therefore no conflict exists regard to zoning for agricultural uses. Regarding potential Williamson Act related impacts, there are approximately 1,615 acres of land under Williamson Act Contract in the planning area. The project site is not under Williamson Act contract. Therefore no impacts would occur.

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

The project site and surrounding area does not contain active agricultural land, does not contain forest or timberland zoning and is currently vacant, having previously contained a single family subdivision. Therefore, land use and development activities contemplated by the proposed project would not impact forest resources. No impacts will occur.

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

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

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

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

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

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

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

unusual. Average high temperatures in the winter are in the 50s, but highs in the 30s and 40s can occur on days with persistent fog and low cloudiness. The average daily low temperature is 45°F.

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

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

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

The SJVAPCD has reviewed the proposed project and determined that the project will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project will comply with all applicable air quality plans.

The proposed project must fully comply with Rule 9510 from the San Joaquin Valley Air Pollution Control District (SJVAPCD). This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. Specifically, Rule 9510 requires that operational (traffic-associated) NOX and PM10 emissions be reduced by at least 33.3% and 45%, respectively, and construction equipment NOX and PM10 emissions of projects be reduced by at least 20% and 45%, respectively. Indirect Source Review requires an Air Impact Assessment (AIA) application to be submitted to the Air District in accordance with SJVAPCD requirements. The AIA evaluates a project's total contribution to construction and/or area source and operational emissions and ozone precursors from potential land uses and compares potential unmitigated emissions against mitigated emissions in order to determine whether the required reduction in emissions is sufficient to satisfy the rule. If reductions are determined to not be sufficient, then the AIA (utilizing off-site emission reduction equations) calculates the total dollar amount of off-site fees that must be paid to the District in order to cover the District's cost of obtaining the required off-site emission reductions, and therefore fulfill the rule requirement. Any such fees shall be paid prior to issuance of a building permit. Compliance with this rule is a project-specific mitigation measure.

The proposed project will also be required to comply with other District Rules and Regulations, which may include but not be limited to, Regulation VIII (Fugitive PM 10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

The proposed residential development of the subject property is a use identified as being permissible within the existing C-P (Administrative and Professional Office) zone district, and therefore is consistent with General Plan Neighborhoods planned land use for the subject property specified by the applicable Fresno General Plan and Edison Community Plan.

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

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

#### **d. Sensitive Receptors**

Development of the subject property, pursuant to Conditional Use Permit Application No. C-15-007 will not expose sensitive receptors to substantial pollutant concentrations. A residential development is considered a "sensitive receptor" type use. However, the subject site is not located within 300 feet of a high traffic freeways, roads or rail yard uses called out by the California Environmental Protection Agency California Air Resources Board as having significant negative air quality impacts. The project is surrounded by churches and schools to the north and east, residential uses to the west, and residential uses and vacant land zoned for residential and office uses to the south.

#### **e. Odors**

The project is not expected to generate any odors, as it is a residential project, subject to all of the use restrictions applicable to typical residential projects. No manufacturing activities would be allowed in the C-P zone district, and none are proposed with the project.

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

Subject to compliance with the construction and development requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD) and the Air Quality Element of the Fresno General Plan, no violations of air quality standards will occur. The project will not occur at a scale or scope with potential to contribute substantially to an existing or projected air quality

violation. The project will not occur at a scale or scope which will result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment.

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

Mitigation Measures

1. The proposed project shall implement and incorporate the air-quality- related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated January 31, 2015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. <b>BIOLOGICAL RESOURCES</b> -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

plans.

There are existing mature trees on the site and these trees may contain nesting birds. MEIR mitigation measures will ensure protection of any sensitive nesting bird species if construction commences during the nesting season (February – August).

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

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

Mitigation Measures

1. The proposed project shall implement and incorporate the biological resource- related mitigation measures as identified in the attached Master Environmental Impact Report No. (MEIR) SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated January 31, 2015.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Cultural resources include prehistoric-era archaeological sites, historic-era archaeological sites, Native American traditional cultural properties, sites of religious and cultural significance, and historical buildings, structures, objects, and sites. The importance of any single cultural resource is defined by the context in which it was first created, current public opinion and modern yet evolving analysis. From the analytical perspective, temporal and geographic considerations help to define the historical context of the Planning Area. The importance or significance of a cultural resource is in part described by the context in which it originated or developed. National Park Service Bulletin 16a (1997: <http://www.nps.gov/nr/publications/bulletins/nrb16a.pdf>), describes a historic context as “information about historic trends and properties grouped by an important theme in prehistory or history of a community, state, or the nation during a particular period of time.” A context links an existing property to important historic trends and this allows a framework for determining the significance of a property. Given this, a major goal of the historian is to determine accurate themes of analysis, a task that can only be undertaken by a thorough review of previous researchers’ thoughts and ideas, as well as reviewing the literature of the resources.

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

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

Mitigation Measures

1. The proposed project shall implement and incorporate the cultural resource related mitigation measures as identified in the attached Master Environmental Impact Report No.

(MEIR) SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated January 31, 2015.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Fresno has no known active earthquake faults, and is not in any Alquist-Priolo Special Studies Zones. The immediate Fresno area has extremely low seismic activity levels, although shaking may be felt from earthquakes whose epicenters lie to the east, west, and south. Known major faults are over 50 miles distant and include the San Andreas Fault, Coalinga area blind thrust fault(s), and the Long Valley, Owens Valley, and White Wolf/Tehachapi fault systems. The most serious threat to Fresno from a major earthquake in the Eastern Sierra would be flooding that could be caused by damage to dams on the upper reaches of the San Joaquin River.

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

The highly erodible face of the San Joaquin River bluff, and small areas of expansive clay in the northeastern portion of the city's Sphere of Influence, are the only unstable soil conditions known to exist in the City. Despite long-term overdrafting of groundwater that has lowered the static groundwater level under Fresno by as much as 100 feet over the past century, surface subsidence has not been noted in the vicinity of the city (this is probably due to the geologic strata underlying the city, which features layers of clay and hardpan interleaved with alluvial sand and gravel layers).

This project is located in southwest portion of the Downtown Planning Area, within the Edison Community Plan Area. There are no known geologic hazards or unstable soil conditions

known to exist on the site. The existing topography demonstrates no apparent unique or significant land forms such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards.

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

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

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

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

GHGs are gases having properties that absorb and emit radiation within the thermal infrared range, and that would cause thermal energy (heat) to be trapped the earth's atmosphere. It is believed that increased levels of GHGs in the atmosphere can disturb the thermal equilibrium of the earth when natural carbon cycle processes (such as photosynthesis) are unable to absorb sufficient quantities of carbon dioxide and other GHGs in comparison with the amount

of GHGs being emitted. It is believed that a combination of factors related to human activities, such as deforestation, emissions of GHG into the atmosphere from carbon fuel combustion, etc. are causing climate change.

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

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

## **Regulation**

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

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

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

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

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

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

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

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

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIAL</b> -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

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

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties:

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

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

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

Proposed project consists of the construction of 128 multiple family dwelling units and a community building. The Fresno County Department of Environmental Health reviews and conditions projects to avoid or mitigate any environmental health concerns related to hazardous materials. Specifically, project conditions will require the following:

1. that any water wells and/or septic systems currently existing on the site have been properly abandoned and destroyed by an appropriately licensed contractor; and
2. Should any underground petroleum storage tank(s) be found during construction, the applicant shall apply for and secure an Underground Storage tank Removal Permit from the Fresno County Department of Public Health.

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

No impacts are expected to occur with the construction of a residential development.

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

Although the proposed project is adjacent to a school, Edison High School, the project is not expected to generate any hazardous emissions.

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

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

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

The project site is located within the Traffic Pattern Zone of the Chandler Executive Airport. The airport policies that govern this zone do not prohibit residential development within the zone, but require nuisance easements and height restrictions. The project site is located over one-quarter mile from any of the safety zones that pertain to the Chandler Airport.

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

There are no private airstrips in the project vicinity, therefore no impacts would result from the project.

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

The project does include the vacation of Geary Street, a local street. However it also requires the development of South Plumas Avenue (a collector) and East Florence Avenues. Development of these streets will provide improved vehicular and pedestrian connectivity around the project and will also provide enhanced circulation for any type of emergency response or evacuation operation. Therefore project impacts are less than significant.

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

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

The project site is located in southwest portion of the Downtown Planning Area in an area that is urbanized to the north, west and east, and partially urbanized to the south and is therefore in a low fire hazard area. In addition, the proposed project is within the fire protection service area of Fire Station 3 located near Fresno and E Streets, approximately

1.3 miles from the project site. In addition, all construction must comply with the California Building Code, which incorporates design measures to reduce fire risk. Therefore, the site will be protected from fire risk to the extent possible due to construction regulations and fire protection services.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 an historic trend of high consumptive use of water on a per capita basis (some 250 gallons per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations.

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

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

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

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

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

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

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

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

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

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

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

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

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

**b. Deplete Groundwater Supplies**

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

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

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

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

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

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

Compliance with the FMFCD requirements is a condition of project approval. With this mitigation measure incorporated, impacts are less than significant.

It should be noted that Fresno Irrigation Districts Braly Canal No. 14 runs westerly through the southern part of the project. This canal was piped in 1997/1998 and FID now has easements over those pipelines. As a condition of development, the applicant is required to replace the pipeline or otherwise reinforce it to conform to current standards, and to comply with the easements over the property. With this condition incorporated as a mitigation measure, impacts are less than significant.

**e. Exceed storm drain system capacity.**

Storm drain system capacity will not be exceeded through compliance with FMFCD Storm Drainage Master Plan. The proposed project will be conditioned to comply with all FMFCD project-specific requirements, which include grading the property to the surrounding streets where it will be directed to storm drain inlets, and eventually flow through pipelines to the appropriate flood control basin. The project site is located in Drainage area TT. The project will be conditioned to construct any master plan facilities needed to serve the project. With this requirement incorporated as a mitigation measure, impacts are less than significant.

**f. Otherwise substantially degrade water quality**

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

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

**g. Place housing within a 100-year flood hazard area**

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

**h. Place within a 100-year flood hazard area structures which would impeded or redirect flood flows**

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

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

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

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

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

**j. Inundation by seiche, tsunami or mudflow**

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

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

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

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

#### Mitigation Measures

1. The proposed project shall implement and incorporate the hydrology and water quality related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated January 31, 2015
2. The proposed project shall implement the hydrology and water quality related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated January 31, 2015

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

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

The subject property is currently vacant and is located within the urbanized area of southwest portion of the Downtown Planning Area. The subject property is surrounded predominantly by public, office, institutional (school) and residential uses. The subject property is currently designated for Neighborhood planned land use under the Fresno General Plan, and the Edison Community Plan.

**a. Physically Divide an Established Community**

The project site consists of approximately 6.9 acres of vacant land in an established neighborhood adjacent to Edison High School. The site is well-connected to a street grid: it is bounded by a collector, Plumas Ave. on the west, by Florence Ave., a local street on the south, Walnut Ave., a local street on the east, and is served by California Avenue to the north. Both Plumas and Florence Avenues are not completely constructed; project conditions would require full construction of these streets and better connectivity around the project and through the neighborhood. Therefore rather than dividing an established community, the development, and its related off-site street improvements, will unite it.

It should be noted that the project description also includes the vacation of Geary Street, a local street traversing the project site in an east/west direction approximately 250 feet north of the Florence Avenue alignment. However the newly constructed Florence Avenue, will maintain the connectivity needed to serve the neighborhood.

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

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

Objectives of the General Plan Urban Form Element call for a new emphasis on infill development, complete neighborhoods, and connectivity and walkability.

The general plan defines the neighborhood surrounding the project site as the Southwest Development Area. One of the most prominent planned changes in the area is the designation of California Avenue as a Bus Rapid Transit Corridor, connecting to downtown and the main BRT corridor to serve Blackstone and Ventura/Kings Canyon Avenues. The plan envisions that over time, this corridor will contain substantial new development, infill and redevelopment providing market feasible opportunities for mixed-use development that furthers the goals of the General Plan. California Avenue is to have a Complete Street system and transit network to connect southwest Fresno to other metro area communities.

Specific general plan policies in the Urban Form Element that are applicable to the project are the following:

**Objective UF-1:** Emphasize the opportunity for a diversity of districts, neighborhoods and housing types.

**Policy UF-1-f:** Complete Neighborhoods, Densities, and Development Standards. Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan.

**Policy UF-8:** Develop each of Downtown's neighborhoods and districts, according to its unique character.

**Policy UF-12-a:** BRT Corridors. Design land uses and integrate development site plans along BRT corridors, with transit-oriented development that supports transit ridership and convenient pedestrian access to bus stops and BRT station stops.

**Policy UF-12-b:** Activity Centers. Mixed-use designated areas along BRT and/or transit corridors are appropriate for more intensive concentrations of urban uses. Typical uses could include commercial areas; employment centers; schools; compact residential development; religious institutions; parks; and other gathering points where residents may interact, work, and obtain goods and services in the same place.

**Policy UF-12-d:** Appropriate Mixed-Use. Facilitate the development of vertical and horizontal mixed-uses to blend residential, commercial, and public land uses on one or adjacent sites. Ensure land use compatibility between mixed-use districts in Activity Centers and the surrounding residential neighborhoods.

**Objective LU-2:** Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents.

**Policy LU-2-a:** Infill Development and Redevelopment. Promote development of vacant, underdeveloped, and redevelopable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs.

The proposed project is being developed as a residential component that would make the neighborhood more complete, enabling its residents to access excellent community resources including the Library and Regional Service Center adjacent to the property on the north, Edison High School to the east and eventual Bus Rapid Transit service along California Avenue, just one block to the north.

The project proposes 128 multiple family dwelling units on 6.9 acres, at an approximate density of 18.5 dwelling units per acre. The C-P (*Administrative and Professional Office*) zone district allows up to 29 dwelling units per acre. This is considered to be an appropriate density as it serves as a transition from the single family residential to the west, and it is dense enough to take advantage of the planned BRT corridor along California.

Similarly, the goals of the Edison Community Plan are directed toward planning for a diversity of residential types and infill development in order to provide balanced urban growth, efficient use of resources and public facilities, and maintenance of a safe, attractive, and stable environment. Supporting goals of the Edison Community Plan encourage comprehensive planning of residential development. The proposed project represents compatible infill located

within an area that contains is strategically located near civic, office, educational, commercial and transportation uses.

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

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

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

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

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

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

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

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

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

Short Term Noise Impacts

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

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

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

Long Term Noise Impacts

Three potential noise sources at the project site would be roadway noise, airport noise and noise from the Edison High School playfields.

### *Roadway Noise*

Most roadways in the City of Fresno were modeled under the MEIR and found to be in excess of the new standard of 65 CNEL at the roadway edge. However, compliance with GP Policy NS-1-a (Noise & Safety Element) would reduce the impacts to less than significant.

Implementation of proposed General Plan Policy NS-1-a would increase the City's noise standard for sensitive land uses to 65 dB L<sub>dn</sub> or CNEL from transportation sources and through implementation of proposed General Plan Policy NS-1-g, which requires the implementation of noise reduction performance standards for new noise sensitive uses that requires consideration of the following noise reduction measures:

- Construct façades with substantial weight and insulation;
- Use sound-rated windows for primary sleeping and activity areas;
- Use sound-rated doors for all exterior entries at primary sleeping and activity areas;
- Use minimum setbacks and exterior barriers;
- Use acoustic baffling of vents for chimneys, attic and gable ends;
- Install a mechanical ventilation system that provides fresh air under closed window conditions.

Therefore, compliance with the above GP Policy NS-1-a results in less than significant impacts.

### *Airport Noise*

The project is located within the Airport Influence Area of The Chandler Airport Land Use Compatibility Plan. However, it is well beyond the 60 db noise contour and would therefore not be subject to airport noise in excess of city standards. Noise impacts from airport noise are less than significant.

### *Stationary Noise – Edison High School*

Edison High School may be a source of noise due to amplified sound and marching bands associated with the playfields. However, compliance with the above GP Policy NS-1-a would result in less than significant impacts.

**b. Groundborn Vibration**

The project should not cause exposure to groundborn vibration for the residents of the proposed project or surrounding residents as the project is a residential development. No truck traffic is expected to be generated and no large machinery operation would be a part of the ongoing operations of the project, except for the construction phase. Impacts are less than significant.

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

The project's contribution to ambient noise levels would be related to its contribution to transportation noise. The project is expected to generate 852 average daily trips, and a maximum of 80 peak hour trips. This number of vehicular trips is not sufficient to increase ambient noise levels, therefore impacts are less than significant.

**e. Airport Noise**

The project is located within the Airport Influence Area of The Chandler Airport Land Use Compatibility Plan. However, it is well beyond the 60 db noise contour and would therefore not be subject to airport noise in excess of city standards. Noise impacts from airport noise are less than significant.

**e. Private Airstrip Noise**

The project is not located in the vicinity of a private airstrip, therefore no impacts could occur.

<b>ENVIRONMENTAL ISSUES</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING - - Would the project:				

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

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

**a. Growth inducement.**

The project site is located in DA-1 South (South Development Area), pursuant to Figure 1-3, Residential Capacity Allocation, of the General Plan. This area has a housing unit capacity of 9,085 units within existing city limits under plan buildout. Since the project is proposing 128 housing units, about 1% of total capacity, it is not considered to be growth inducing. In addition, the public facilities that will be constructed with this project would not be considered growth-inducing, as they are sized to accommodate only uses and intensities outlined in the general plan. Impacts are less than significant.

**b. Housing Displacement**

Currently the site is vacant; no housing displacement will occur. No impacts will result.

### c. Population Displacement

No persons or population will be displaced by the construction of this project, as the site is vacant. No impacts will result.

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

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

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

Both fire and police protection services are available to serve the project. As noted above, the nearest fire station is Station #3, located approximately 1.3 miles from the project site, well within the response distance/time of 3 minutes.

Compliance with FMFCD flood control requirements will insure adequate storm drain facilities, the construction of which would not cause additional adverse impacts.

The project has three parks within approximately a ½ mile radius: Hinton Park to the southeast, Hyde Park to the southwest, and Pride Park to the northwest. These parks should be sufficient to serve the residents of the project.

The project will generate students that will attend the Fresno Unified School District. It is located within the attendance areas for King Elementary School, Gaston Middle School, and Edison High School. Under Government Code 65996, new residential development requires payment of impact fees to mitigate the impact of additional students on school facilities. These fees are required to be paid prior to issuance of building permits.

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

Mitigation Measures

1. The proposed project shall implement and incorporate the public service- related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated January 31, 2015.

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

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

The project has three parks within approximately a ½ mile radius: Hinton Park to the southeast, Hyde Park to the southwest, and Pride Park to the northwest. These parks should be sufficient to serve the residents of the project. The proposed project will not result in the physical deterioration of existing parks or recreational facilities; and, will not require expansion of existing recreational facilities or affect recreational services beyond what was analyzed in the Master Environmental Impact Report No. SCH No. 2012111015 for the Fresno General Plan. The project will include useable open space on-site for residents to use, and will afford ease of access to recreational space through its proximity to the surrounding parks within the vicinity.

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

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

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

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

The Public Works Department/Traffic Engineering Division staff has reviewed the proposed traffic yield from the proposed development project and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in MEIR SCH No. 2012111015.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual to the proposed multiple family development project proposing 128 residential units on approximately 6.9 acres of land, it is projected that the Average Daily Trips (ADT) generated by the proposed development is estimated to be a maximum of 852 ADT with 66 vehicle trips projected to occur during the morning peak hour travel period (7 to 9 a.m.) and 80 vehicle trips projected to occur during the evening peak hour travel period (4 to 6 p.m.).

The traffic generation characteristics of the proposed project based upon these traffic projections do not warrant further study such as a traffic impact study based upon adopted thresholds. In Traffic Impact Zone 1, where the project is located, Traffic Impact Studies are required only for those projects that are projected to produce more than 200 or more peak hour trips.

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

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

**c. Change in air traffic patterns**

Although the project is located in the Airport influence area of the Chandler Executive Airport, it is consistent with the land use policies in the plan and will not result in a change in traffic patterns. No impact will result.

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

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

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

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

The project site is also located in an area that is well served by the Fresno Area Express (FAX) (Route 38). According to data provided by the U.S. Census 2005-2009 American Community Survey for the City of Fresno, approximately 12 percent of the population use public transportation to commute to work. Assuming the proposed project would result in 397 persons (3.1 persons per household) FAX ridership could be expected to increase by 48 people from the project site. Many more riders could be expected as transit services improve in Fresno.

The proposed project would not include features that would affect existing bicycle routes.

The proposed project would include the installation of new sidewalks along all public street frontages and would therefore improve and encourage pedestrian transit in the project vicinity.

The streets adjacent to and near the subject site will therefore be able to accommodate the quantity and kind of traffic which may be potentially generated by the proposed development. In summary the proposed project would not conflict with established policies or the effectiveness of the existing vehicular, mass transit, bicycle, or pedestrian transit systems.

The project does include the vacation of alleys and Geary Avenue, however Florence Avenue will be constructed to take its place approximately 250 feet to the south. Therefore connectivity will be maintained.

The project does not propose to make changes to roadways that would create road hazards or alter design features developed to mitigate such hazards. Furthermore, alterations to adjacent roadways will be required to adhere to City Standards for roadway construction, including geometrics (land curvature and turning radii), number and width of travel and turn lanes, signalization and signage, bikeways, sidewalks, trails, and bus turnouts, as applicable.

Public Improvement requirements will be imposed as conditions of approval for the proposed project in order to complete the transportation network as identified by the Fresno General

Plan. These requirements will generally include, as applicable: (1) Adjacent public street improvements, right-of-way dedications and vacations (including, but not limited to, construction of concrete curbs, gutters, sidewalks, bus bays, transition paving, permanent pavement, and underground street lighting systems; (2) Installation of bike lanes; (3) Installation of Bus bays; and, (4) 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; no substantial increase in transportation or traffic is expected to result.

As discussed above, the proposed project would not cause unacceptable congestion on adjacent roadways, and would not conflict with transit, bicycle, or pedestrian facilities. As such, and with the project-specific mitigation measure of payment of transportation impact fees, impacts would be less than significant.

Therefore, no substantial increase in transportation or traffic is expected to result with incorporation and implementation of the mitigation measures included herein below.

Mitigation Measures

1. The proposed project shall implement and incorporate the traffic related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated January 31, 2015.

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

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

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

*Public Utilities and Services Element*

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

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

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

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

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

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

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

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

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

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

**Policy PU-8-g.** Food and Drink Industry. Ensure adequate provision of facilities for the appropriate management of wastewater from wineries, food processing and beverage facilities,

including conformance with Waste Discharge Requirements issued by the Regional Water Quality Control Board.

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

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

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

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

On a project-specific level, extensions of sewer and water lines are required to provide these services to the site, but water, sewer, and landfill capacities are adequate to serve the site. With mitigation measures incorporated, impacts are less than significant.

#### Mitigation Measures

1. The proposed project shall implement and incorporate the utilities- related mitigation measures as identified in the attached Master Environmental Impact Report SCH No. 2012111015-- Fresno General Plan Mitigation Monitoring Checklist dated January 31, 2015.
2. The proposed project shall implement and incorporate the utilities- related mitigation measures as identified in the attached Project Specific Monitoring Checklist dated January 31, 2015.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

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

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

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

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

**EXHIBIT B**  
**MEIR Mitigation Measure Monitoring Checklist for EA No. C-15-007**  
 Conducted for Edison Plaza Apartment Project  
 January 31, 2015

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

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

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

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

The timing of implementing each mitigation measure is identified in the checklist, as well as identifies the entity responsible for verifying that the mitigation measures applied to a project are performed. Project applicants are responsible for providing evidence that mitigation measures are implemented. As lead agency, the City of Fresno is responsible for verifying that mitigation is performed/completed.

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

<p><b>AES-1.</b> Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences.</p> <p><b>Verification comments:</b></p>	<p>Prior to issuance of building permits</p>	<p>Public Works Department (PW) and Development &amp; Resource Management Dept. (DARM)</p>	X					
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY					
			A	B	C	D	E	F
<b>Aesthetics (continued):</b>								
<p><b>AES-2:</b> Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties.</p> <p><b>Verification comments:</b></p>	Prior to issuance of building permits	DARM.						
								X
<p><b>AES-3:</b> Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur.</p> <p><b>Verification comments:</b></p>	Prior to issuance of building permits	DARM						X
<p><b>AES-4:</b> Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater</p> <p><b>Verification comments:</b></p>	Prior to issuance of building permits	DARM						X

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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



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

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

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

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY					
			A	B	C	D	E	F
<b>Air Quality (continued):</b>								
<p><b>AIR-4:</b> Require developers of projects containing sensitive receptors to provide a cumulative health risk assessment at project locations exceeding ARB Land Use Handbook distance screening criteria or newer criteria that may be developed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>						
								X
<p><b>AIR-5:</b> Require developers of projects with the potential to generate significant odor impacts as determined through review of SJVAPCD odor complaint history for similar facilities and consultation with the SJVAPCD to prepare an odor impact assessment and to implement odor control measures recommended by the SJVAPCD or the City to the extent needed to reduce the impact to less than significant.</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>						
								X

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

**Biological Resources:**

<p><b>BIO-1:</b> Construction of a proposed project should avoid, where possible, vegetation communities that provide suitable habitat for a special-status species known to occur within the Planning Area. If construction within potentially suitable habitat must occur, the presence/absence of any special-status plant or wildlife species must be determined prior to construction, to determine if the habitat supports any special-status species. If a special-status species are determined to occupy any portion of a project site, avoidance and minimization measures shall be incorporated into the construction phase of a project to avoid direct or incidental take of a listed species to the greatest extent feasible.</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>	<table border="1"> <tr> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	X							
X											
<p><b>BIO-2:</b> Direct or incidental take of any state or federally listed species should be avoided to the greatest extent feasible. If construction of a proposed project will result in the direct or incidental take of a listed species, consultation with the resources agencies and/or additional permitting may be required. Agency consultation through the California Department of Fish and Wildlife (CDFW) 2081 and U.S. Fish and Wildlife Service (USFWS) Section 7 or Section 10 permitting processes must take place prior to any action that</p> <p><i>(continued on next page)</i></p>	<p>Prior to development project approval</p>	<p>DARM</p>	<table border="1"> <tr> <td>X</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	X							
X											

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MEIR MITIGATION MEASURE MONITORING CHECKLIST FOR EA NO. C-15-007

January 31, 2015

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

**Biological Resources** *(continued)*:

**BIO-6:** Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or USACE consultation, determination of mitigation strategy, and regulatory permitting to reduce impacts, as required for projects that remove riparian habitat and/or alter a streambed or waterway, shall be implemented.

**Verification comments:**

Prior to development project approval	DARM	X						
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**BIO-7:** Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS.

**Verification comments:**

Prior to development project approval	DARM	X						
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A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>Biological Resources</b> <i>(continued)</i>:</p>								
<p><b>BIO-8:</b> If a proposed project will result in the significant alteration or fill of a federally protected wetland, a formal wetland delineation conducted according to U.S. Army Corps of Engineers (USACE) accepted methodology is required for each project to determine the extent of wetlands on a project site. The delineation shall be used to determine if federal permitting and mitigation strategy are required to reduce project impacts. Acquisition of permits from USACE for the fill of wetlands and USACE approval of a wetland mitigation plan would ensure a "no net loss" of wetland habitat within the Planning Area. Appropriate wetland mitigation/creation shall be implemented in a ratio according to the size of the impacted wetland. .</p> <p><b>Verification comments:</b></p>	<p>Prior to development project approval</p>	<p>DARM</p>						<p>X</p>
<p><b>BIO-9:</b> In addition to regulatory agency permitting, Best Management Practices (BMPs) identified from a list provided by the USACE shall be incorporated into the design and construction phase of the project to ensure that no pollutants or siltation drain into a federally protected wetland. Project design features such as fencing, appropriate drainage and</p> <p><i>(continued on next page)</i></p>	<p>Prior to development project approval; but for long-term operational BMPs, prior to issuance of occupancy</p>	<p>DARM</p>	<p>X</p>					

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

**Biological Resources** (continued):

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

<p><b>CUL-1:</b> If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance.                       If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and                      (continued on next page)</p>	<p>Prior to commencement of, and during, construction activities</p>	<p>DARM</p>	<p>X</p>											
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A - Incorporated into Project  
 B - Mitigated  
 C - Mitigation in Process  
 D - Responsible Agency Contacted  
 E - Part of City-Wide Program  
 F - Not Applicable

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

**Cultural Resources** (continued):

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project  
B - Mitigated

C - Mitigation in Process  
D - Responsible Agency Contacted

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project  
 B - Mitigated

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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**Cultural Resources** (continued):

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

C - Mitigation in Process  
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E - Part of City-Wide Program  
F - Not Applicable

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

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 D - Responsible Agency Contacted

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 F - Not Applicable

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

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

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

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

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

<p><b>HYD-5.3:</b> The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant.</p> <p>Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include:</p> <ul style="list-style-type: none"> <li>• Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors.</li> <li>• Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth.</li> <li>• Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities</p>	<p>FMFCD, DARM, and PW</p>					<p>X</p>
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A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

<p><b>HYD-5.4:</b> The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant.</p> <ul style="list-style-type: none"> <li>Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded.</li> <li>Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates.</li> <li>Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP-update.</li> </ul> <p><b>Verification comments:</b></p>	<p>Prior to exceedance of capacity of existing pump disposal systems</p>	<p>FMFCD, DARM, and PW</p>					<p>X</p>
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A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

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

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

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

A - Incorporated into Project  
 B - Mitigated

C - Mitigation in Process  
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 F - Not Applicable

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

A - Incorporated into Project  
 B - Mitigated

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 D - Responsible Agency Contacted

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 F - Not Applicable



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

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

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

- USS-3** (continued from previous page)  
 approximately the year 2025, the City shall construct the following improvements:
- Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased.
  - Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased.

**Verification comments:**

**USS-4:** A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools.

**Verification comments:**

[see previous page]

[see previous page]

[see previous page]

Prior to construction of water and sewer facilities

PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved

Prior to construction of water and sewer facilities

PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved

A - Incorporated into Project  
 B - Mitigated

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

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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**Utilities and Service Systems** (continued):

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

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

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

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

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>Utilities and Service Systems</b> <i>(continued)</i>:</p> <p><b>USS-8</b> <i>(continued from previous page)</i></p> <ul style="list-style-type: none"> <li>Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> <li>Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update.</li> </ul> <p style="text-align: right;"><i>(continued on next page)</i></p>	<p><i>[see previous page]</i></p>	<p><i>[see previous page]</i></p>						

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

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

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

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

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

C - Mitigation in Process  
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E - Part of City-Wide Program  
 F - Not Applicable



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

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

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

C - Mitigation in Process  
 D - Responsible Agency Contacted

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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**Utilities and Service Systems - Biological Resources** (continued):

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

C - Mitigation in Process  
 D - Responsible Agency Contacted

E - Part of City-Wide Program  
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
			A	B	C	D	E	F

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

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

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

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

<p><b>USS-12</b> (continued from previous page)</p> <p>action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable.</p> <p>(b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following:</p> <ul style="list-style-type: none"> <li>• The status of the species in question (e.g., officially listed by the State or Federal Endangered Species Acts).</li> <li>• The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question.</li> </ul> <p>(continued on next page)</p>	<p>[see previous page]</p>	<p>[see previous page]</p>
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>Utilities and Service Systems - Biological Resources</b> (continued):								
<p><b>USS-12</b> (continued from previous two pages)</p> <ul style="list-style-type: none"> <li>The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population.</li> </ul> <p>(c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level.</p> <p><b>Verification comments:</b></p>	[see Page 44]	[see Page 44]						
<p><b>USS-13:</b> When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools:</p> <p>(a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans.</p> <p>(continued on next page)</p>	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS					X	

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 B - Mitigated

C - Mitigation in Process  
 D - Responsible Agency Contacted

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 F - Not Applicable

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

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 F - Not Applicable

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

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

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			A	B	C	D	E	F

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

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

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

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

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

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

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

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

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

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

<p><b>USS-19</b> (continued from previous page)</p> <p>(b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site.</p> <p>(c) Off-road trucks should be equipped with on-road engines if possible.</p> <p>(d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard.</p> <p><b>Verification comments:</b></p>	<p>[see previous page]</p>	<p>[see previous page]</p>						
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**Utilities and Service Systems – Adequacy of Storm Water Drainage Facilities:**

<p><b>USS-20:</b> Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with FMFCD to evaluate the storm water drainage system and shall not approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the necessary additional capacity is provided.</p> <p><b>Verification comments:</b></p>	<p>Prior to exceeding capacity within the existing storm water drainage facilities</p>	<p>FMFCD, PW, and DARM</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>X</td> </tr> </table>													X
							X									

A - Incorporated into Project  
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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE STATUS					
			A	B	C	D	E	F

**Utilities and Service Systems – Adequacy of Water Supply Capacity:**

<p><b>USS-21:</b> Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the 2013 Recycled Water Master Plan and the 2014 City of Fresno Metropolitan Water Resources Management Plan update.</p> <p>Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025.</p> <p><b>Verification comments:</b></p>	<p>Prior to exceeding existing water supply capacity</p>	<p>DPU and DARM</p>								<p>X</p>
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**Utilities and Service Systems – Adequacy of Landfill Capacity:**

<p><b>USS-22:</b> Prior to exceeding landfill capacity, the City shall evaluate additional landfill locations and shall not approve additional development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided.</p> <p><b>Verification comments:</b></p>	<p>Prior to exceeding landfill capacity</p>	<p>DPU and DARM</p>								<p>X</p>
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**EXHIBIT C**

**PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST  
For Environmental Assessment Application No. C-15-007**

January 31, 2015

This monitoring checklist for the above noted environmental assessment is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), as required under Assembly Bill 3180, and is intended to establish a project-specific reporting/monitoring program for Environmental Assessment No. C-15-007. Verification of implementation of these mitigation measures, in addition to the applicable measures specified for this project per the Mitigation Monitoring Checklist prepared for this project pursuant to Master Environmental Impact Report No. SCH No. 2012111015 Fresno General Plan, will be required upon the application for subdivision of the project site, special permits, or grading on the project site. The captions below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

**MITIGATION MEASURES FOR ENVIRONMENTAL ASSESSMENT NO. C-15-007**

MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	VERIFIED BY
1. Project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. SCH No. 2012111015Fresno General Plan Mitigation Monitoring Checklist dated January 31, 2015.	Applicant	Processing and review of project proposal prior to approval of special permit.	City of Fresno Development & Resource Management Department; City of Fresno, Departments of Public Works and Utilities

<p><b>I-c: Aesthetics:</b> The buildings along S. Plumas and E. Florence Avenues shall have urban frontage design that includes the following elements:</p> <ul style="list-style-type: none"> <li>a. Building frontages shall be no more than 10 feet of the back of the sidewalk</li> <li>b. Front doors shall be facing the streets.</li> <li>c. Frontage type shall be a stoop or porch (see Downtown Development Code standards)</li> <li>d. No exterior stairways shall be visible from the streets</li> <li>e. No fencing shall be installed between the building frontages and the sidewalk</li> </ul>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno                  Development &amp; Resource                  Management Department.</p>
<p><b>III. Air Quality:</b> Comply with Rule 9510 (Indirect Source Review – ISR)</p>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno                  Development &amp; Resource                  Management Department                   San Joaquin Valley Air                  Pollution Control District.</p>

<p><b>VIII-9: Hazards &amp; Hazardous Materials</b></p> <ul style="list-style-type: none"> <li>a. All water wells and/or septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor.</li> <li>b. Should any underground storage tank(s) be found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.</li> </ul>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno                  Development &amp; Resource Management Department;                  Fresno County Public Health Department</p>
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<p><b>IX: Hydrology and Water Quality</b></p> <p>a/c. Prior to the issuance of building permits, the project applicant shall submit a stormwater management plan to the City of Fresno for review and approval. The stormwater management plan shall identify pollution prevention measures and practices to prevent polluted runoff from leaving the project site. Examples of stormwater pollution prevention measures and practices to be contained in the plan include but are not limited to:</p> <ul style="list-style-type: none"> <li>• Bioswales and landscaped areas that promote percolation of runoff</li> <li>• Pervious pavement</li> <li>• Roof drains that discharge to landscaped areas</li> <li>• Trash enclosures with screen walls and roofs</li> <li>• Stenciling on storm drains</li> <li>• Curb cuts in parking areas to allow runoff to enter landscaped areas</li> <li>• Rock-lined areas along landscaped areas in parking lots</li> <li>• Catch basins</li> <li>• Regular sweeping of parking areas and cleaning of storm drainage facilities</li> <li>• Employee training to inform store personnel of stormwater pollution prevention measures</li> </ul>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno                  Development &amp; Resource Management Department                  Fresno Metropolitan                  Flood Control District</p>
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<p><b>IX-b: Hydrology and Water Quality</b>                  All landscaping shall be drought tolerant. For purposes of compliance with this mitigation measure, drought tolerant shall mean 80% of landscape area planted with plant materials with "low" WULCOL value, and 20% area planted with plant material of "medium" WULCOL value.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno Development &amp; Resource Management Department</p>
<p><b>IX-d: Hydrology and Water Quality</b>                  Comply with the Fresno Metropolitan Flood Control District's requirements related to flood control. Temporary retention is required until master plan facilities can be completed.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>City of Fresno Development &amp; Resource Management Department                  City of Fresno Department of Public Works                  Fresno Metropolitan Flood Control District</p>
<p><b>IX-e: Hydrology and Water Quality</b>                  Comply with the Fresno Irrigation District requirements for treatment of the underground pipe that carries the waters of Braly Canal No. 14 under the southern portion of the site.</p>	<p>Applicant</p>	<p>Prior to issuance of building permits</p>	<p>Fresno Irrigation District</p>

<p><b>XII-a: Noise</b> All buildings in the project shall include noise-attenuating design features such as:</p> <ol style="list-style-type: none"><li>1. Construction of façades with substantial weight and insulation;</li><li>2. Use of sound-rated windows for primary sleeping and activity areas;</li><li>3. Use of sound-rated doors for all exterior entries at primary sleeping and activity areas;</li><li>4. Use of minimum setbacks and exterior barriers;</li><li>5. Use of acoustic baffling of vents for chimneys, attic and gable ends;</li><li>6. Installation of a mechanical ventilation system that provides fresh air under closed window conditions.</li></ol>			
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<p><b>XIV-2-a: Public Services</b>  <b>XVI. Transportation</b> Pay the following Impact Fees prior to issuance of building permits:</p> <ol style="list-style-type: none"> <li>1. Police</li> <li>2. Schools (Fresno Unified School District)</li> <li>3. Parks</li> <li>4. Transportation</li> </ol>	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department
<p><b>XVII-1: Utilities and Service Systems</b>  <i>Comply with Department of Public Utilities Water Division memoranda regarding sewer, water and solid waste requirements.</i></p>	Applicant	Prior to issuance of building permits	City of Fresno Development & Resource Management Department City of Fresno Department of Public Utilities