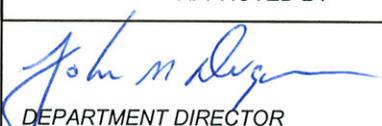




**REPORT TO THE PLANNING COMMISSION**

AGENDA ITEM NO. VIII.A.  
COMMISSION MEETING 07/21/10

July 21, 2010

APPROVED BY  
  
DEPARTMENT DIRECTOR

FROM: JERRY D. BISHOP, Assistant Director   
Development & Resource Management Department

THROUGH: MIKE SANCHEZ, Planning Manager   
Planning Division

BY: WILL TACKETT, Planner III   
Planning Division

SUBJECT: CONSIDERATION OF PROPOSED AMENDMENT TO CONDITIONS OF APPROVAL FOR VESTING TENTATIVE PARCEL MAP NO. 2007-32

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

- 1. APPROVE the proposed amendment to the Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 as provided within the Revised Conditions of Approval dated July 21, 2010; subject to the findings of Section 12-1028 of the Fresno Municipal Code.

**EXECUTIVE SUMMARY**

On June 16, 2008, the Director of the Planning and Development Department approved Vesting Tentative Parcel Map No. 2007-32 proposing a 6-lot commercial subdivision of approximately 7.54 acres of property located on the southeast corner of the intersection of South Fowler Avenue and East Kings Canyon Road.

The subject property is located within the boundaries of the 2025 Fresno General Plan and Roosevelt Community Plan which designate the subject property for development with Neighborhood Commercial planned land uses. The subject property is currently zoned C-1 (*Neighborhood Shopping Center District*). The subject property has also been approved for development as an integrated commercial retail shopping center consisting of five buildings totaling approximately 82,733 square feet of floor area pursuant to Conditional Use Permit No. C-06-85; approved on October 03, 2007.

The Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 dated June 16, 2008 included a requirement from the City of Fresno Department of Public Utilities which stipulated that the subdivider/property owner would be responsible for the abandonment of an existing 6-inch water main in South Fowler Avenue from East Kings Canyon Road, south to East Montecito Avenue. Furthermore, the condition stipulates that in replacement, the subdivider/property owner is required to construct a 14-inch transmission grid water main (including installation of City fire hydrants) in South Fowler for the same street segment in which the existing main would be abandoned.

East Kings Canyon Road is the dividing line for the designated Urban Growth Management (UGM) area (properties north of this portion of East Kings Canyon Road are located within the UGM area while properties to the south of this portion of East Kings Canyon Road are not located within the UGM area). As the subject property is not located within the designated UGM area, the subdivider/developer of the subject property is held responsible for the performance of required work at their own expense; unless, it is explicitly stated within the conditions of approval that the City will reimburse for the cost of certain work through a separate agreement. The applicable conditions of approval for Vesting Tentative Parcel

REPORT TO THE PLANNING COMMISSION

Amendment to Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32

July 21, 2010

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Map No. 2007-32 make no such acknowledgement of a willingness by the City to reimburse for work related to the abandonment and/or replacement of existing utility services adjacent to the subject property. However, the City of Fresno, Department of Public Utilities has indicated a willingness to reimburse the subdivider/developer for costs associated with the installation of the required replacement water main in South Fowler Avenue.

Section 12-1214 of the Fresno Municipal Code (FMC) stipulates that an approved tentative parcel map and/or conditions of a parcel map may be amended pursuant to Section 12-1028 of the FMC. Section 12-1028 of the FMC provides that an amendment to a condition of a tentative parcel map may be initiated by the Director of the Planning and Development Department, the Director of Public Works Department, or any subdivider or owner of the real property subject to the tentative parcel map. However, the decision to approve such an amendment must be approved by the Planning Commission subject to its ability to make the findings specifically referenced within Section 12-1028(b)(4) of the FMC (please see findings provided herein below).

Therefore, staff is requesting consideration and approval by the Planning Commission to amend the Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 to include a provision for reimbursement by the City of Fresno for costs associated with the construction of replacement water main services within South Fowler Avenue, from East Kings Canyon Road south to East Montecito Avenue in accordance with the proposed Revised Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 dated July 21, 2010 and separate agreement prepared for said purpose (please see attached).

**PROJECT INFORMATION**

**PROJECT** Amendment to Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 proposing that a condition of approval requiring the abandonment of an existing 6-inch water main in South Fowler Avenue and the construction of a replacement 14-inch transmission grid water main in South Fowler Avenue be amended to include a provision wherein the City of Fresno will reimburse the costs associated with the construction of the 14-inch water main through a separate agreement.

**APPLICANT** Sunnyside Market Place, LLC., property owner.

**LOCATION** Southeast corner of the intersection of South Fowler Avenue and East Kings Canyon Road.

**(Council District 5, Councilmember Dages)**

**SITE SIZE** Approximately 7.54 acres.

**LAND USE** Existing - Commercial Shopping Center  
Proposed - Commercial Shopping Center

**ZONING** Existing &  
Proposed - C-1 (*Neighborhood Shopping Center District*)

REPORT TO THE PLANNING COMMISSION

Amendment to Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32

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<p>PLAN DESIGNATION AND CONSISTENCY</p>	<p>Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the FMC, the existing C-1 zone district designation for the subject property and the existing Neighborhood Commercial planned land use designation for the subject property may be found consistent.</p>
<p>ENVIRONMENTAL FINDING</p>	<p>Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 filed on February 05, 2008.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>The Roosevelt Implementation/Advisory Committee reviewed and recommended approval of Conditional Use Permit No. C-06-85 for the development of the subject property at its meetings held on May 08, 2006 and January 08, 2007.</p>
<p>STAFF RECOMMENDATION</p>	<p>Recommend Approval of the proposed amendment to the Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 as provided within the Revised Conditions of Approval dated July 21, 2010; subject to the findings of Section 12-1028 of the Fresno Municipal Code</p>

**BORDERING PROPERTY INFORMATION**

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Community Commercial & Medium Density Residential	<b>AE-5/UGM</b> <i>Exclusive Five Acre Agricultural District / Urban Growth Management</i>	Equipment Rental / Vacant
<b>South</b>	Fresno County	<b>R-1-AH (Fresno County)</b> <i>Single Family Residential District (Horses)</i>	Single Family Residential
<b>East</b>	Medium Density Residential & Public Facility	<b>R-1-AH</b> <i>Single Family Residential District (Horses)</i>	Church
<b>West</b>	Fresno County	<b>R-1-AH (Fresno County)</b> <i>Single Family Residential District (Horses)</i>	Single Family Residential

**ENVIRONMENTAL FINDING**

The Planning and Development Department staff have prepared an initial study and environmental checklist and evaluated the proposed project in accordance with the land use and environmental policies and provisions of the 2025 Fresno General Plan and the related Master Environmental Impact Report (MEIR) No. 10130/State Clearing House No. 2001071097. The subject property has been proposed to be subdivided and developed at an intensity and scale that is permitted by the Neighborhood Commercial planned land use designation neighborhood commercial zone district classification (C-1 [*Neighborhood Shopping Center District*]) for the subject site. Thus, it was previously determined that the vesting tentative parcel map application would not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned

land use designation. Moreover, it is not expected that future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project, as identified in the MEIR pursuant to Section 21157(b)(2) of the Public Resources Code and CEQA Guidelines Section 15177, falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to the specific project proposal, the environmental impacts noted in the MEIR, pursuant to the 2025 Fresno General Plan land use designation, include impacts associated with the Neighborhood Commercial planned land use designation specified for the subject property. Based on the initial study prepared, the following findings are made: (1) The proposed project was identified as a Subsequent Project in MEIR No. 10130 because its land use designation and permissible densities and intensities are set forth in Figure I-1 of MEIR No. 10130; (2) The proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR (as indicated on the attached Environmental Assessment Checklist) for the reasons discussed within the environmental assessment for the subject project; and, (3) No new additional mitigation measures are required because the proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR.

Therefore, the project proposal has been determined to be within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines and staff properly published a Finding of Conformity to MEIR No. 10130 dated February 05, 2008, with no comments received to date. In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and 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.

No new potential affects to the environment, which were not previously analyzed by the environmental assessment prepared for the processing of the vesting tentative parcel map application will occur as a result of the proposed revisions to the conditions of approval.

#### **Findings Required Pursuant to Section 12-1028 of the Fresno Municipal Code**

Section 12-1028 of the FMC requires that a proposed amendment to a condition of a tentative parcel map not be approved unless the Planning Commission makes the following findings:

##### **FINDINGS PER FRESNO MUNICIPAL CODE SECTION 12-1028**

- i. There are changes in circumstances which make such conditions no longer appropriate or necessary; and,*

**Finding i:** The proposed amendment to the conditions of approval is only an acknowledgement by the City of Fresno of a willingness to reimburse the subdivider/property owner for costs of work incurred as a result of requirements made of the project. No changes to the actual requirements or responsibilities of the subdivider/property owner as a result of approval of the project are proposed.

*ii. The amendments do not impose any additional burden(s) on the present fee owner(s) of the property subject to the map; and,*

**Finding ii:** The proposed amendment will not impose any additional burden(s) on the present fee owner(s) of the property subject to the map because the modification proposed provides for reimbursement of costs associated with construction requirements imposed upon the present fee owner(s) as a result of the project approval.

*iii. The map, as amended, is not subject to disapproval under the findings in Government Code Section 66474 and conforms to this Article or Article 12 of Chapter 12 for approving a tentative parcel map.*

**Finding iii:** The map, as amended is not subject to disapproval under the findings in Government Code Section 66474 and conforms to this Article and Article 12 of Chapter 12 for approving a tentative parcel map. Original conditions of project approval are not being modified; only the ability to enter into an agreement for the purpose or reimbursement for costs incurred resulting from construction requirements, which will still be satisfied.

*iv. The amendment does not affect any previous findings made under Federal and/or State environmental review; and,*

**Finding iv:** The proposed amendment has no potential to affect any previous findings made for the purpose of compliance with the California Environmental Quality Act. All appropriate analyses have been made and mitigation imposed as appropriate to mitigate any potential effects on the environment which may result from the proposed project; as demonstrated by the attached environmental Finding of Conformity to the 2025 Fresno General Plan MEIR No. 10130.

*v. The amendments do not alter any right, title, or interest in the real property reflected on the recorded map; and,*

**Finding v:** The proposed amendment has no potential to alter any right, title, or interest in the real property reflected on the recorded map. The amendment provides the City of Fresno the ability to reimburse the property interests for costs incurred as a result of construction activities required as conditions of approval for the tentative parcel map.

*vi. If located within the review area of one of the airport specific plans, the amendment shall be subject to the provisions of said plan.*

**Finding vi:** The proposed amendment does not have the potential to, and will not, conflict within any of the goals, objectives, or policies of Fresno Yosemite International Airport and Environs Plan.

REPORT TO THE PLANNING COMMISSION

Amendment to Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32

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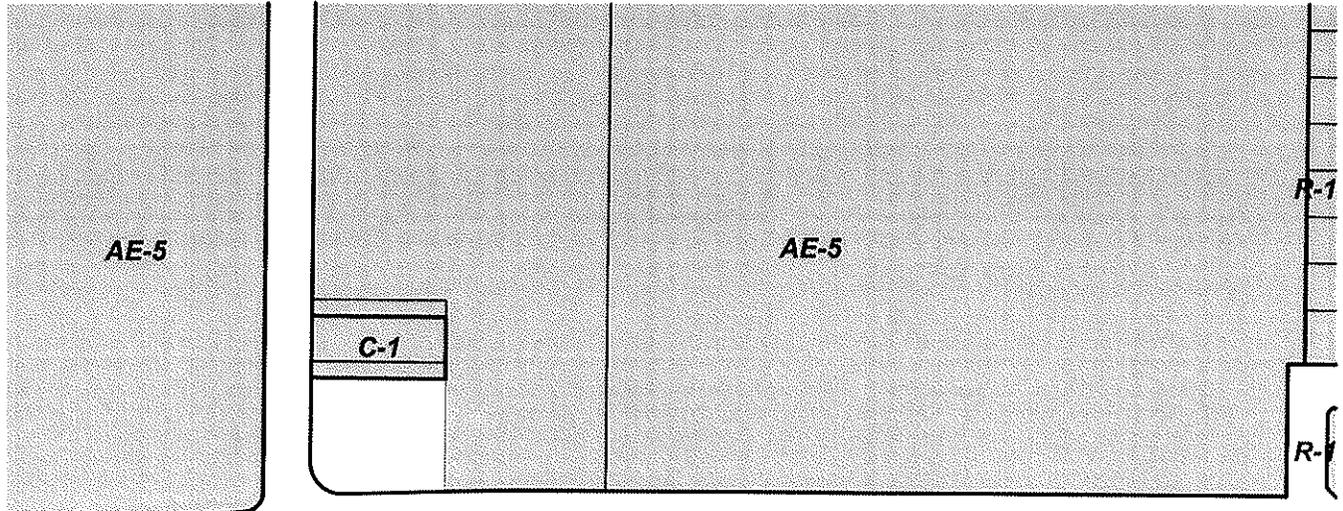
The subdivision map, subject to the recommended conditions of approval, complies with the design and property development standards of the Zoning Ordinance and local Subdivision Ordinance. Based upon the plans and information submitted by the applicant and the recommended conditions of project approval,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

**Conclusion**

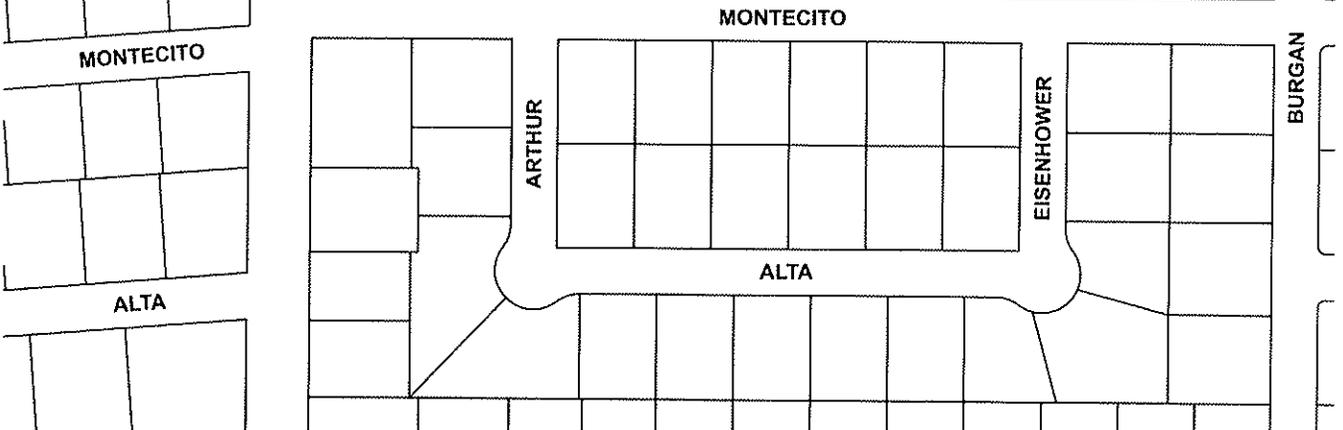
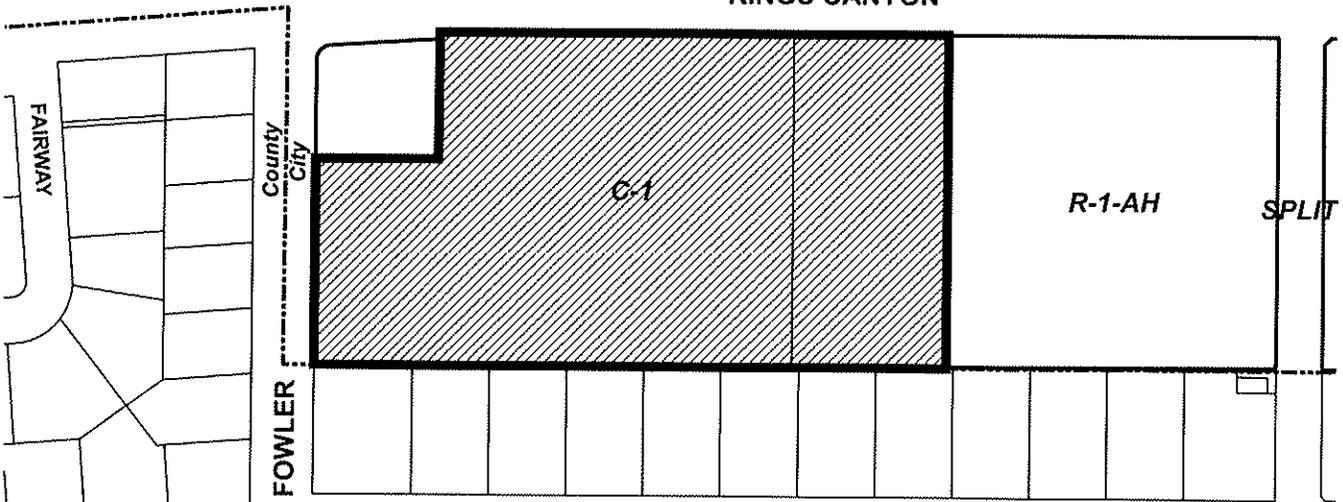
Action by the Planning Commission regarding the proposed amendment to the Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 is final unless appealed to the City Council.

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the Roosevelt 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 the proposed amendment to the conditions of approval is appropriate for the project site.

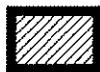
Attachments: Vicinity Map  
2008 Aerial Photograph  
Public Hearing Notice Mailing List Vicinity Map  
Tentative Parcel Map No. 2007-32 dated March 14, 2008  
Revised Conditions of Approval for Vesting Tentative Parcel Map No. 2007-32 dated July 21, 2010  
Environmental Assessment No. TPM-2007-32, Finding of Conformity to the 2025 Fresno General Plan MEIR No. 10130 dated February 05, 2008.



**KINGS CANYON**



**LEGEND**



Subject Property



U.G.M. Area

**VICINITY MAP**

CONDITIONAL USE PERMIT NO. C-06-085

6075 E. KINGS CANYON RD.

**PLANNING & DEVELOPMENT DEPARTMENT**



NOT TO SCALE

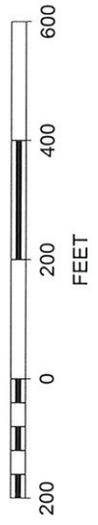
A.P.N.: 313-210-02,19

ZONE MAP: 2456

BY/DATE: J.S. / 5-10-06



SCALE 1 : 3,817



request ID: TPM-2007-3





**CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT**

**CONDITIONS OF APPROVAL**

**JUNE 16, 2008**

REVISED JULY 21, 2010

**VESTING TENTATIVE PARCEL MAP NO. 2007-32**

Southeast corner of the intersection of South Fowler Avenue and East Kings Canyon Road

**NOTICE TO PROJECT APPLICANT**

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

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project.

Upon conditional approval of Vesting Tentative Parcel Map No. 2007-32, dated March 14, 2008, the subdivider may prepare a Final Parcel Map in accordance with the approved tentative map. Note that a final parcel map may not be filed until the appeal period has expired. Should an appeal be filed pursuant to Section 12-1207 of the FMC, the application will be scheduled to be heard before the City of Fresno Planning Commission. The appellant may withdraw their appeal pursuant to Section 12-1207.2 of the FMC.

Concurrent with the filing of a final map and when the provisions of Section §66436 of the SMA apply, the subdivider is responsible to send, by certified mail, a sketch of the proposed final map, together with a copy of Section §66436(a)(3)(A) of the SMA, to any public entity or public utility which has previously acquired a right-of-way easement.

**LEGAL STATUS OF SITE TO BE SUBDIVIDED**

The parcel map site is situated in the City of Fresno, County of Fresno, State of California, and was legally created as:

Parcel 1:

Lots 1 and 2 of Glen Park Tract, according to the Map thereof recorded in Book 2, Page 49, Record of Survey;

Excepting therefrom the south 198 feet thereof,

Also Excepting therefrom said Lot 1 the west 10 feet thereof;

Also Excepting therefrom said Lot 1 the westerly 160 feet of the northerly 173 feet thereof, (except the westerly 10 feet thereof which was granted to County of Fresno by Deed recorded March 12, 1958 in Book 4041 Page 350, of Official records, as Document No. 17613).

Parcel 2:

The west 200 feet of Lot 3 of Glen Park Tract, in the County of Fresno, State of California, according to the Map thereof recorded in Book 2, Page 49, of Record of Surveys, Fresno County Records.

Excepting therefrom the south 198 feet thereof.

APN(s): 313-210-02 & 19

## PLAN CONSISTENCY

1. The subject site is located within the jurisdiction of the 2025 Fresno General Plan and Roosevelt Community Plan. Both plans designate the parcel map for development with Neighborhood Commercial planned land uses. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and applied within all community plans the existing C-1 (*Neighborhood Shopping Center*) zone district is consistent with the Community Commercial planned land use designations for the subject property.

## ZONING

2. Comply with the provisions of the State of California Government Code Sections §66410 - §66499.58 of the SMA and the City FMC Chapter 12, Article 10 (Subdivision of Real Property).
3. Proposed Parcels "A" through "F," inclusive of Vesting Tentative Parcel Map No. 2007-32 are consistent with the existing C-1 (*Neighborhood Shopping Center*) zone district with the following exceptions:
  - a) Proposed Parcels "A," "B," "C" & "F" of Vesting Tentative Parcel Map No. 2007-32 dated March 14, 2008 do not meet the minimum lot dimension requirements of the C-1 (*Neighborhood Shopping Center*) zone district in terms of lot depth. The property development standards of the C-1 zone district require that each lot shall have a minimum depth of one hundred fifty (150) feet.
  - i) The lot lines proposed to be created by Vesting Tentative Parcel Map No. 2007-32 shall be adjusted to meet the minimum 150-foot lot depth requirement of the C-1 (*Neighborhood Shopping Center*) zone district. The tentative parcel map shall be revised to meet the minimum lot depth requirements, as listed above, and shall be resubmitted to the Planning and Development Department for review and approval prior to filing the Parcel Map (final); or, the Vesting Tentative Parcel Map shall be

labeled as "A Planned Development."

- b) The lot lines proposed to be created for Parcels "C," "D" & "E" of Vesting Tentative Parcel Map No. 2007-32 do not meet the standards of Fresno Municipal Code Section 12-1011(f)(5) , which requires that the side lot lines of any lot, so far as is practicable, shall be at right angles to the street which the lot faces, or radial if the street is curved.
  - i) The lot lines proposed to be created by Vesting Tentative Parcel Map No. 2007-32 shall be reconfigured to meet the standards of the Fresno Municipal Code Section 12-1011(f)(5). The tentative parcel map shall be revised to meet the standards of the FMC, as listed above, and shall be resubmitted to the Planning and Development Department for review and approval prior to filing the Parcel Map (final); or, the Vesting Tentative Parcel Map shall be labeled as "A Planned Development."
4. Whenever a subdivision, includes area under common ownership and/or use, the use, maintenance, and operation thereof shall be administered by an owner's association regulated by covenants, conditions, and restrictions (CC&R's).
  - a) Submit draft copies of Covenants, Conditions and Restrictions/Owners Association documents (CC&R's) for review and approval. Final, executed and notarized documents shall be recorded with the parcel map. CC&R's are intended to satisfy and secure the enforceability of properties' obligations for retention and maintenance of access, utilities, facilities, and improvements; and, shall, at a minimum, address the following:
    - i) Cross Access for ingress/egress and emergency access to buildings
    - ii) Cross Drainage
    - iii) Shared Parking
    - iv) Shared solid waste facilities
    - v) Maintenance of sewer, water and all other utilities
    - vi) Maintenance of all landscaping within the limits of the map
    - vii) Maintenance and retention of fire suppression systems and underground water supplies
    - viii) Temporary ponding basins/facilities (if required and/or proposed)
    - ix) Design and development standards for a unified development
    - NOTE: Any amendment by the association to the above provisions or any other provision specifying any right of the City shall require the prior written consent of the City.

## **GENERAL CONDITIONS**

5. Any existing and/or proposed structure(s) on the site may be affected due to the location of the proposed parcel lines. The placement of a parcel line in close proximity to any existing and/or proposed structure(s) requires that the structure(s) be found in compliance with the fire resistive standards of the Uniformed Building Code, Chapter 5.
  - a) Compliance with the prevailing Uniform Building Code as it relates to exterior wall

protection, allowable area, etc. (as applicable to new parcel line locations) must be demonstrated prior to recordation of the Parcel Map. Contact the Planning and Development Department, Building and Safety Services Division at (559) 621-8200.

- NOTE: In the event the structures do not comply they must be modified so as to meet the requirement.
6. All off-site and public improvements shall be constructed in accordance with the Public Works Department Standards, Specifications and Policies. Engineered construction plans and estimates for all or part of the required work shall be required prior to the issuance of Street Work Permits unless otherwise determined by the City Engineer. The cost for such plan preparation, review and construction inspection shall be at the subdivider's expense.
  7. Any existing utilities, including but not limited to, street lights, traffic signals, fire hydrants, poles (power, telephone, cable, etc.), which must be relocated or removed in conjunction with the construction of these off-site improvement requirements, shall be the responsibility and at the expense of the subdivider.
  8. All existing overhead utilities, including but not limited to, electrical systems, communication systems and street lighting systems shall be placed underground in accordance with the provisions of Section 12-1011 and Resolution No. 78-522/88-229, and the policies of the Public Works Department.
  9. When street/safety lighting installations are required, street lighting plans shall be submitted for review and approval by the Traffic Engineer prior to the issuance of permits for the work. Services to street lighting installations shall be separated from the electrical service(s) serving the development. The type, location and service for street lighting installations shall be as determined by the Traffic Engineer. Street lighting installations shall be dedicated to the City upon completion and acceptance of the installations.
  10. Sidewalks (including wheelchair ramp landings) and driveway approaches, for undeveloped parcels of this parcel map, shall be required and constructed at the time of site development.
    - a) Curb ramps are required at all corners within the limits of this parcel map.
  11. Whenever covenants or agreements are required, they shall be prepared by the city upon receipt of the fee in accordance with the adopted Master Fee Schedule. All covenants and agreements must be approved by the City Attorney's Office and shall be recorded with the final parcel map.
  12. Telephone, cable, and other public utilities which propose above-ground facilities (such as cabinets) determined by the Planning and Development Director to be oversized shall be located in an additional easement area outside of the required landscape strip.
  13. All work and engineered plans for public improvements shall conform to the 2002 Edition of the City of Fresno Standard Specifications and Drawings (City Council Resolution No. 70-36 and Resolution Nos. 84-361) and any amendments thereto, hereinafter referred to as the

Public Works Standards.

14. The subdivider shall dedicate and construct public easements to facilitate the construction of curbs, gutters, sidewalks with street tree wells and irrigation systems (when applicable), permanent pavement, street/safety lighting, bus bays, right turn lanes, bike lanes, bike paths, multi-purpose trail, wheelchair ramps and public utilities in accordance with City plans, ordinances, resolutions and policies, and the Standard Specifications of the Public Works Department within the limits of the parcel map.
15. Existing improvements that are not to the planned alignment shall be removed and required improvements installed to the new street alignment and grade. Existing improvements to remain in place shall be repaired if determined to be damaged and/or off grade by the City Engineer. Existing driveway approaches not identified for current or future utilization shall be removed and sidewalk (when applicable), curb and gutter shall be installed to match existing or proposed street line and grade as determined by the City Engineer.
16. A minimum four foot wide clear path of travel is required along the public sidewalk on all frontages of the property as required by Title 24 of the California Administration Code as determined by the City Engineer. An on-site pedestrian easement and construction of a path may be required if Title 24 provisions cannot be met within the public rights-of-way. All such public easements shall be identified and dedicated with the processing and recordation of the Final Parcel Map and/or at the time of Special Permit review for the proposed development of the parcel(s).
17. All required signing and striping shall be installed and paid for by the developer/owner. The signing and striping plans shall comply with the current Caltrans standards and shall be submitted to the Public Works Department for review and approval as a part of the street improvement plans for this tentative map.
18. Additional off-site improvements will be required at the time of future site plan review.
19. The subdivider may either construct or install the required improvements, when required; or, enter into a bonded secured agreement with the City of Fresno providing for the construction of the required improvements and sufficient security prior to the approval of the final parcel map.

**SPECIFIC CONDITIONS**

STREET NAMES

20. The following street names shall be corrected on the parcel map:

<b>Street Name</b>	<b>Status</b>	<b>Required Change</b>
East Kings Canyon Avenue	Change	East Kings Canyon Road
North Fowler Avenue	Change	South Fowler Avenue

### STREETS AND RIGHTS-OF-WAY

21. Comply with all of the conditions of the Public Works Department, Engineering Division memorandum dated March 25, 2008.
22. This map is incomplete. Provide the following information to the satisfaction of the Public Works Department, Engineering Division prior to recordation of the Parcel Map:
  - a) Identify all existing and proposed dedications. Provide a dimension from the section and center lines to the existing and proposed property lines.
  - b) Identify and dimension center and section lines in accordance to the OPL and the approved GAD.
  - c) Identify and dimension proposed curb alignment. Include right-turn pocket onto site from East Kings Canyon Road frontage.

#### **MAJOR STREETS:**

##### South Fowler Avenue (Arterial):

23. Dedicate 57' to 47' of property, measured from Section Line, for public street purposes within the limits of this map to meet the City of Fresno's Arterial Standards.
24. Construct concrete curb and gutter, built to an 10-foot pattern, in accordance with Public Works Standard P-5 and P-69.
25. Construct 20 feet of permanent asphalt concrete paving, from face of curb, in accordance with Public Works Standard P-50.
26. Construct an underground street lighting system (one light) in accordance with Public Works Standard E-1 within the limits of this map. Spacing and design shall conform to Public Works Standard E-7 for Arterial Streets.

##### East Kings Canyon Road (Arterial):

27. Dedicate 53' to 61' of property, measured from Centerline, for public street purposes within the limits of this map to meet the City of Fresno's Arterial Standards and approved GAD. Centerline shall be established per County Precise Plan Line No. 47. See Exhibit "D".
28. Construct concrete curb and gutter, match existing 12-foot pattern and transition to a 10-foot pattern, in accordance with Public Works Standard P-5 and P-69.
29. Construct 20 feet of permanent asphalt concrete paving, from face of curb, in accordance with Public Works Standard P-50.

30. Construct an underground street lighting system (four lights) in accordance with Public Works Standard E-1 within the limits of this map. Spacing and design shall conform to Public Works Standard E-7 for Arterial Streets.

**TRAFFIC IMPACT STUDY:**

31. All projects that are projected to generate 100 or more peak hour trips (AM or PM) shall prepare a Traffic Impact Study (TIS), as identified in the 2025 Fresno General Plan, Traffic Mitigation Measure B-4, b.
  - NOTE: The proposed development will generate a total of 84 a.m. / 313 p.m. peak hour trips and generate a count of 3,584 Average Daily Trips (A.D.T.) based upon the development of the subject property in accordance with Conditional Use Permit Application No. C-06-085.
  - NOTE: A Traffic Impact Study has been submitted. The TIS prepared for Conditional Use Permit Application No. C-06-085 (retail shopping center proposed for development on the subject property,) will be utilized for this purpose. The mitigation requirements identified by the Traffic Engineering Manager in the attached memorandum dated September 25, 2007 have been incorporated within the conditions of approval for Conditional Use Permit Application No. C-06-085 and will be required at the time of development of the subject property. No identified mitigation measures are required to be satisfied prior to recordation of the Parcel Map.

SANITARY SEWER SERVICE

Sanitary Sewer Requirements:

The nearest sanitary sewer mains to serve the proposed project is an 8-inch sanitary sewer main located in South Fowler Avenue. Sanitary sewer facilities will be available to provide service to the site subject to the following requirements:

32. No sanitary sewer connections shall be allowed to the existing 18-inch sanitary sewer main located in East Kings Canyon Road or the existing 36-inch sanitary sewer main located in South Fowler Avenue.
33. On-site sanitary sewer facilities shall be private.
34. Separate sewer house branches are required for each lot created.
35. Abandon all existing on-site private sanitary septic systems.
36. Comply with all of the requirements of the Department of Public Utilities, Planning and Engineering memorandum dated January 02, 2008.

*Sanitary Sewer Fees:*

37. The following Sewer Connection Charges are due and shall be paid for the Project:
- a) Sewer Lateral Charge
  - b) Oversize Sewer Charge
  - c) Oversize Sewer Area: Fowler
  - d) Trunk Sewer Charge

WATER SERVICE

The following conditions are required to provide water service to the development:

38. Abandon the existing 6-inch water main in South Fowler Avenue from East Kings Canyon Road to East Montecito Avenue. In replacement, construct a 14-inch transmission grid water main (including installation of City fire hydrants) in South Fowler Avenue from East Kings Canyon Road south to East Montecito Avenue. **City will reimburse the costs associated with the 14-inch water main through a separate agreement.**
39. Separate water services with meters shall be provided to each parcel.
40. Seal and abandon existing on-site well(s) 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.
41. All public water facilities shall be constructed in accordance with Public Works Department standards, specifications, and policies.
42. All on-site water supply facilities shall be private.
43. Comply with all of the requirements of the Department of Public Utilities, Water Division memorandum dated December 21, 2007; **except as modified herein above.**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD)

44. The subdivider shall be required to comply with all of the specific requirements imposed by the FMFCD for the subdivision or any amendments or modifications to those requirements, which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the FMC. These requirements are identified in the attached District's letter to the Planning and Development Department dated January 14, 2008.
45. Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to parcel map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational, and fencing shall conform to City of Fresno Public Works Standard No. P-45. The Fresno Mosquito and Abatement District shall

be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-62 for temporary on-site ponding basins, and a copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004. Maintenance of temporary ponding basins shall be the responsibility of the required owner's association until permanent service for the entire subdivision is provided.

DEPARTMENT OF PUBLIC WORKS - SPECIAL DISTRICTS/PROJECTS AND RIGHTS-OF-WAY

46. Comply with all of the requirements of the attached memorandum from the Department of Public Works, Parks Supervisor January 02, 2008.

COUNTY OF FRESNO

47. The following plans, along with the appropriate forms (see attached), shall be submitted to the County of Fresno, Road Maintenance and Operations Division for review and approval. The engineer must comply with the attached lists in order for the County of Fresno to consider any submittals complete and suitable for comment.

- a) Grading and drainage plans for the project as it affects the common boundary on the south side of the subject property.
- b) Road improvement or underground infrastructure / utility extension plans in County right-of-way on South Fowler Avenue and East Kings Canyon Road.
- c) Proposed access points to South Fowler Avenue and East Kings Canyon Road.
- d) Striping and signal plans for the intersection of South Fowler Avenue and East Kings Canyon Road and/or legs of the intersection.

- NOTE: A grading voucher and encroachment permit will be required from the project engineer/developer/contractor. Issuance of both the voucher and encroachment permit by the County will require that all plan check and permitting fees be paid.

**DEVELOPMENT FEES AND CHARGES**

This project is subject to the following development fees and charges:

<u>Fresno Metropolitan Flood Control District</u>	<u>FEE / RATE</u>
Metropolitan Flood Control District Fee	\$9,829.00
<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>

- |   |                                |
|---|--------------------------------|
| a. Lateral Sewer Charge ♣                     | \$0.10/sq. ft. (to 100' depth) |
| b. Oversize Charge ♣                          | \$0.05/sq. ft. (to 100' depth) |
| c. Trunk Sewer Charge<br>Service Area: Fowler | S.T.E.P. ♦                     |
| d. Wastewater Facilities Charge               | S.T.E.P. ♦                     |
| e. Fowler Trunk Sewer Interim Fee Surety ♣    | N/A                            |
| f. House Branch Sewer Charge ♥                | N/A                            |

WATER CONNECTION CHARGES

FEE RATE

- |   |  |
|---|--|
| g. Service Connection Charge                            | Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule. |
| h. Frontage Charge ♣                                    | \$6.50/lineal foot   |
| i. Transmission Grid Main Charge ♣                      | \$643/gross acre<br>(parcels 5 gross acres or more)  |
| j. Transmission Grid Main Bond<br>Debt Service Charge ♣ | \$243.00/gross acre<br>(parcels 5 gross acres or more)   |
| k. UGM Water Supply Fee ♥<br>Service Area:              | N/A  |
| l. Well Head Treatment Fee ♥<br>Service Area:           | N/A  |
| m. Recharge Fee ♥<br>Service Area:                      | N/A  |
| n. 1994 Bond Debt Service ♣<br>Service Area:            | N/A  |

CITYWIDE DEVELOPMENT IMPACT FEES

FEE RATE

- |   |                         |
|---|-------------------------|
| o. Fire Facilities Impact Fee ‡<br>Commercial | \$236.00/1000 sq. ft. † |
|---|-------------------------|

p. Park Facility Impact Fee‡	N/A
q. Quimby Parkland Dedication Fee♥	N/A
r. Citywide Locally Significant Street Charge♣	
Commercial Retail	\$12,030.00/adj. acre
Commercial Office	\$12,030.00/adj. acre
s. New Growth Area Major Street Charge♣	N/A
t. Police Facilities Impact Fee‡	\$665.00/1000 sq. ft †
u. Traffic Signal Charge♣	\$45.98/ADT †

**Notes:**

- \* Living Unit Equivalents are calculated by multiplying the number of Net Acres by 5.8 Living Unit Equivalents for commercial or 3.0 Living Unit Equivalents for industrial to arrive at the total number of Living Unit Equivalents.
- ◆ Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).
- ♣ Due at time of development
- ♠ Deferrable through Fee Deferral Covenant.
- ♥ Due at time of subdivision.
- ‡ Due at occupancy.
- † Building areas to be calculated to the nearest square foot. Traffic Signal Fee is subject to review and conditions of approval from Transportation Planning through the entitlement review process based on Average Daily Trips of the proposed project.



**DATE:** March 25, 2008

**TO:** Will Tackett, Planner III  
Development Department, Planning Division, Current Planning

**THROUGH:** Louise Gillo, Traffic Planning Supervisor  
Public Works Department, Engineering Division

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

**SUBJECT:** **Tentative Parcel Map 2007-32**, Public Works Conditions of Approval  
Location: Southeast Corner of East Kings Canyon Road and North Fowler Avenue  
Owner: Sunnyside Market Place, LLC

**TENTATIVE PARCEL MAP REQUIREMENTS: This map is incomplete. Please provide the following information prior to perfection:**

**A. General Requirements**

1. **Scale:** Site plan must be drawn to scale. Use 1"= 30' or larger.

**B. Offsite Information:**

1. **Dedications:** Identify all existing and proposed dedications. Provide a dimension from the section and center lines to the existing and proposed property lines.
2. **Center and Section Lines:** Identify and dimension center and section lines in accordance to the OPL and the approved GAD.
3. **Curb and Gutter Alignment:** Identify and dimension proposed curb alignment. Include right-turn pocket onto site from Kings Canyon frontage.

**STREET IMPROVEMENT REQUIREMENTS**

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

**Construct or install the required improvements, or contact Gary Witzel at (559) 621-8725 to enter into a bonded secured agreement for these improvements. This must be executed prior to perfection of this parcel map.**

**General Conditions**

- Repair or replace all existing damaged and/or off-grade offsite concrete improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5500.
- Submittal of engineered construction plans to the Planning and Development Department for approval must be made **prior** to the final map.

- All required signing and striping shall be installed and paid for by the developer / owner. The signing and striping plans shall comply with the current Caltrans standards and be submitted as a part of the street improvement plans.
- Additional offsite improvements will be required at the time of future site plan review.
- Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.

**Major Streets:**

**South Fowler Avenue: Arterial**

1. Dedicate **57' to 47'** of property, measured from **Section Line**, for public street purposes within the limits of this map to meet the City of Fresno's Arterial Standards.
2. Construct concrete curb and gutter, built to a **10'** pattern, in accordance with Public Works Standard **P-5 and P-69**.
3. Construct **20'** of permanent asphalt concrete paving, from face of curb, in accordance with Public Works Standard **P-50**.
4. Construct an underground street lighting system (**one light**) in accordance with Public Works Standard **E-1** within the limits of this map. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

**East Kings Canyon Road: Arterial**

1. Dedicate **53' to 61'** of property, measured from **Center Line**, for public street purposes within the limits of this map to meet the City of Fresno's Arterial Standards and **approved GAD**. Center line shall be established per **County Precise Plan Line No. 47. See Exhibit "D"**.
2. Construct concrete curb and gutter, match existing **12'** pattern and transition to a **10'** pattern, in accordance with Public Works Standard **P-5 and P-69**.
3. Construct **20'** of permanent asphalt concrete paving, from face of curb, in accordance with Public Works Standard **P-50**.
4. Construct an underground street lighting system (**four lights**) in accordance with Public Works Standard **E-1** within the limits of this map. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

**Traffic Impact Study**

This development will generate a total of **84** a.m. / **313** p.m. peak hour trips and generate a count of **3,584** Average Daily Trips (A.D.T.), based upon the following (**CUP 06-085**):

<b>Land Use</b>	<b>Size</b>	<b>Average Daily Trips (ADT)</b>	<b>AM Pk Hour</b>	<b>PM Pk Hour</b>
Building A	28,288 SF	1215	29	106
Building B	27,720 SF	1190	28	104
Building C	7,560 SF	325	8	29
Building D	7,900 SF	339	8	29
Building E	3,248 SF	139	3	12
Building F	3,248 SF	139	3	12
Building G	5,512 SF	237	5	21

A Traffic Impact Study **has been submitted**. The TIS shall identify the mitigation measures, which would mitigate the project and/or other related projects' significant impacts to a level of insignificance. **Comply with the mitigation requirements of the Traffic Engineering Manager. See Attached.**

**Note:** All projects that are projected to generate 100 or more peak hour trips (AM or PM) shall prepare a Traffic Impact Study, as identified in the 2025 Fresno General Plan, Traffic Mitigation Measure **B-4, b.**





City Hall 559-621-8800  
2600 Fresno Street, Rm. 4064  
Fresno, CA 93721-3623  
[www.fresno.gov](http://www.fresno.gov)



Public Works Department  
Jon Ruiz, Director

September 25, 2007

Peters Engineering Group  
John Rowland, P.E.  
55 Shaw Avenue, Suite 220  
Clovis, CA 93612

**SUBJECT:** REVIEW OF TRAFFIC IMPACT STUDY (TIS) FOR THE PROPOSED COMMERCIAL RETAIL BUILDINGS. Southeast corner of the intersection of FOWLER AVENUE and KINGS CANYON ROAD  
TIS06-029 2<sup>nd</sup> Submittal dated February 13, 2007

***APPROVED FOR PLANNING COMMISSION***

We reviewed the Traffic Impact Study (TIS) for the proposed subject project which consists of 82,264 square feet (SF) of gross leasable area. The following report documents the review by the Traffic Engineering staff.

**General Comments and Conditions**

1. The trip generation based on ITE Trip Generation Manual is acceptable. The proposed project is projected to generate 6,477 daily trips, 424 trips during the AM peak hour and 510 trips during the PM peak hour.
2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee which is currently \$45.98 per ADT at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Based on the current fee the TSMI fee would be \$297,812.
3. The proposed project shall make necessary improvements and right-of-way dedications adjacent public streets as per City of Fresno requirements.
4. The intersection of Fowler Avenue and Kings Canyon Road shall be constructed with the following lane configurations:  
  
Westbound: one protected left-turn lane, two through lanes, one right-turn lane  
Eastbound: two protected left-turn lanes, two through lanes, one right-turn lane  
Southbound: two protected left-turn lanes, two through lane, one right-turn lane (to be constructed by Fancher Creek)  
Northbound: two 150 ft protected left-turn lanes, one through lane, one shared through right-turn lane
5. Fowler Avenue along project frontage (from Kings Canyon to the southern property boundary) shall be widened to two through lanes in each direction to mitigate unacceptable levels of service.
6. The project shall construct left-turn pockets for access to the project site with raised landscaped medians on both Fowler Avenue and Kings Canyon Road. The transition to widen the roadway to accommodate the left-turn pockets will require right-of-way acquisition beyond the project site. The

Fowler Avenue southbound left-turn pocket shall be 75 feet long. The Kings Canyon Road westbound left-turn pocket shall be 150 feet long. Both shall have appropriate tapers per the design speed of the roadway without deceleration occurring in the turning pocket.

**Modifications to the Report**

7. There is not a receipt attached to the study for payment of the Traffic Impact Study review fee of \$288. Please provide receipt of payment prior to going to Planning Commission otherwise the study is not approved for Planning Commission.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or [bryan.jones@fresno.gov](mailto:bryan.jones@fresno.gov).

Sincerely,

Bryan D. Jones, T.E.  
Traffic Engineering Manager  
Public Works Department, Traffic Engineering Division

C: Traffic Engineering Reading File  
Copy filed with Traffic Impact Study  
Mike Sanchez, Planning & Development Dept.  
Louise Gillo, Traffic Planning Supervisor

## DEPARTMENT OF TRANSPORTATION

1352 WEST OLIVE AVENUE  
P. O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-4347  
FAX (559) 488-4088  
TTY (559) 488-4066

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CITY OF FRESNO  
PUBLIC WORKS DEPT

Flex your power!  
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October 11, 2007

2131-IGR/CEQA

6-FRE-180-64.4

~~A-07-014 R-07-053 & C-07-239~~

(PREVIOUSLY C-06-085)

SUNNYSIDE MARKET PLACE

Mr. Arnaldo Rodriguez  
City of Fresno Development Department  
2600 Fresno Street  
Fresno, CA 93721

Dear Mr. Rodriguez:

Caltrans has reviewed the application for the proposed Sunnyside Market Place to be located on the southeast corner of East Kings Canyon (State Route 180) and South Fowler Avenue. We reviewed and commented on the Traffic Impact Study in May 2007. Our comments remain the same.

The project's TIS identified impacts to the State Route (SR) 180/Clovis Avenue intersection. Improvements to this intersection are included in the City's Impact Fee Program. These improvements include widening, right-turn lanes, and signal modifications at all four legs of the intersection. Payment into the City's Impact Fee Program will mitigate this project's impacts to this portion of the State Highway.

While the improvements mentioned above will improve operations at the intersection, dual left-turn lanes on the northbound leg of Clovis Avenue at East Kings Canyon are needed to optimize traffic flow. We recommend that the City add these improvements to the Impact Fee Program as well.

The project's TIS identified impacts to the SR 180/Fowler Avenue intersection. Improvements to this intersection are included in the City's Impact Fee Program. Payment into the City's Impact Fee Program will mitigate this project's impacts to this State Facility.

The project also has the potential to impact the new Freeway 180/Fowler Avenue interchange. This interchange, when constructed, should be able to meet the demand. The City should be aware, however, that changes to land use have the potential to reduce the twenty-year design life of the interchange.

Caltrans will be relinquishing this portion of State Highway 180 to the City in the not-too-distant future. Should the City request a dedication of right-of-way from this project, Caltrans

will accept the amount of right-of-way to accommodate the City's ultimate configuration for East Kings Canyon Road.

Should the applicant develop the project prior to the relinquishment of SR 180 to the City, an encroachment permit from Caltrans will be required if activities are proposed within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations."

Also, if the project is developed prior to the relinquishment, the following will apply:

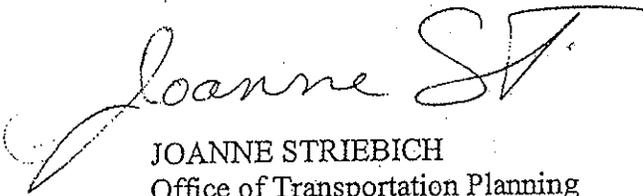
1. It is the Department's policy to minimize new access points to State Highways. Caltrans will need to evaluate the project's planned connection to the State Highway.
2. Any existing or proposed driveways accessing State right-of-way must meet current State standards.
3. Caltrans recommends that the applicant construct a sidewalk along the property's frontage with SR 180. The sidewalk should be at least 5 feet wide.
4. Existing curb, gutter and sidewalk, and curb ramps may need to be reconstructed to meet current ADA standards or other applicable State or Federal accessibility and safety requirements.
5. All existing concrete curb, gutter and sidewalk that is damaged, broken and/or cracked shall be removed and replaced in-kind.
6. Any and all damaged concrete surfaces within the right-of-way which pose a safety hazard due to potential tripping hazards shall be replaced or repaired in accordance with ADA and/or applicable State or Federal requirements.
7. No water from the site shall be allowed onto the State right-of-way without the Department's approval.
8. The owner needs to submit the pedestrian improvements proposed in the State right-of-way to the Department of State Architect (DSA) for certification. The encroachment permit authorizing the work will not be issued until the pedestrian improvements in the State right-of-way are certified by the DSA. The owner needs to contact Saher Yassa at (916) 323-2643 for the submittal requirements.

Mr. Arnaldo Rodriguez  
October 11, 2007  
Page 3

9. No advertising signs are allowed in or over the State right-of-way. A sign permit may be required for advertising signs adjacent to and visible from the State Highway rights-of-way. The project proponent must construct and maintain the advertising signs without access to the State Routes. Contact Ken Parmelee at (916) 651-9327 for additional information or to obtain a sign permit application. Additional information on Caltrans Outdoor Advertising Permit requirements may also be found on the Internet at [www.dot.ca.gov/hq/oda](http://www.dot.ca.gov/hq/oda).
10. Landscape and irrigation should be kept outside of the State right-of-way. If not, a landscape and irrigation maintenance agreement is required between the Department and the local jurisdiction before an encroachment permit is issued for the work in the State right-of-way.

Please be advised that any future development adjacent to a State Route, whether the entitlement is deemed by the lead agency to be discretionary or ministerial should be sent to Caltrans for review. If you have any questions, please call me at (559) 488-4347.

Sincerely,



JOANNE STRIEBICH  
Office of Transportation Planning  
District 6

C: Mr. Scott Mozier, City of Fresno Public Works  
Mr. Bryan Jones, City of Fresno Public Works  
Ms. Barbara Goodwin, Council of Fresno County Governments



**DEPARTMENT OF PUBLIC UTILITIES**

**Date:** January 2, 2008

**To:** WILL TACKETT, Planner III  
Planning and Development Department

**From:** ROBERT A. DIAZ, Senior Engineering Technician  
Department of Public Utilities, Planning and Engineering

**Subject:** SANITARY SEWER REQUIREMENTS FOR PM-2007-32

**General**

PM-2007-32 proposes approximately 7.54 acres of property located on the southeast corner of the intersection of East Kings Canyon Road and North Fowler Avenue.

**Environmental Recommendations**

A NEGATIVE DECLARATION MAY BE ISSUED: The project may have adverse impacts but impacts can be mitigated without further study or are not serious enough to warrant an Environment Impact Report.

**Sanitary Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Fowler Avenue. Sanitary sewer facilities will be available to provide service to the site subject to the following requirements:

1. No sanitary sewer shall be allowed existing 18-inch sanitary sewer main located in East Kings Canyon or the existing 36-inch sanitary sewer main located in North Fowler Avenue. *connections to the*
2. On-site sanitary sewer facilities shall be private.
3. Separate sewer house branches are required for each new lot create.
4. Abandon all existing on-site private sanitary septic systems.

**Sanitary Sewer Fees**

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

1. Sewer Lateral Charge
2. Oversize Sewer Charge
3. Oversize Sewer Area: Fowler
4. Trunk Sewer Charge

City of  
**FRESNO**  
**WATER DIVISION**

Date: December 21, 2007

To: DOUG HECKER, Supervising Engineering Technician  
Department of Public Utilities, Administration

Through: NEIL MONTGOMERY, Chief Engineering Technician   
Department of Public Utilities, Water Division

From: MICHAEL CARBAJAL, Supervising Engineering Technician   
Department of Public Utilities, Water Division

Subject: WATER REQUIREMENTS FOR TENTATIVE PARCEL MAP NO. 2007-32

The following conditions are required to provide water service to the development.

1. Abandon the existing 6-inch water main in North Fowler Avenue from East Kings Canyon Avenue to East Montecito Avenue. In replacement, construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Fowler Avenue from East Kings Canyon Avenue south to East Montecito Avenue.
2. Separate water services with meters shall be provided to each parcel.
3. Seal and abandon existing on-site well(s) 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.
4. All public water facilities shall be constructed in accordance with Public Works Department standards, specifications, and policies.
5. All onsite water supply facilities shall be private.

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

**TPM**

**PUBLIC AGENCY**

Mr. Gil Haro, Planning Manager  
Planning & Development Department  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

**DEVELOPER**

Sunnyside Market Place, LLC  
5680 N. Fresno St. Suite 105  
Fresno, CA. 93710  
-

MAP NO.	<u>2007-032</u>	PRELIMINARY FEE(S) (See below)	
DRAINAGE AREA(S)	<u>" BM " " - "</u>	DRAINAGE AREA	<u>" BM " \$9,829.00</u>
DATE	<u>1/14/08</u>	DRAINAGE AREA	<u>" - " -</u>
		TOTAL FEE	<u>\$9,829.00</u>

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

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

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

- a) Fees related to undeveloped or phased portions of the project may be deferrable.
- b) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

**No. 2007-032**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 4

- 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.

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

1.  a. Drainage from the site shall be directed to per the approved grading plan.  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1 // 2  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".  
 None required.
3. The following final improvement plans shall be submitted to the District for review prior to final development approval:  
 Grading Plan       Storm Drain Plan       Final Map  
 Street Plan       Water & Sewer Plan       Other
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available. Temporary service is available through \_\_\_\_\_  
 d. See Exhibit No. 2.
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 4

**TPM**  
**No. 2007-032**

\_\_\_\_\_ Appears to be located within a 500 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District.

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

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

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

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

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 4

- c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10.   X   See Exhibit No. 2 for additional comments, recommendations and requirements.

  
\_\_\_\_\_  
Gerald E. Lakeman,  
District Engineer

  
\_\_\_\_\_  
Project Engineer: Mark Will

C: Ingels-Braun & Associates  
5499 E. Hedges  
Fresno, CA. 93727

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

The developer's engineer of TPM 2007-032 has submitted improvement plans to the District designed to construct an on-site storm drain collection system and a non-Master Plan inlet at the southwest corner of the project in Fowler Avenue. If these storm drainage facilities are approved and constructed, the developer of TPM 2007-032 shall be required to provide documentation and/or improvements satisfactory to the City of Fresno to allow for the conveyance of storm water to the on-site system and the inlet location. The completion of these facilities will provide TPM 2007-032 permanent drainage service.

If the above mentioned facilities are not constructed and operational prior to development completion, the District recommends temporary facilities until such time that permanent service is available.

The following paragraphs only apply towards development of the individual parcels and are not conditions for the recording of the map.

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

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

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be directed through landscaped areas or otherwise treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas that directly connect to the District's system will not be permitted. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements are available. Contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.

Development No. TPM 2007-032

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**DEPARTMENT OF PUBLIC WORKS**

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TO: Will Tackett, Planner III  
Planning Division

FROM: **Hilary Kimber, Parks Supervisor II (559.621.8794)**  
Public Works Engineering

DATE: January 2, 2008

SUBJECT: Tentative Parcel Map 2007-32

The Department of Public Works offers the following comments regarding TPM 2007-32:

One street tree planted at the minimum of every 60' of street frontage is required. There are a total of sixteen (16) street trees required for this project, eleven (11) trees on East Kings Canyon Avenue and five (5) trees on North Fowler Avenue.

Because the adjacent parcel APN: 313-210-18 shows an existing monolithic sidewalk with onsite landscaping, on both E. Kings Canyon and South Fowler Avenues, the Public Works Department will accept street trees planted within 10' of the back of the sidewalk in-lieu-of street trees for this project.

A trail system is proposed for both E. Kings Canyon and South Fowler Avenues. The landscape plans and Final Map will need to indicate a Landscape Easement for Multi-Purpose Trails on both streets.

The existing median island on E. Kings Canyon Ave. is capped. NO plant material will be required.

The designated street tree for E. Kings Canyon Ave. is *Pistacia chinensis* (Chinese Pistache) and the designated street tree for S. Fowler Ave. is *Celtis sinensis* (Hackberry)



# County of Fresno

Department of Public Works and Planning  
Alan Weaver  
Director

DATE: 1 November 2007

TO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

SUBJECT: Application No: \_\_\_\_\_

Location & Address: \_\_\_\_\_

Assessors Parcel No: \_\_\_\_\_

Property Owner: \_\_\_\_\_

The submittal of improvement plans and issuance of grading permit voucher/permits in the City for the above project require the following:

- ( ) Conditions of Approval [COA] as adopted and/or revised by the City Council.
- ( ) Copies of the LAFCO docs. and annexation maps to verify County limits and jurisdiction.
- ( ) Copy of the approved tentative map and site photos
- ( ) Improvement plans for utilities in County r/w or on private land outside city limits
- ( ) Indication of all Flood Zone "A"x areas. Provide LOMR, hydrology study, etc. as applicable
- ( ) Provide requirements for any FMFCD or irrigation districts improvements.  
Provide copies of signed agreements and fees for development.
- ( ) Soils report and R-values for pavement design where work required in a County road.
- ( ) Hydrology calculations and/or analysis for culverts, drainage structures etc. in County right-of-way.
- ( ) Provide NOI for subsequent SWPPP and NPDES compliance
- ( ) Revision of typical road and property line cross sections to remove impacts in the County and on County road r/w etc. No drainage from development onto private property is allowed.
- ( ) Provide a review fee of \$175.50 plus \$83.00 for a grading voucher where all work is within proposed city limits
- ( ) Provide a review fee of \$352.00 and a 2<sup>nd</sup> \$352.00 for a grading permit where work affects property to remain within the County or outside proposed city limits.
- ( ) Submit plans to Roads for review/approval on all County maintained roads and obtain an Encroachment permit.
- ( ) Other: \_\_\_\_\_

If you have any questions regarding this letter please contact Daniel Gibbs at (559) 262-4022 or by e-mail [dgibbs@co.fresno.ca.us](mailto:dgibbs@co.fresno.ca.us) .

G:\4360Dev\_Engr\Grading Permit\Plan Check\PlanCheckCityTract.doc

# PLAN CHECK PROCEDURES & CHECKLIST

FOR IMPROVEMENT PLANS AND ENCROACHMENT PERMITS  
MAINTENANCE & OPERATIONS DIVISION  
DEPARTMENT OF PUBLIC WORKS AND PLANNING

Project: \_\_\_\_\_

Completed By: \_\_\_\_\_

Engineer: \_\_\_\_\_

Date: \_\_\_\_\_

The following checklist must be completed before plans can be accepted for review.  
Date accepted for review: \_\_\_\_\_ By: \_\_\_\_\_

## Screening for Plan Acceptance

- | Done<br>(Init.) | N/A |  |
|-----------------|-----|--|
| ( )             | ( ) | 1) Pre – "Plan Preparation" mtg. with appropriate agency(ies) and engineering consultant staff held on _____.  |
| ( )             | ( ) | 2) Show existing and proposed right-of-way on plans.   |
| ( )             | ( ) | 3) Attach Conditions of Approval for land use entitlements to plans and mitigation measures if applicable.   |
| ( )             | ( ) | 4) Show "existing", "proposed", "to be relocated" and "to be removed" utilities and irrigation facilities on the plans. (The "Developer" is responsible for relocating any existing utility and irrigation facilities (within the County road right-of-way) to the correct alignment and grade.) |
| ( )             | ( ) | 5) Provide written verification from all affected utility companies that required pole relocation design has commenced and all associated engineering fees paid.   |
| ( )             | ( ) | 6) Plans should be reviewed for existence of longitudinal irrigation facilities within R/W. If shown, special approval should be cleared before acceptance.  |
| ( )             | ( ) | 7) Plans should include a valid stamp and signature.   |
| ( )             | ( ) | 8) Provide Signing and Striping Plan showing existing pavement width, signs, and markings for a minimum of 300' (500' preferred) beyond project limits.  |
| ( )             | ( ) | 9) Provide note stating that a County encroachment permit is required.   |
| ( )             | ( ) | 10) Provide digital photos of the proposed project site.   |
| ( )             | ( ) | 11) Attach Traffic and Engineering Study for new intersection controls proposed (All way stops and Traffic Signals). Use Caltrans Traffic Manual warrants.   |
| ( )             | ( ) | 12) Show existing topographic information and show date in which data was collected on title sheet.  |
| ( )             | ( ) | 13) Provide structural section calculations to include 0.20 safety factor for County roads.  |
| ( )             | ( ) | 14) Provide documentation for proposed annexation.   |
| ( )             | ( ) | 15) Show jurisdictional lines (City & County) to include proposed annexation.  |
| ( )             | ( ) | 16) Allow a minimum of four weeks for Board of Supervisor's authorization for any proposed signal lights, stop signs, yield signs, speed zones or no parking zones.  |

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT  
INITIAL STUDY AND FINDING OF CONFORMITY / MEIR NO. 10130**

<p>Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan</p>	<p align="center">FILED DATE RECEIVED FOR FILING: FEB 05 2008 BY <i>Stacy Warrick</i> FRESNO COUNTY CLERK DEPUTY</p>
<p><b>Applicant:</b> Ingles – Braun &amp; Associates 5499 E. Hedges Avenue Fresno, CA 93727</p>	<p><b>Initial Study Prepared By:</b> Arnoldo Rodriguez February 5, 2008</p>
<p><b>Environmental Assessment Number:</b> Vesting Tentative Parcel Map No. 2007-32</p>	<p><b>Project Location (including APN):</b> Southeast corner of East Kings Canyon Road and North Fowler Avenue (APN 313-210-02 &amp; 19)</p>

**Project Description:**

Ingles-Braun & Associates, on behalf of Sunnyside Market Place, LLC., has filed Vesting Tentative Parcel Map Application No. 2007-32 pertaining to approximately 7.54 acres of property located on the southeast corner of the intersection of East Kings Canyon Road and North Fowler Avenues. Vesting Tentative Parcel Map No. 2007-32 requests authorization to subdivide the subject property for the purposes of a six-lot commercial development. The subject property is currently zoned and planned for neighborhood commercial land uses.

The subject property is vacant, while property to the north is vacant while the property to the west is developed with residences. Property to the east is sparsely developed with a church, while property to the south is developed with single family homes.

**Conformance to Master Environmental Impact Report (MEIR) NO. 10130:**

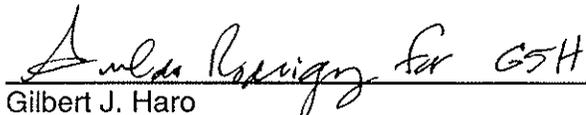
The recently adopted 2025 Fresno General Plan and the Roosevelt Community Plan designate the subject site for neighborhood commercial planned land uses. The existing C-1 (*Neighborhood Shopping Center*) zone district for the subject property conforms to the neighborhood commercial planned land use designation.

The Planning and Development Department staff has prepared an initial study and environmental checklist and evaluated the proposed vesting tentative parcel map in accordance with the land use and environmental policies and provisions of the 2025 Fresno General Plan and the related Master Environmental Impact Report (MEIR) No. 10130. The subject property is currently vacant but may be further developed at an intensity and scale that is permitted by the planned land use designation and zone district classification for the site. Thus, the vesting tentative parcel map will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project, as identified in the MEIR pursuant to Section 21157(b)(2) of the Public Resources Code and CEQA Guidelines Section 15177, falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, pursuant to the 2025 Fresno General Plan land use designation, include impacts associated with the neighborhood commercial planned land use designation specified for the subject property. Based on this initial study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in MEIR No. 10130 because its land use designation and permissible densities and intensities are set forth in Figure I-1 of MEIR No. 10130; (2) The proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR (as indicated on the attached Environmental Assessment Checklist) for the following reasons. The city's investigation of the site and the project have revealed that there are no unique topographic, soil, or geological conditions at the site that will be impacted by this project, that there are no aspects of this project that will result in impacts to air quality, water supply or quality, plant life or animal life beyond those analyzed in the MEIR. The site is a 7.54 acre parcel located on the southeast corner of E. Kings Canyon Road and North Fowler Avenue within a mostly urbanized area. There is no evidence that the site contains any habitats for wildlife, unique, rare,

or endangered plants or animals, or historic buildings, or historic resources. The project is consistent with the 2025 Fresno General Plan planned land use designation for this site. As such, the MEIR's mitigation measures related to air quality, water, noise, light and glare, transportation and circulation, and urban services have been applied to this project. The Public Works Department/Traffic Engineering Division staff has reviewed the proposed traffic yield from the subdivision and the expected traffic generation will not adversely impact the existing and projected (year 2025) level of service (LOS) for N. Fowler Ave. (LOS of C and D) or E. Kings Canyon Road (LOS of C and D) based on the circulation system analysis contained in MEIR No. 10130. There is no evidence that this site is subject to flooding, contains any hazardous materials, or that the project will generate or release hazardous substances beyond those already analyzed by the MEIR, or result in an adverse change in course of flow of flood waters. Finally, this project is located in an urbanized area of the city. As such, there is no evidence that this project will have any visual impacts on any scenic vistas or views. Thus, the scope of the work and impacts to the site and surrounding area were fully analyzed under the MEIR. As a result, (3) no new additional mitigation measures are required because the proposed project will not generate additional significant effects not previously identified and analyzed by the MEIR, as explained above. Therefore, the project proposal is within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines.

Moreover, as lead agency for this project, the Planning and Development Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from MEIR No. 10130 shall apply to the project proposal as noted in the **attached mitigation monitoring checklist**. Public notice has been provided regarding staff's finding in a manner prescribed by this section of the Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).

  
Gilbert J. Haro  
Planning Manager, City of Fresno

*2.5.08*  
Date

Attachments: Environmental Checklist/Initial Study for Environmental Assessment No. TPM No. 2007-32  
Mitigation Monitoring Checklist (MEIR) No. 10130 for Environmental Assessment No. TPM No. 2007-32

**ENVIRONMENTAL ASSESSMENT (EA) CHECKLIST**  
**POTENTIAL ENVIRONMENTAL EFFECTS**  
**EA NO. TPM-2007-32**

<u>1</u>	<b>1.0</b>	<b><u>TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS</u></b>	<u>1</u>	<b>11.0</b>	<b><u>URBAN SERVICES</u></b>
<u>1</u>	1.1	Geologic hazards, unstable soil conditions	<u>1</u>	11.1	Availability of fire protection
<u>1</u>	1.2	Adverse change in topography or ground surface relief	<u>1</u>	11.2	Lack of emergency vehicle access
<u>1</u>	1.3	Destruction of unique geologic or physical features	<u>1</u>	11.3	Adequacy of design for crime prevention
<u>1</u>	1.4	Increased water erosion	<u>1</u>	11.4	Overcrowding of school facilities
			<u>1</u>	11.5	Availability of water mains of adequate size
			<u>1</u>	11.6	Availability of sewer lines of adequate capacity
			<u>1</u>	11.7	Availability of storm water drainage facilities (on or off site)
<u>1</u>	<b>2.0</b>	<b><u>AIR QUALITY</u></b>			
<u>1</u>	2.1	Substantial indirect source of pollution			
<u>1</u>	2.2	Direct on-site pollution generation	<u>1</u>	11.8	Availability of adequate park and recreation areas
<u>1</u>	2.3	Generation of objectionable odors	<u>1</u>	11.9	Unusually high solid waste generation
<u>1</u>	2.4	Generation of dust except during construction			
<u>1</u>	2.5	Adverse local climatic changes			
			<u>1</u>	<b>12.0</b>	<b><u>HAZARDS</u></b>
				12.1	Risk of explosion or release of hazardous substances
<u>1</u>	<b>3.0</b>	<b><u>WATER</u></b>			
<u>1</u>	3.1	Insufficient ground water available for long-term project use	<u>1</u>	12.2	Site subject to flooding
<u>1</u>	3.2	Use of large quantities of ground water	<u>1</u>	12.3	Adverse change in course of flow of flood waters
<u>1</u>	3.3	Wasteful use of ground water	<u>1</u>	12.4	Potential hazards from aircraft accidents
<u>1</u>	3.4	Pollution of surface or ground water supplies	<u>1</u>	12.5	Potential hazards from landfill and/or toxic waste sites
<u>1</u>	3.5	Reduction in ground water recharge			
				<b>13.0</b>	<b><u>AESTHETICS</u></b>
			<u>1</u>	13.1	Obstruction to public or scenic vista or view
<u>1</u>	<b>4.0</b>	<b><u>PLANT LIFE</u></b>	<u>1</u>	13.2	Creation of aesthetically offensive conditions
<u>1</u>	4.1	Reduction of the numbers of any unique, rare or endangered species	<u>1</u>	13.3	Removal of street trees or other valuable vegetation
<u>1</u>	4.2	Reduction in acreage of agricultural crop			
<u>1</u>	4.3	Premature or unnecessary conversion of prime agricultural land	<u>1</u>	13.4	Architectural incompatibility with surrounding area
				<b>14.0</b>	<b><u>HISTORICAL / ARCHAEOLOGICAL</u></b>
			<u>1</u>	14.1	Removal of historic building, disruption of archaeological site
<u>1</u>	<b>5.0</b>	<b><u>ANIMAL LIFE</u></b>	<u>1</u>	14.2	Construction or activity incompatible with adjacent historic site
<u>1</u>	5.1	Reduction in the numbers of any rare, unique or endangered species			
<u>1</u>	5.2	Deterioration or displacement of valuable wildlife habitat			
				<b>15.0</b>	<b><u>ENERGY</u></b>
			<u>1</u>	15.1	Use of substantial amounts of energy or fuel
<u>1</u>	<b>6.0</b>	<b><u>HUMAN HEALTH</u></b>	<u>1</u>	15.2	Substantial increase in demand upon existing sources of energy
<u>1</u>	<b>7.0</b>	<b><u>NOISE</u></b>	<u>1</u>	15.3	Wasteful use of energy
<u>1</u>	7.1	Increases in existing noise levels			
<u>1</u>	7.2	Exposure to high noise levels			
<u>1</u>	<b>8.0</b>	<b><u>LIGHT AND GLARE</u></b>			
<u>1</u>	8.1	Production of glare which will adversely affect residential areas			
<u>1</u>	8.2	Exposure of residences to high levels of glare			
<u>1</u>	<b>9.0</b>	<b><u>LAND USE</u></b>			
<u>1</u>	9.1	Incompatibility with adopted plans and policies			
<u>1</u>	9.2	Acceleration of growth rate			
<u>1</u>	9.3	Induces unplanned growth			
<u>1</u>	9.4	Adverse change in existing or planned area characteristics			
<u>1</u>	<b>10.0</b>	<b><u>TRANSPORTATION AND CIRCULATION</u></b>			
<u>1</u>	10.1	Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system			
<u>1</u>	10.2	Cumulative increase in traffic on a major street for which capacity deficiencies are projected			
<u>1</u>	10.3	Specific traffic hazard to motorists, bicyclists, pedestrians			
<u>1</u>	10.4	Routing of non-residential traffic through residential area			
<u>1</u>	10.5	Insufficient or poorly located parking			
<u>1</u>	10.6	Substantial increase in rail and/or air traffic			

**EXPLANATION OF RATINGS**

- "0" Insufficient Information**  
Insufficient information is available to determine the potential environmental effects which may result from the proposed project in this category.
- "1" No significant Environmental Effect**  
The proposed project will not have an adverse environmental effect in this category, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the particular project under consideration.
- "2" Moderate Environmental Effect**  
The proposed project will have an adverse environmental effect in this category, which is of sufficient magnitude to be of specific concern. However, this effect is not substantial enough in itself to require the preparation of an Environmental Impact Report, and is mitigable through project changes and conditions.
- "3" Significant Adverse Environmental Effect**  
The environmental effect identified in this category substantiates in itself or contributes towards a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130  
2025 FRESNO GENERAL PLAN**

**Project/EA No. TPM-2007-32**

**Date: February 05, 2008**

**Mitigation Monitoring Checklist**

Following is the mitigation monitoring checklist from MEIR No. 10130 as applied to the above noted Project Environmental Assessment as required by City Council Resolution No. 2002-378 and Exhibit "E", thereof, adopted on November 19, 2002, certifying the MEIR for the 2025 Fresno General Plan Update.

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>B-1.</b> Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an Average Daily Traffic (ADT) level of service (LOS) D or better in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.</p>	<p>Prior to approval of land use entitlement application</p>	<p>Public Works Dept./ Transportation Planning/Planning and Development Dept.</p>	<p align="center">X</p>			<p align="center">X</p>		
<p><b>B-2.</b> Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS E in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.</p>	<p>Prior to approval of land use entitlement application</p>	<p>Public Works Dept./ Transportation Planning/Planning and Development Dept.</p>	<p align="center">X</p>			<p align="center">X</p>		
<p><b>B-3.</b> Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation.</p> <p>This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.</p>	<p>Prior to approval of land use entitlement application</p>	<p>Public Works Dept./ Transportation Planning/Planning and Development Dept.</p>	<p align="center">X</p>			<p align="center">X</p>		

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130  
2025 FRESNO GENERAL PLAN**

**Project/EA No. TPM-2007-32**

**Date: February 05, 2008**

**Mitigation Monitoring Checklist**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>B-4.</b> For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <p>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</p> <p>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.</p>	<p>Prior to approval of land use entitlement application</p>	<p>Public Works Dept./ Transportation Planning/Planning and Development Dept.</p>	<p align="center">X</p>			<p align="center">X</p>		
<p><b>B-5.</b> Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.</p>	<p>Prior to approval of land use entitlement application</p>	<p>Public Works Dept./ Transportation Planning/Planning and Development Dept.</p>	<p align="center">X</p>			<p align="center">X</p>		
<p><b>B-6.</b> New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.</p>	<p>Prior to approval or prior to funding of major street project.</p>	<p>Public Works Dept./ Transportation Planning/Planning and Development Dept.</p>	<p align="center">X</p>				<p align="center">X</p>	
<p><b>B-7.</b> Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.</p>	<p>Ongoing</p>	<p>Public Works Dept./ Transportation Planning/Planning and Development Dept.</p>	<p align="center">X</p>				<p align="center">X</p>	

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<p><b>C-1.</b> In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs.</p> <p>a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals.</p> <p>b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements.</p> <p>c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations.</p> <p>d. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.</p>	Ongoing	Planning and Development Department	X			X		
<p><b>C-2.</b> The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as:</p> <p>a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions.</p> <p>b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit.</p> <p>c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible.</p> <p>d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.</p>	Ongoing	Fresno Area Express					X	
<p><b>C-3.</b> The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.</p>	Ongoing	Various city departments					X	
<p><b>D-1.</b> The City shall monitor impacts of land use changes and development project proposals on metropolitan water supply facilities and the groundwater aquifer.</p>	Ongoing	Dept of Public Utilities and Planning and Development Dept	X				X	

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<p><b>D-2.</b> The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.</p>	Ongoing	Department of Public Utilities and Planning and Development Department				X	X	
<p><b>D-3.</b> The City shall implement the Fresno Metropolitan Water Resources Management Plan and update this plan as necessary to ensure the cost-effectiveness use of water resources and continued availability of good-quality groundwater and surface water supplies.</p>	Ongoing	Department of Public Utilities			X		X	
<p><b>D-4.</b> The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban storm water pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.</p>	Ongoing	Planning and Development Department	X			X		
<p><b>D-5.</b> The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods.</p>	Ongoing	Planning and Development Department						X
<p><b>D-6.</b> The city shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect:</p>	Ongoing	Planning and Development Department						X
<p>a. Construction in this area from being damaged by the intensity of flooding in the riverbottom; and,</p> <p>b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and,</p> <p>c. Public health, safety and general welfare from the effects of flood events.</p>								
<p><b>D-7.</b> The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).</p>	Ongoing	Planning and Development Department						v
<p><b>D-8.</b> The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management of all sources of water available to the planning area which is periodically updated to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development.</p>	Ongoing	Department of Public Utilities			X		X	
<p><b>D-9.</b> If the City is unable to renew its 60,000-acre foot USBR water supply contract due to the city's Charter meter prohibition, replacement water supplies and/or conservation measures of equal benefit shall be secured.</p>	Ongoing	Department of Public Utilities					X	
<p><b>D-10.</b> The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.</p>	Ongoing	Department of Public Utilities					X	

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<p><b>E-1.</b> The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.</p>	Ongoing	Planning and Development Department					X	
<p><b>E-2.</b> To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.</p>	Ongoing	Planning and Development Department					X	
<p><b>E-3.</b> The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.</p>	Ongoing	Planning and Development Department						X
<p><b>E-4.</b> Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered:</p>	Ongoing	Planning and Development Department						X
<p>a. Including a buffer zone of sufficient width between proposed residences and the agricultural use.</p> <p>b. Restricting the intensity of residential uses adjacent to agricultural lands.</p> <p>c. Informing residents about possible exposure to agricultural chemicals.</p> <p>d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences.</p> <p>e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.</p>	Ongoing	Dept. of Public Utilities and Planning and Development Department	X			X		
<p><b>F-1.</b> The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.</p>	Ongoing	Dept. of Public Utilities					X	
<p><b>F-2.</b> The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.</p>	Ongoing	Dept. of Public Utilities					X	
<p><b>F-2-a.</b> The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.</p>	Ongoing	Dept. of Public Utilities						X

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<p><b>F-3.</b> The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.</p>	Ongoing	Dept. of Public Utilities			X		X	
<p><b>F-4.</b> The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.</p>	Ongoing/prior to approval of land use entitlement application	Dept. of Public Utilities and Planning Department	X			X		
<p><b>F-5.</b> The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.</p>	Ongoing/prior to construction	Dept. of Public Utilities	X			X		
<p><b>G-1.</b> Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.</p>	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.						X
<p><b>H-1.</b> Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.</p>	Ongoing/prior to construction	Parks and Recreation Dept./Planning and Development Dept.						X
<p><b>I-1.</b> Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species ( or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.</p>	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X
<p><b>I-2.</b> Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall include siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.</p>	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X

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<p>1-3. Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net loss of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Planning and Development Dept.</p>						X
<p>1-4. Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Planning and Development Dept.</p>						
<p>1-5. Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Planning and Development Dept.</p>						X
<p>1-6. All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Planning and Development Dept.</p>						X
<p><b>J-1.</b> If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures:</p> <ul style="list-style-type: none"> <li>a. Amending construction plans to avoid the resources.</li> <li>b. Setting aside sites containing these resources by deeding them into permanent conservation easements.</li> <li>c. Capping or covering these resources with a protective layer of soil before building on the sites.</li> <li>d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them.</li> <li>e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.</li> </ul>	<p>Ongoing/prior to approval of land use entitlement application</p>	<p>Planning and Development Dept.</p>	X					

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<p><b>J-2.</b> An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologists' recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.</p>	<p>Ongoing/prior to submittal of land use entitlement application</p>	<p>Planning and Development Dept.</p>	<p align="center">X</p>					
<p><b>J-3.</b> If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.</p>	<p>Ongoing</p>	<p>Planning and Development Dept./ Historic Preservation Commission staff</p>	<p align="center">X</p>					
<p><b>J-4.</b> Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimm, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.</p>	<p>Ongoing</p>	<p>Planning and Development Dept./ Historic Preservation Staff</p>						<p align="center">X</p>
<p><b>K-1.</b> The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.</p>	<p>Ongoing</p>	<p>Planning and Development Dept.</p>					<p align="center">X</p>	
<p><b>K-2.</b> Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 General Plan.)  The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4.</p> <ul style="list-style-type: none"> <li>• <b>Site Planning.</b> See Chapter V for more details.</li> <li>• <b>Barriers.</b> See Chapter V for more details.</li> <li>• <b>Building Designs.</b> See Chapter V for more details.</li> </ul>	<p>Ongoing/upon submittal of land use entitlement application</p>	<p>Planning and Development Dept.</p>						<p align="center">X</p>
<p><b>K-3.</b> The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.</p>	<p>Ongoing/prior to building permit issuance</p>	<p>Planning and Development Dept.</p>					<p align="center">X</p>	<p align="center">X</p>
<p><b>L-1.</b> Any construction that occurs as a result of a project shall conform with current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.</p>	<p>Ongoing</p>	<p>Planning and Development Dept.</p>					<p align="center">X</p>	<p align="center">X</p>

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