



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-B
COMMISSION MEETING 3-5-14

March 5, 2014

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

APPROVED BY

DEPARTMENT DIRECTOR

THROUGH: BONIQUE EMERSON, AICP, Supervising Planner
Development Services Division

BY: NATHAN BOUVET, Planner III
Development Services Division

SUBJECT: CONSIDERATION OF SITE PLAN REVIEW APPLICATION NO. S-13-047 AND
RELATED ENVIRONMENTAL ASSESSMENT NO. S-13-047

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. **APPROVE** for adoption the Mitigated Negative Declaration prepared for Environmental Assessment No. S-13-047, filed February 14, 2014; and
2. **APPROVE** Site Plan Review Application No. S-13-047 requesting authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install ten (10) external storage tanks with their appropriate containment slabs.

EXECUTIVE SUMMARY

Sean Odom of GMA Consulting Engineers and Architects, on behalf of McCall Pacific, LLC has filed Site Plan Review Application No. S-13-047 pertaining to +/- 11.22 acres of property located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues.

Site Plan Review Application No. S-13-047 requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse; a 3,000 square foot metal building to be used as a shipping office; a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The subject site is zoned M-3 (*Heavy Industrial*) and designated for heavy industrial planned land uses by the 2025 Fresno General Plan and Edison Community Plan.

The proposed site plan review application is coming before the Planning Commission because, according to Section 12-406(C), the Director, on his or her discretion and for good cause, may refer the special permit to the Planning Commission for approval at a public hearing. Since several opposition letters have been submitted for the proposed project, the Director is referring this special permit to Planning Commission for review.

PROJECT INFORMATION

PROJECT	See Executive Summary
APPLICANT	Sean Odom, GMA Consulting Engineers and Architects
LOCATION	175 North Hughes Avenue S/A; located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues. Assessor's Parcel Number: 458-020-70 36° 44' 41.9748" N Latitude, 119° 50' 8.052" W Longitude (Council District 3, Councilmember Baines)
SITE SIZE	Approximately 11.22 acres
LAND USE	Heavy Industrial
ZONING	M-3 (<i>Heavy Industrial District</i>)
PLAN DESIGNATION AND CONSISTENCY	Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the M-3 zone district classification is consistent with the existing Heavy Industrial planned land use designated for the subject property by the 2025 Fresno General Plan.
ENVIRONMENTAL FINDING	Finding of Mitigated Negative Declaration filed on February 14, 2014
PLAN COMMITTEE RECOMMENDATION	The proposed project was reviewed and discussed by the District 3 Plan Implementation Committee and voted on this application at their meeting on December 2, 2013, recommending denial by a 4-0 vote. A subsequent meeting is being scheduled for March 3, 2014. The results of this meeting will be provided to the Commission.
STAFF RECOMMENDATION	Staff recommends that the Planning Commission <u>Approve</u> : (1) Adoption of the Finding of Mitigated Negative Declaration for Environmental Assessment No. S-13-047; and (2) Site Plan Review Application No. S-13-047.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Open Space	AL-20 <i>Agricultural Limited (County)</i>	Railroad Tracks
South	Heavy Industrial	M-3 <i>Heavy Industrial District</i>	Industrial
East	Open Space- cemetery	AE-20 <i>Exclusive Twenty Acre Agricultural District</i>	Cemetery
West	Heavy Industrial	AE-20 <i>Exclusive Twenty Acre Agricultural District</i>	Industrial

ENVIRONMENTAL FINDING

An environmental assessment initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations. Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the Edison Community Plan area, including the Master Environmental Impact Report (MEIR) No. 10130 for the 2025 Fresno General Plan (SCH#2001071097) and Mitigated Negative Declaration (MND) No. A-09-02 (SCH#2009051016). These environmental and technical studies have examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and, student generation projections and school facility site location identification.

The proposed site plan review application, has been determined to not be fully within the scope of MEIR No. 10130 as provided by the CEQA, as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guidelines Section 15177(c). It has been further determined that all applicable mitigation measures of MEIR No. 10130 and MND No. A-09-02 have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR No. 10130 or MND No. A-09-02 as provided by CEQA Section 15178(a). In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), staff has determined that no substantial

changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

Based upon the attached environmental assessment and the list of identified mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and has prepared a mitigated negative declaration for this project. A public notice of the attached mitigated negative declaration finding for Environmental Assessment Application No. S-13-047 was published on February 14, 2014 with no comments or appeals received within the 20-day public comment period.

BACKGROUND / ANALYSIS

Sean Odom of GMA Consulting Engineers and Architects has filed Site Plan Review Application No. S-13-047 pertaining to approximately 11.22 acres of property located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues.

Site Plan Review Application No. S-13-047 requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse; a 3,000 square foot metal building to be used as a shipping office; a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The subject site is zoned M-3 (*Heavy Industrial*) and designated for heavy industrial planned land uses by the 2025 Fresno General Plan and Edison Community Plan.

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 M-3 (*Heavy Industrial*) zone district is consistent with the Heavy Industrial planned land use designation for the subject property.

Opposition

The proposed project was originally submitted as a by-right use not requiring Planning Commission review and approval. The Council District 3 Plan Implementation Committee first reviewed Site Plan Review Application No. S-13-047 at its meeting on December 2, 2013. After a presentation by the applicant, the committee voted to deny the item by a vote of 4-0 based upon a variety of concerns related to air quality and wind factors, objectionable odors, traffic congestion, hazardous materials and on-site containment, and the proposed use in general. Staff also received a number of opposition letters with similar concerns, which have been addressed below and letters attached for reference. Committee recommendation to deny the project and various opposition letters led to the application being forwarded to the Planning

Commission for further review and approval. According to Section 12-406(C), after initiation of a proceeding, the Director, based upon such information as may be available to him shall, in writing, grant, grant in modified form, or deny the requested special permit.

Alternatively, the Director, on his or her discretion and for good cause, may refer the special permit to the Planning Commission for approval at a public hearing or stay his or her decision on the special permit until after a Planning Commission or Council decision on a related matter.

The Committee and opposition expressed concerns about wind factors and the amount of harmful materials that would be at the site. Specifically, the Committee drew comparisons to this project site and the Archie Crippen business which was the site of a 3-week fire in 2004. The wind played a factor, which spread and threatened homes in the vicinity. The site of the fire is in close proximity to the proposed facility. The argument was made that the fire was a result of the storage of excess flammable materials and not enough oversight/regulation.

Staff Response:

The project will comply with the Air Quality Element of the 2025 Fresno General Plan and the Goals, Policies and Objectives of the Regional Transportation Plan adopted by the Fresno Council of Fresno County Governments and will not conflict with or obstruct an applicable air quality plan. The project, by condition of approval will comply with the construction and development requirements of the San Joaquin Valley Air Pollution Control District so no violations of air quality standards will occur.

The Edison Community Plan and the 2025 Fresno General Plan designate the subject site as heavy industrial and allows the proposed industrial use on the subject site. Given that the existing land use allows this type and intensity of development, the project is not proposing development beyond that examined in MEIR No. 10130 for the 2025 Fresno General Plan or the Mitigated Negative Declaration prepared for Plan Amendment A-09-02 to amend the Air Quality Element of the 2025 Fresno General Plan.

The project is not proposing a use which will create objectionable odors as outlined in the Environmental Assessment and briefly discussed here. The applicant will have programs in place to protect employees as well as the general public from exposure to the chemical products they distribute. Engineering controls such as scrubbers to reduce hazardous vapors as well as personal protective equipment are used to help ensure a healthful environment in and around operations. In addition, pursuant to the operational statement submitted by the applicant, all chemicals will be stored in either liquid or solid state and no product will be stored in a gaseous state, therefore, the transfer of chemicals from one container to another and other operations related to this facility will not create objectionable odors affecting a substantial number of people. It is important to note that the facility does not house chemicals known to generate airborne related air quality issues so the risk of fire, however possible, is unlikely.

Furthermore, the proposed project is not expected to generate substantial pollutant

concentrations since this project will not generate significant vehicle traffic. The company will operate Monday through Friday from approximately 4AM to 6PM; whereas, approximately thirty-three (33) employees will be at the project site at any given time. It is anticipated, aside from employees coming to and from the facility, that less than two (2) visitors per week will be expected because the project does not include the processing or manufacture of materials of any kind. Therefore the project will not create pollutants that would impact sensitive receptors. The closest sensitive receptors to this site are approximately 915 feet to the south of the subject site. The California Air Resources Board Handout was referenced to determine a "minimum separation between new sensitive land uses and existing sources"; however, a specific use associated with the development of a chemical warehouse project could not be found or used as reference.

Residential land uses are considered "sensitive receptor" type land uses and are located approximately 915 feet from the proposed project site. Given that a railroad track is immediately adjacent to the site, there is a potential for the exposure of sensitive receptors to substantial pollutant concentrations in the event of a spill or accident. In the event of an emergency, an Emergency Coordinator (EC) is designated for the proposed site to manage the response to hazardous materials/waste incidents resulting from fire, explosion, accidental release, natural disaster, or terrorist activities. This includes an Emergency Preparedness Contingency Plan (EPCP) developed in accordance with Title 40 of the Code of Federal Regulations (CFR) Part 262, Title 29 CFR Section 1910.120 and 1910.38, and California Environmental Protection Agency (CEPA) s.36 (1-3). An EPCP will be developed for the project site to assist the EC or his/her designees in determining appropriate response procedures.

The facility participates in Local Emergency Planning Committee activities keeping both the local and response agencies (fire department, public health department, hospitals, etc.) and the community aware of activities and controls in place to prevent and control any accidental release of a hazardous material, including, mock drills in conjunction with local fire departments to practice control measures.

Pursuant to the Air Quality and Land Use Handbook prepared by the California Environmental Protection Agency California Air Resources Board dated April 2005, a railroad track is not considered a use that has a significant negative air quality impact. High traffic freeways and roads and rail yards are uses called out by this study that may have significant negative air quality impacts.

The project would equal or exceed 25,000 square feet of industrial space. Therefore, this project must fully comply with Rule 9510 from the San Joaquin Valley Air Pollution Control District (SJVAPCD). This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. Specifically, Rule 9510 requires that operational (traffic-associated) NOX and PM10 emissions be reduced by at least 33.3% and 45%, respectively, and construction equipment NOX and PM10 emissions of projects be reduced by at least 20% and 45%, respectively.

The County of Fresno Department of Public Health has recommended conditions of approval be added to the project, which will also be incorporated prior to operations, by condition of approval, the applicant complete the online hazardous Materials Business Plan submittal. Additionally, all hazardous waste will be handled in accordance with requirements set forth in the California Health and Safety Code, Division 20, Chapter 6.5. This chapter further discusses proper labelling, storage and handling of hazardous wastes.

Concerns related to hazardous materials were also brought up during the Committee meeting. Staff has determined the project is not expected to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, given the proximity to the railroad track and its intended use, there is a possibility that a spill or accident could occur, which creates a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment if precautions are not taken into account.

Onsite containment is as follows:

- Within the Building – The areas within the building where hazardous chemicals will be stored will have a containment curb and drain that will connect to a line that goes into loading dock. The largest container within the building will be 330-gallon totes.
- Rail Car Unloading – During unloading operations large plastic bins are placed under the rail car connections to contain any spillage.
- Tanks and Tanker Load out Area – This area is contained within itself for spillage and rainfall. The system is designed to handle 110% of the largest anticipated tank. Rainwater will collect within this area and will remain there until it is tested. Once runoff is determined to be clean, it will be pumped into the storm water system.
- Yard – The yard has been designed to contain three (3) inches of rainfall. Storage will be both in the loading dock and within a low spot in the yard. After a rain event the water will be tested before being pumped to the Fresno Metropolitan Facilities via the current drainage system on Hughes Avenue. No fluids can leave the site without the facility allowing them via the pump system.

Issues' pertaining to noise was another area of concern. The project will create additional activity in the area and will be located adjacent to a railroad track. To minimize possible impacts, the project will be required to comply with all noise policies from the 2025 Fresno General Plan and noise codes from the Fresno Municipal Code. Policy H-1-d of the 2025 Fresno General Plan states that "the city shall require an acoustical analysis in those cases where a project potentially threatens to expose existing or proposed noise-sensitive land uses to excessive noise levels. The presumption of potentially excessive noise levels shall be based on the location of new noise-sensitive uses to known noise sources or staff's professional judgment that a potential for adverse noise impacts exists". Because of the project's location abutting railroad tracks and being located within an established heavy industrial area, staff did not require the applicant to prepare an acoustical analysis.

There will be a temporary increase in noise levels during construction of the project; however, the applicant will be required to comply with all applicable codes and regulations during construction. Construction noise will be reduced through the implementation of a Fresno Municipal Code requirement that limits construction days and times. In addition, the construction of the proposed residential development is subject to standard rules and regulations that are incorporated into the project that will minimize potentially significant short-term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. As part of the project, construction specifications for the project will require that all construction equipment be maintained according to the manufacturers' specifications, and that noise generating construction equipment is equipped with mufflers.

Although the project area is located within an airport land use plan (Fresno-Chandler Downtown Airport Master and Environs) and traffic pattern zone of FCEA, the project will not expose people residing or working in the project area to excessive noise levels from the airport because the proposed project is simply in the airport review area and is not within an identified noise contour identified by the airport land use plan.

Based on the above analysis, exposure to noise levels in excess of standards established in the general plan and noise ordinance is not expected and impacts related to noise will be less than significant.

Council District Plan Implementation Committee

The Council District 3 Plan Implementation Committee first reviewed Site Plan Review Application No. S-13-047 at its meeting on December 2, 2013. After a presentation by the applicants, the committee voted to deny the item by a vote of 4-0 which was discussed in greater detail in the previous section of this staff report. A follow up meeting is scheduled for March 3, 2014. Staff will report the results of that meeting to the Planning Commission. In addition, there will also be a District wide community meeting scheduled for March 4, 2014. The results of that meeting will be presented to the Planning Commission.

Land Use Plans and Policies

2025 Fresno General Plan and Edison Community Plan

The project will be constructed on an approximately 11.22 acre site. The proposed M-3 zone district is consistent with the planned land use of heavy industrial pursuant to Section 12-403-B-1 of the Fresno Municipal Code.

As discussed above, the proposed project is consistent with the 2025 Fresno General Plan and Edison Community Plan and Fresno Municipal Code Section 12-228, the "M-3" (*Heavy Industrial*) zone district.

The proposed project will not physically divide an established community given that the proposed industrial development will be located on property that has been used for industrial purposes for decades. The proposed project will not conflict with any applicable land use plan, policy, or regulation. The proposed use is specifically allowed in the proposed zone district and will be required to comply with all codes and regulations. The proposed project is in

compliance with several goals and policies contained in both the 2025 Fresno General Plan (General Plan) and the Edison Community Plan. For example, Objective C-13 of the 2025 Fresno General Plan is to plan and support industrial development to promote job growth while enhancing Fresno's urban environment. Supporting policy C-13-i is intended to provide sufficient opportunities for heavy industrial planned uses in areas that are accessible from major transportation corridors, and where land use compatibility issues, health and safety concerns and public facility and service needs can be addressed to ensure stability of economic investments and opportunities for growth. The proposed project will meet the intent of these objectives and policies because the proposed project will integrate well into the existing surrounding industrial uses.

Similarly, the goals of the Edison Community Plan are directed toward providing a framework for public and private actions which will stimulate the long-term balanced growth of the community. In order to achieve this overall purpose there are three primary objectives: (1) Stimulate growth in the Edison Community by improving the quality of the environment and the strategic provision of public facilities improvements; and (2) Stimulate an increase of income levels throughout the Edison Community through programs of economic and employment development.

The subject site is designated for heavy industrial uses by the Edison Community Plan. The plan, which was adopted in 1977, states that "The 1974 General Plan sought to eliminate the historical commitment to industrial development in the area by calling for the creation of low density residential development. However, the industrial uses already in this area, together with a pattern of industrial zoning indicate that the most appropriate recommendation for this area would be to continue the previously accepted plans for industrial development". Thus, the Edison Community Plan calls for industrial development in this area.

The Edison Community Plan does point out some of the liabilities of industrial development in the area, which are as follows:

- Many of the adverse impacts of the City's industrial development are disproportionately imposed on the Edison residents.
- Scattered industrial activities are in conflict with existing and proposed residential areas.
- The community is over zoned for industrial development.
- The continued development of intense industrial activities, without the establishment of necessary controls to reduce their environmental impact, will seriously affect the desirability of adjacent residential neighborhoods.

To deal with some of these liabilities of industrial development, the Edison Community Plan included the following recommendation:

"It is recommended that special property development standards be applied to minimize

the adverse effects of industries on adjacent residential uses. Such property development standards should include a twenty to thirty foot setback requirement for industrial properties along streets separating industrial and residential districts; requirements for landscape buffers within such setbacks, and requirements for solid masonry walls and landscaping to screen industrial parking, loading, and open storage areas from adjacent residents”.

Therefore, it is staff’s opinion that the proposed site plan review application is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project is found; (1) To be consistent with the goals, objectives, and policies of the applicable 2025 Fresno General Plan and Edison Community Plan; (2) To be suitable for the type and density of development; (3) To be safe from potential cause or introduction of serious public health problems; and, (4) To not conflict with any public interests in the subject site or adjacent lands.

SITE PLAN REVIEW APPLICATION REVIEW FINDINGS

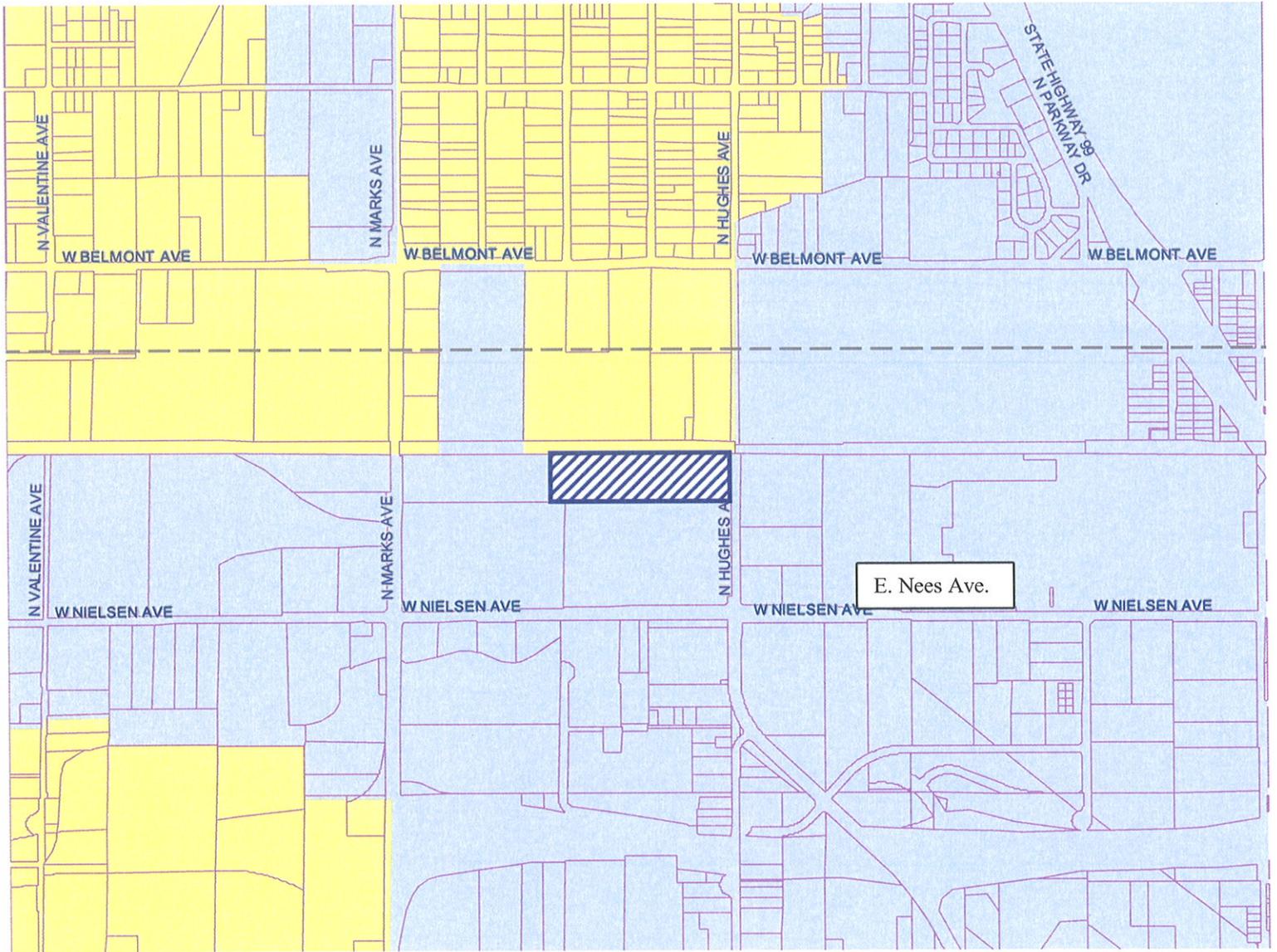
FINDINGS PER FRESNO MUNICIPAL CODE SECTION 12-405-A-3	
<p><i>a. All applicable provisions of this Code are complied with and, in addition, that the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and surrounding property is protected from adverse effect: (1) facilities and improvements; (2) vehicular ingress, egress, and internal circulation; (3) setbacks; (4) height of buildings; (5) location of services; (6) walls; (7) landscaping; (8) lighting; (9) signs; (10) recycling areas.</i></p>	
Finding a:	<p>Site Plan Review Application No. S-13-047 meets all provisions of the Code pursuant to the M-3 (<i>Heavy Industrial</i>) zone district and policies contained in the 2025 Fresno General Plan and the Edison Community Plan. Furthermore, the applicant will be required to submit new exhibits, inclusive of all of the Conditions of Approval, which will ensure that all requirements are met.</p>
<p><i>b. All special conditions required by the city as conditions in a covenant, agreement, or special permit are met.</i></p>	
Finding b:	<p>All special conditions required under Site Plan Review Application No. S-13-047 was incorporated into the conditions of approval and shall be met prior to construction of the proposed project. Prior to occupancy, staff will ensure, via a site inspection that the required landscaping, parking, etc., have been provided in accordance with the Conditions of Approval.</p>

CONCLUSION

Action by the Planning Commission regarding the site plan review will become final. 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 Edison Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Site Plan Review Application Rezone Application No. S-13-047 is appropriate for the subject property and will not conflict with any applicable land

Vicinity Map

VICINITY MAP



LEGEND



Subject Property



Aerial Photograph

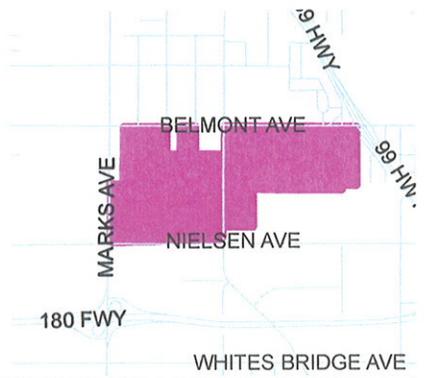


SUBJECT AREA

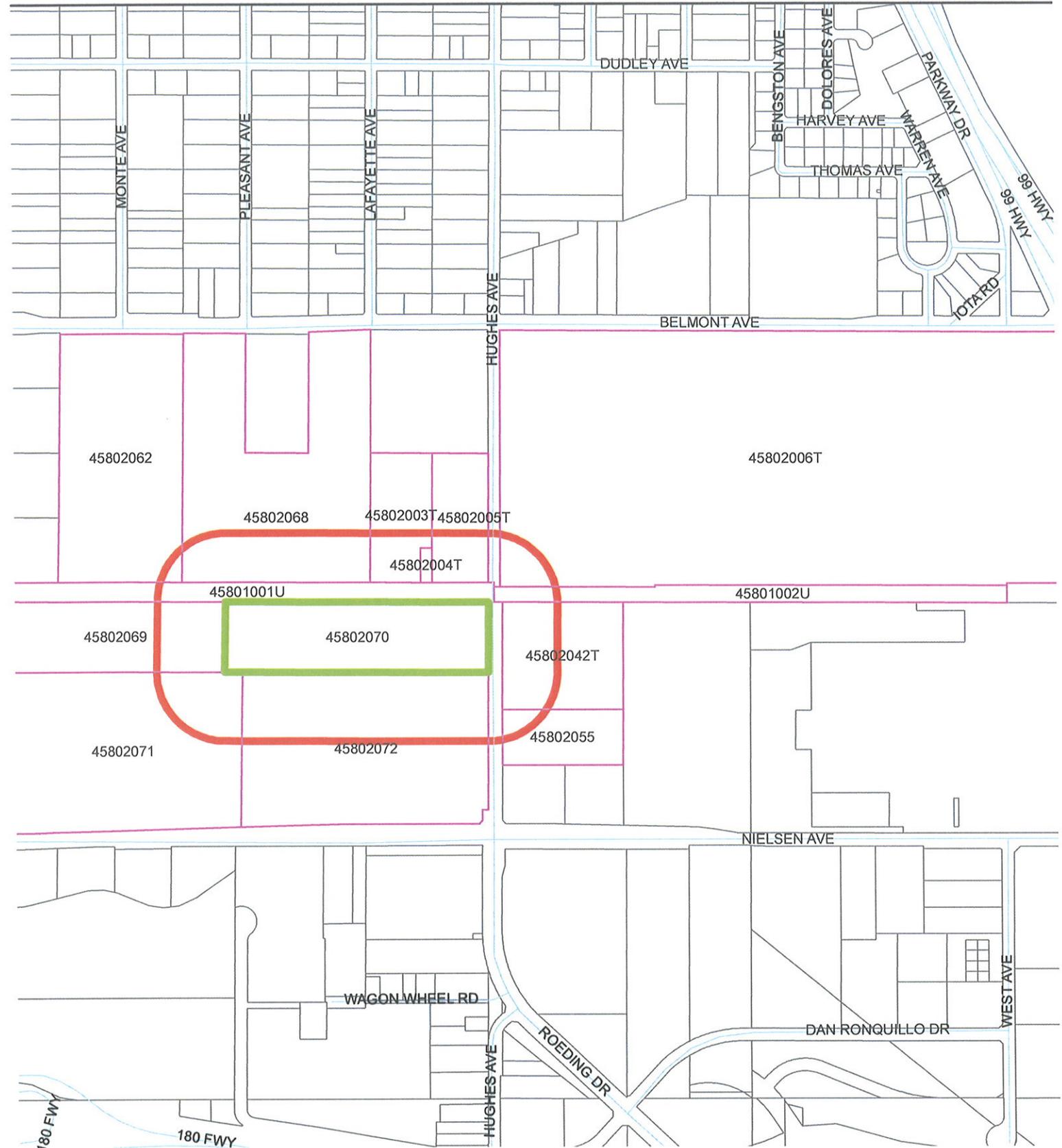
Public Hearing Noticing Map

199827 AddrList

uffered at:350 Feet, Legal Notices, Owners
5802070



Address List Map, Gary Unruh, c:\gisd\5\automapladrlist.mxd, Fri Feb 21 09:34:44 2014



Documents Related to Site Plan Review Application No.
S-13-047

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL

MARCH 5, 2014

SITE PLAN REVIEW APPLICATION NO. S-13-047

175 North Hughes Avenue
 (APN:458-020-70)

The Planning Commission will consider approval of Site Plan Review Application No. S-13-047 at a noticed public hearing on March 5, 2014 at 6:00 p.m. Staff recommends that the special permit application be approved subject to the conditions listed in this document.

Project Description: Sean Odom of GMA Consulting Engineers and Architects, on behalf of McCall Pacific, LLC has filed Site Plan Review Application No. S-13-047 pertaining to +/- 11.22 acres of property located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues.

Site Plan Review Application No. S-13-047 requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse; a 3,000 square foot metal building to be used as a shipping office; a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs.

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

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

Planner to initial when completed	
<input style="width: 40px; height: 20px;" type="checkbox"/>	1. Development shall take place in accordance with Exhibits A, A-1 (2- 1 from Planning and 1 from Traffic), A-2, A-3, A-4, E-1, E-2, F-1, F-2, F-3, L-1 and L-2 dated December 11, 2013 and L-3 dated August 27, 2014 with modifications as requested in the conditions listed below. Transfer all comments and conditions to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.

<input type="checkbox"/>	2.	<p>The proposed 6-foot high fence is not allowed within the 15-foot front yard setback along Hughes Avenue. Revise site plan to depict a fence that meets the requirements noted above. This revised site plan must be submitted and approved prior to issuance of building permits.</p>
<input type="checkbox"/>	3.	<p>The proposed fence located along Hughes Avenue must be made of wrought iron or a similar looking material. Chain link is not allowed. Revise site plan to depict a fence that meets the requirements noted above. This revised site plan must be submitted and approved prior to issuance of building permits.</p>
<input type="checkbox"/>	4.	<p>In a revised operational statement dated December 13, 2013, the applicant has indicated that they own or will own 31 vehicles to be utilized on the site and will have 33 employees with no sales people. Thus, a total of 48 parking stalls are required. Only 45 parking stalls (36 vehicle and 9 truck) are shown on Exhibit A-1 dated December 11, 2013. Please revise plans to depict at least 3 more parking stalls. Please make sure that there is enough parking for all trucks. No truck shall park on unmarked gravel area unless it designated as a parking stall on the site plan. This revised site plan must be submitted and approved prior to issuance of building permits.</p>
<input type="checkbox"/>	5.	<p>Provide lot coverage information on the site plan. Include all proposed structures in lot coverage calculation. This must be shown on a revised site plan prior to issuance of building permits.</p>
<input type="checkbox"/>	6.	<p>Add applicable notes/details on the site plan from the attached "General Notes and Requirements for Entitlement Applications", unless otherwise noted in these conditions of approval.</p>
<input type="checkbox"/>	7.	<p>Comply with the following requirement(s) prior to issuance of building permits:</p> <p>A. Dedicate and construct (2) 17' center section travel lanes and a 2-way left turn lane within the limits of this application. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed. Frontage improvements required beyond the limits of this application. 2025 General Plan Policy numbers E-1-c, E-1-j, E-1-n.</p> <p>This requirement, along with all requirements detailed in the letter dated October 11, 2013 from the Public Works Department, Traffic and Engineering Services Division, will be verified by the Public Works</p>

		Department prior to issuance of building permits. <u>The dedication must be completed at prior to issuance of building permits.</u>
<input type="checkbox"/>	8.	Revised irrigation plans must be reviewed and approved by Hilary Kimber prior to issuance of building permits.
<input type="checkbox"/>	9.	Construct an 8-inch sanitary sewer main in North Hughes Avenue from the existing 8-inch main at the intersection of North Hughes and West Nielsen Avenues to the project's north property line. See memorandum from Dough Hecker in the Department of Public Utilities dated September 16, 2013 for more information. This must be installed prior to occupancy.
<input type="checkbox"/>	10.	Revise site plan to comply with comments provided by the City of Fresno Fire Department in a memo dated October 2, 2013. Provide revised site plan for review and approval prior to issuance of building permits.
<input type="checkbox"/>	11.	A flood control fee of \$73,2794.00 is due prior to issuance of building permits. The Development Services Division will enter this fee into the system at the time of issuance of building permits and the fee will be due at that time.
<input type="checkbox"/>	12.	At the request of the Fresno Metropolitan Flood Control District, a hold on occupancy will be placed on this project until the developer provides an NPDES General Permit for Industrial Activity. Please provide proof that this has been completed prior to occupancy.
<input type="checkbox"/>	13.	Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. A written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).
<input type="checkbox"/>	14.	Prior to operations, the applicant shall complete the online Hazardous Materials Business Plan submittal (https://www.fresnocupa.com/ or http://cers.calepa.ca.gov/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information. Provide proof that this has

		been completed prior to occupancy.
<input type="checkbox"/>	15.	The Indirect Source Review (ISR) must be completed and all applicable fees must be paid to the San Joaquin Valley Air Pollution Control District prior to issuance of building permits . Submit verification that this process has been completed.
<input type="checkbox"/>	16.	Comply with the Project Specific Mitigation Measures attached to Environmental Assessment No. S-13-047. Proof of compliance must be submitted at the time of issuance of building permits.

PART B – OTHER REQUIREMENTS

1. Planning/Zoning/Environmental Compliance Requirements

- a) Property development standards and zoning requirements are contained in the attached "Project Comments from the Development Services Division" prepared for Site Plan Review Application No. S-13-047 and dated February 28, 2014. Any future revisions to the proposed project shall comply with these conditions.
- b) Development shall take place in accordance with the attached "General Notes and Requirements for Entitlement Applications" as applicable.
- c) Development shall take place in accordance with the M-3 (*Heavy Industrial District*) zone district and all other applicable sections of the Fresno Municipal Code.
- d) Development shall take place in accordance with the policies of the 2025 Fresno General Plan, Edison Community Plan, Redevelopment Agency of the City of Fresno Industrial Development Design Guidelines, and with the heavy industrial planned land use designation.
- e) Comply with the operational statement submitted for the proposed project dated December 11, 2013.
- f) All programs and plans detailed in the attached document titled "Brenntag Pacific, Inc., Summary of S.H.E. Programs" dated February 21, 2014 must be adhered to in the operation of the proposed facility.
- g) Any changes to approved elevations are subject to review and approval by the Development and Resource Management Department.

2. City and Other Services

- a) Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies (Building and Safety Services dated January 16, 2013, the Department of Public Utilities (for sewer) dated January 29, 2013, the Department of Public Utilities (for water) dated January 24, 2013, the Department of Public Utilities (for solid waste) dated January 23, 2013, the Public Works Department, Engineering Division dated February 2, 2013, the Fresno Fire Department dated January 16, 2013, Caltrans dated February 5, 2013, Fresno Unified School District dated February 27, 2013, the San Joaquin Valley Air Pollution Control District dated January 24, 2013, the Fresno Irrigation District dated January 18, 2013, the Fresno Police Department dated January 31, 2013, the Fresno Metropolitan Flood Control District dated January 28, 2013, the Fresno County Department of Public Health dated January 16, 2013, the Public Utilities Commission dated January 17, 2013, Fresno Area Express dated January 23, 2013, and the Fresno Airports Division dated January 18, 2013).

3. Miscellaneous Requirements

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

approved pursuant to this special permit or subsequent amendments or revisions.

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

APPEALS

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Section 12-405 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed. In the event you wish to appeal any of these conditions, you must state your appeal (in writing or in testimony) at or prior to the Planning Commission hearing for this project scheduled on March 5, 2014 at 6:00 p.m. or thereafter.

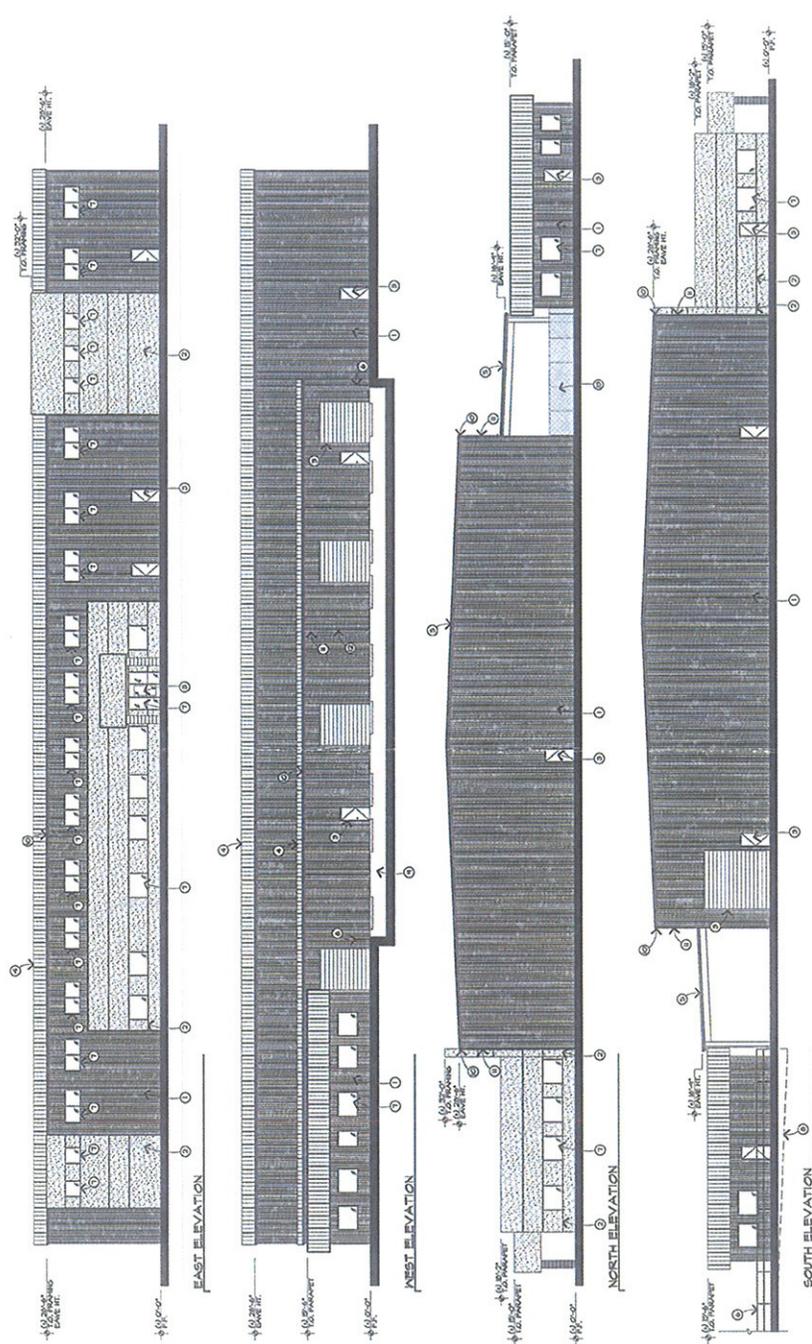
EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced within four years from the date of approval (presumably on March 5, 2018). There is no extension. All improvements must be installed prior to the operation of the proposed use, unless otherwise stated in the conditions of approval.

Enclosures: Exhibit 1: A, A-1 (2- 1 from Planning and 1 from Traffic), A-2, A-3, A-4, E-1, E-2, F-1, F-2, F-3, L-1 and L-2 dated December 11, 2013 and L-3 dated August 27, 2013
Exhibit 2: Comments from Partner Agencies & Departments
Exhibit 3: Project Comments from the Development Services Division" prepared for Site Plan Review Application No. S-13-047 and dated February 28, 2014
Exhibit 4: Operational Statement dated December 11, 2013
Exhibit 5: Brenntag Pacific, Inc., Summary of S.H.E. Programs" dated February 21, 2014
Exhibit 6: General Notes and Requirements for Entitlement Applications
Exhibit 7: Performance Standards for Parking Lot Shading
Exhibit 8: Landscape Certification Form

Exhibit 1:

A, A-1 (2-1 from Planning and 1 from traffic),
A-2, A-3, A-4, E-1, E-2, F-1, F-3,
L-1 and L-2 dated December 11, 2013
and L-3 dated August 27, 2013



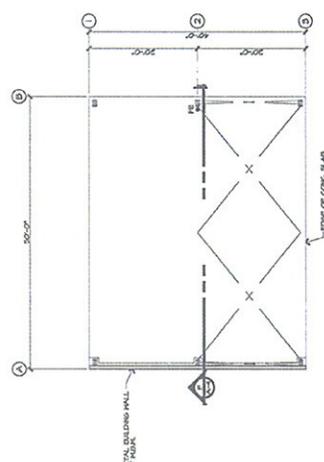
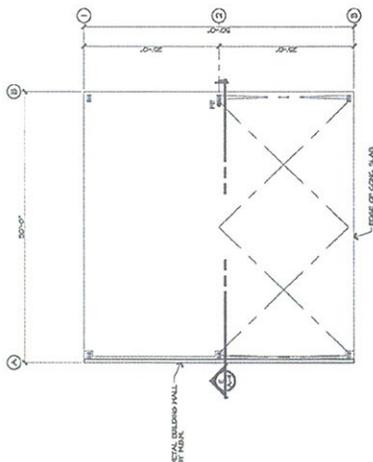
- EXTERIOR MATERIAL LIST**
- | MARK | DESCRIPTION |
|------|-------------------------------|
| 1 | METAL WALL BRACING - SEE PLAN |
| 2 | STEEL DOOR |
| 3 | GLASS DOOR |
| 4 | GLASS WINDOW |
| 5 | GLASS DOOR |
| 6 | GLASS WINDOW |
| 7 | GLASS WINDOW |
| 8 | GLASS WINDOW |
| 9 | GLASS WINDOW |
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| 50 | GLASS WINDOW |

- EXTERIOR COLOR LEGEND**
- | MARK | DESCRIPTION |
|------|------------------|
| 1 | COOL COLOR PAINT |
| 2 | COOL COLOR PAINT |
| 3 | COOL COLOR PAINT |
| 4 | COOL COLOR PAINT |
| 5 | COOL COLOR PAINT |
| 6 | COOL COLOR PAINT |
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* ADD additional architectural features to the elevations, specifically the East & North elevations.
 * Provide color schedule/colored examples
 * Dimension Guard rail & chain link fence.

EXTERIOR ELEVATIONS
 FRESHCO BELLEVUE

DATE	02/14/13
DESIGNED BY	JRM
CHECKED BY	JRM
DATE	02/14/13
PROJECT NO.	13000000
SHEET NO.	A-2.2
REVISION NO.	1

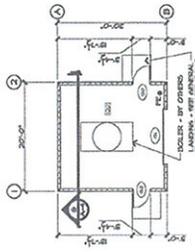


TOTE BUILDING FLOOR PLAN

TOTE BUILDING FLOOR PLAN
 (PLAN VIEW)

APPL. NOS. 13-47 EXHIBIT E-3 DATE 12/11/13
 PROJ. ENG. DATE
 TRAFFIC ENG. DATE
 COND. APPROVED BY DATE
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

LEGEND:
 --- TOTAL BUILDING WALL - BY FLOOR
 --- METAL BUILDING WALL - BY FLOOR
 --- DOOR FRAME - SEE SCHEDULE OR SHEET A-7.1
 --- ROOM FINISH MARK - SEE SCHEDULE OR SHEET A-7.1
 --- FINISH FLOOR FINISH - SEE SCHEDULE OR SHEET A-7.1
 --- FINISH FLOOR FINISH - SEE SCHEDULE OR SHEET A-7.1



BOILER BUILDING FLOOR PLAN

ACCESSORY BUILDING FLOOR PLANS

Exhibit 2:

Comments from Partner Agencies & Departments

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-13-047**

Building & Safety Services- Yeghia

Return Completed Form to:
McKencie Contreras, Planner III
Email: McKencie.Contreras@fresno.gov
Telephone: 559-621-8277
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC and pertains to an 11.63 acre property located at on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3 (*Heavy Industrial District*).

APN: 458-020-70

ZONING: M-3

ADDRESS: 175 North Hughes Avenue S/A

DATE ROUTED: September 13, 2013

COMMENT DEADLINE: October 3, 2013

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

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

*Plans/permits
reg'd Bldg issues
addressed @ that
time*

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

REVIEWED BY: _____
Name and Title Telephone Number Date

[Signature] *855* *9/16/13*



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Date: September 16, 2013

To: McKENCIE CONTRERAS
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR SITE PLAN REVIEW S-13-047

General

S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC, and pertains to an 11.63 acre property located on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues, 175 North Hughes Avenue, APN 458-020-70. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies, 2,000 and 2,500 square feet. The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3, Heavy Industrial District.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located at the intersection of N. Hughes and W. Nielsen Avenue. Sewer facilities are available to provide service to the site subject to the following requirements:

1. Abandon any existing on-site private septic systems.
2. On-site sanitary sewer facilities shall be private.
3. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in North Hughes Avenue from the existing 8-inch sewer main at the intersection of N. Hughes and W. Nielsen Avenue to the projects north property line.
4. All underground utilities shall be installed prior to permanent street paving.
5. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.



6. The Project shall comply with City of Fresno Ordinances, Standards, Specifications, and Conditions related to providing sanitary sewer service.
7. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sewer Fees

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



Department of Public Utilities – Water Division



Providing Life's Essential Services

DATE: September 29, 2013

TO: MCKENCIE CONTRERAS, Planner III
Development Department/Current Planning

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

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

SUBJECT: WATER REQUIREMENTS FOR SITE PLAN S-13-047

General

S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC, and pertains to an 11.63 acre property located on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues, 175 North Hughes Avenue, APN 458-020-70. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies, 2,000 and 2,500 square feet. The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3, Heavy Industrial District.

Water Requirements

The nearest water main to serve the proposed project is a 14-inch main located in West Nielsen Avenue. Water facilities are available to provide service to the site subject to the following requirements:

The City of Fresno has a capital improvement project to construct a 16-inch transmission water main in North Hughes Avenue, fronting the proposed development. The project contractor was given a notice to proceed on October 15, 2013. The contractor has 365-working days to complete the entire project.

1. Installation of water service and meter box shall be required.
2. On-site water facilities shall be private.



A Nationally Accredited Public Utility Agency

3. Seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

Water Fees

1. Water service(s) and/or meter(s) installation(s)



DEPARTMENT OF PUBLIC UTILITIES

Date: September 27, 2013

To: MCKENCIE CONTRERAS, Planner III
Development and Resource Management Department, Advance Planning

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

Subject: S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC, and pertains to an 11.63 acre property located on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues, 175 North Hughes Avenue, APN 458-020-70. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies, 2,000 and 2,500 square feet. The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3, Heavy Industrial District.

General

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

Does Project Affect Your Agency/Jurisdiction

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

Suggestions to Reduce Impacts/Address Concerns

Enclosure shall be constructed on a level surface.

Recommended Conditions of Approval

Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34.
Provide access to gates by 5:30 a.m. or provide remote, key or access code.
2-cell trash enclosure required.

Additional Information

Location of enclosure is acceptable.

Louise
10/2/13

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-13-047

Public Works - Traffic

RECEIVED

SEP 13 2013

TRAF ENGIN DIV

Return Completed Form to:
McKencie Contreras, Planner III
Email: McKencie.Contreras@fresno.gov
Telephone: 559-621-8277
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC and pertains to an 11.63 acre property located at on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3 (Heavy Industrial District).

APN: 458-020-70

ZONING: M-3

ADDRESS: 175 North Hughes Avenue S/A

DATE ROUTED: September 13, 2013

COMMENT DEADLINE: October 3, 2013

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

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

RECEIVED

SEP 13 2013

REQUIRED CONDITIONS OF APPROVAL:

SEE EMAIL

TRAF ENGIN DIV

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

REQ FENCING/CURBS

VIEWED BY: MARIO V. ROCHA
Name and Title

621-8695
Telephone Number

10/2/2013
Date



DATE: October 11, 2013

TO: McKencie Contreras, Planner III
Development and Resource Management Department

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

SUBJECT: Conditions of Approval for **S-13-047**
ADDRESS: 175 North Hughes Avenue
APN: 458-020-70

SITE PLAN REQUIREMENTS: This site plan is incomplete. Please provide the following information prior to Building Permits:

A. General Requirements

1. **Legend:** Provide line type and utility symbols
2. **Property Lines:** Identify. Provide a dimension from the center lines to the existing and proposed right of way lines.

B. Offsite Information:

1. **Adjacent Railroad:** Identify and provide the name of railroad.
2. **Center Line:** Identify.
3. **Street Improvements and Furniture:** Identify proposed sidewalks (provide width), street lights (specify metal pole), boxes, tree wells, etc.

C. Onsite Information:

1. **Access:** Identify in the operational statement the maximum size of vehicle to enter and exit the site.
2. **Gates:** Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, prior to permits.
3. **Parking Lots:**
 - a. **Lighting:** Identify the location (not to be within the 3' vehicular overhang)

PUBLIC IMPROVEMENT REQUIREMENTS

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

Questions relative to dedications, street improvements or off-street parking geometrics may be directed to Mario Rocha at (559) 621-8695 / Mario.Rocha@fresno.gov, in the Public Works Department, Traffic and Engineering Services Division.

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

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

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

Survey Monuments and Parcel Configuration

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

Street Dedications, Vacations and Encroachment Permits

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

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

Street Improvements

All improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed for Collectors and 55 MPH for Arterials. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

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

The performance of any work within the public street rights-of-way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work.

Contact the City of Fresno Public Works Department, Traffic and Engineering Services Division at (559) 621-8686 for detailed information. All required street improvements must be completed and accepted by the city **prior** to occupancy.

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

Hughes Avenue: Collector

1. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern. Construct 4' x 6' tree wells per Public Works Standard **P-8**. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
2. Construct a **35'** wide maximum driveway approach to Public Works Standard(s) **P-2** and **P-6**.

3. Construct permanent paving (measured from face of curb to the section line) per Public Works Standard **P-50**, within the limits of this application.
4. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets. (2 street lights)

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) **P-21, P-22, P-23**.
2. Install **30"** state standard "STOP" sign(s) at location(s) shown. Sign shall be mounted on a **2"** galvanized post with the bottom of the sign **7'** above ground; located behind curb and immediately behind a major street sidewalk.
3. Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, prior to permits. Resubmit the site plan with a detailed gated entry.
 Option 1: If gate is open during business hours, provide a minimum 20' from the proposed gate to the back of walk.
 Option 2: If gate is closed during business hours, provide a minimum of 1 large truck length from gate to back of walk. Provide maximum length of proposed trucks. Van trailer: L= ? Tanker Trailer: L=? Redesign to provide for an onsite turn around. Identify on site plan.

Trip Generation: A Traffic Impact Study is not required. This development will generate a count of **213** Average Daily Trips (A.D.T.), based upon code 150 and 710 (ITE) of the Institute of Transportation Engineers' Trip Generation Manual.

Land Use	Size	(ADT)	AM Pk. Hour	PM Pk. Hour
General Office	3,000 sq. ft.	33	5	4
Warehousing	50,606 sq. ft.	180	15	16
Total		213	20	20

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

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

FMSI Requirements:

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

Hughes Avenue: Collector

1. Dedicate and construct (2) 17' center section travel lanes and a 2-way left turn lane within the limits of this application. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45

MPH design speed. Frontage improvements required beyond the limits of this application. 2025 General Plan Policy numbers E-1-c, E-1-j, E-1-n.

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

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-13-047

PW Engineering Services - Hilary Kimber

Return Completed Form to:
McKencie Contreras, Planner III
Email: McKencie.Contreras@fresno.gov
Telephone: 559-621-8277
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC and pertains to an 11.63 acre property located at on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3 (*Heavy Industrial District*).

APN: 458-020-70

ZONING: M-3

ADDRESS: 175 North Hughes Avenue S/A

DATE ROUTED: September 13, 2013

COMMENT DEADLINE: October 3, 2013

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

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

YES. PLEASE SEE
ATTACHED.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY:

H. Kimber PST

Name and Title

X-1345

Telephone Number

10.9.13

Date

DEPARTMENT OF PUBLIC WORKS

TO: **McKencie Contreras, Planner III**
Planning Division

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

DATE: October 9, 2013

SUBJECT: Site Plan No. S-19-047; 175 North Hughes Avenue (APN: 458-020-70)

The Department of Public Works offers the following comments regarding the proposed project located on the west side of North Hughes Avenue, between West Nielsen and West Belmont Avenues on landscape plans dated August 15, 2013 drawn by Lynn Hays Kyle:

GENERAL REQUIREMENTS

1. The Developer is required to provide street trees on all public street frontages per Fresno Municipal Code. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage. Irrigation is required for all street trees planted onsite in-lieu-of the rights-of ways. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.
2. There are approximately 355 lineal feet of street frontage along N. Hughes Ave. resulting in the requirement of six (6) street trees.
3. The proposed landscape shows six (6) Chinese Pistache (*Pistacia chinensis*) trees located within the right-of-way that are acceptable to the Public Works Department.
4. The irrigation plans on Sheet L.2 shows a double row of Rainbird 5000 Plus-MPR-25, 6" pop-up sprinklers in a 22 foot width area. With the planting plan showing both shrubs and trees in this space, Public Works will require a separate valve system with bubblers for the six trees that are planted onsite in-lieu-of street trees.
5. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
6. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City-controlled easement or on the fence or wall facing the street.
7. Public Works will require a modification of the irrigation design only for the street trees within the right-of-way. The scale of 1"=30' is acceptable for this project. Plans shall be submitted prior to installation of all plant material.

City of



FIRE DEPARTMENT

Date: October 02, 2013

To: MCKENCIE CONTRERAS, Planner III
Development and Resource Management Department , Advance Planning

From: TERRI MEISS, Fire Prevention Inspector II
Fire Department, Fire Prevention & Investigative Services

Subject: S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC, and pertains to an 11.63 acre property located on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues, 175 North Hughes Avenue, APN 458-020-70. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies, 2,000 and 2,500 square feet. The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3, Heavy Industrial District.

Hydrants

Developer must install on-site hydrants(s). See Plan for location(s). Provide fire hydrant flow of 1500 GPM with a minimum 8" water main.

The existing private water system for this property has been out of service for several years and it would be highly impractical to place back into service. The existing current public water main will need to be extended to the front of the property. (approximately 1000 feet).

General

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

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

It is recommended that prior to submittal of building plans for this project, that the architect schedule a pre-submittal meeting with the Building and Fire Department.

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 488-7307

FAX (559) 488-4088

TTY (559) 488-4066

www.dot.ca.gov

*Flex your power!
Be energy efficient!*

September 24, 2013

2131-IGR/CEQA
6-FRE-99-22.133+/-
SPR S-13-047
NORTH HUGHES PLANTMs. McKencie Contreras
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

Dear Ms. Contreras:

We have completed our review of the site plan review application for the development of a 50,605 ft² chemical warehouse, a 3,000 ft² shipping office, a 181 ft² entry canopy, two detached storage canopies (2,000 and 2,500 ft²) and 10 external storage tanks with containment slabs on a 11.63-acre property located on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. Caltrans has the following comments:

It is anticipated that this development would impact State facilities along State Route (SR) 180 at Marks Avenue however this interchange is relatively new and has adequate capacity to accommodate any traffic. It is also anticipated that this development would impact State facilities along SR 99 at Belmont Avenue however there is currently no planned improvement at this location. It is therefore recommended that the project mitigate any project traffic-related impacts by paying into the City of Fresno's TSMI program as well as the Fresno RTMF.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Bryan-Sanchez".

JENNIFER BRYAN-SANCHEZ
Office of Transportation Planning
District 06

From: [Arnoldo Rodriguez](#)
To: [McKencie Contreras](#)
Subject: FW: S-13-047 175 N Hughes Ave S/A North Hughes Plant
Date: Monday, September 16, 2013 2:30:56 PM

Suggest that you review the east building elevations and the height of the storage containers which is not identified on the plans.

From: Heather Aceves
Sent: Friday, September 13, 2013 4:32 PM
To: Yeghia Oulashian; Louise Gilio; Chris Weibert; Justin Beal; Randy Dobbins; Mark Hudson; Michelle Santellano; Hilary Kimber; developmentreview@fresnofloodcontrol.org; Doug Hecker; Michael Carbajal; Robert Diaz; dave.padilla@dot.ca.gov; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; jgardner@co.fresno.ca.us; Ktsuda@co.fresno.ca.us; Arnoldo Rodriguez; Steve Delsid; ceqa@valleyair.org; Daniel Yrigollen; Gmoskat@dtsc.ca.gov; Heidi.Heltne@fresnounified.org; Vivian.Bourbonnais@fresnounified.org; ajs4@pge.com; LWass@waterboards.ca.gov; Gregory Barfield; cathy.s.gilles@usps.gov
Cc: McKencie Contreras
Subject: S-13-047 175 N Hughes Ave S/A North Hughes Plant

Routing Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click on the attachment to review the project.

Project Address: 175 N Hughes Avenue S/A
APN: 458-020-70

<http://m3.fresno.gov/upload/files/65816747/S-13-047ElectronicRoutingApplication.pdf> (click on bookmarks to navigate).

Please email your comments directly to who is the planner assigned to this project. We look forward to receiving your responses electronically and hearing any comments/suggestions you may have. If you do not have any comments, please communicate a "no comment" response.

Thank you.

Heather Aceves
City of Fresno Planning Division
559-621-8032

If you experience difficulty opening the document, please call or email Heather (Heather.Aceves@fresno.gov) and a copy of the request for comments will be sent to your mailing address.

Heather Aceves
City of Fresno
Planning Division
2600 Fresno St, Fresno CA 93721

P: 559-621-8032 F: 457-1250



Facilities Management & Planning

BOARD OF EDUCATION

Valerie F. Davis, President
Lindsay Cal Johnson, Clerk
Michelle A. Asadoorian
Luis A. Chavez
Christopher De La Cerda
Carol Mills, J.D.
Janet Ryan

SUPERINTENDENT

Michael E. Hanson

September 16, 2013

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

Re: **SITE PLAN REVIEW APPLICATION NO. S-13-047**
175 N. HUGHES AVE.

Dear Ms. Contreras,

In response to your request for school district information regarding the above application for the construction of a 50,605 square foot chemical storage warehouse and a 3,000 square foot shipping office to be located at 175 North Hughes Avenue, Fresno Unified School District submits the following.

Any new commercial/industrial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The Fresno Unified School District levies a commercial/industrial development fee of \$0.51 per square foot. The proposed office space would be subject to the commercial rate of development fees. However the proposed warehouse space would be exempt from fees if the space is used exclusively for storage and does not result in an increased number of employees. The new development on the property will be subject to the development fee prior to issuance of a building permit.

Thank you for the opportunity to comment. Please contact Deana Clayton at (559) 457-3066, if you have any questions or require additional information regarding our comments.

Sincerely,

Lisa LeBlanc, Executive Officer
Facilities Management and Planning

LL:hh
c: Sean Odom, Applicant/Agent



SEP 27 2013

McKencie Contreras
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Project: Site Plan Review Application No. S-13-047

District CEQA Reference No: 20130799

Dear Ms. Contreras:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of Site Plan Review application to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet); and install 10 external storage storage tanks with their appropriate containment slabs located at 175 North Hughes Avenue, in Fresno, CA. The District offers the following comments:

District Comments

- 1) The CEQA referral submitted to the District does not provide sufficient information to allow the District to assess the project's potential impact on air quality. The District recommends that a more detailed preliminary review of the project be provided. Preliminary review documents should include a project summary detailing, at a minimum, the land use designation, project size, estimates of potential mobile and stationary emission sources, and proximity to sensitive receptors and existing emission sources.
 - 1a) Project Emissions should be identified and quantified.
 - i) Permitted (i.e., stationary sources) and non-permitted (e.g., mobile sources) sources should be analyzed separately. Preparation of an Environmental Impact Report (EIR) is recommend should emissions from either source exceed the following amounts: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10).
 - ii) Pre- and post-project emissions should be identified.

Seyed Sadredin

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

- 1b) Nuisance Odors should be discussed as to whether the project would create objectionable odors affecting a substantial number of people.
- 1c) Toxic Air Contaminants (TACs) –are defined as air pollutants that which may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health. The most common source of TACs can be attributed to diesel exhaust fumes that are emitted from both stationary and mobile sources. Specifically, the District recommends identifying the type and quantities of chemicals that will typically be stored or handled on-site, the amounts of chemicals transferred from one container to another, and the potential emissions from these transfer operations.

If the project is located near residential/sensitive receptors, the proposed project should be evaluated to determine the health impact of TACs to the near-by receptors. If the analysis indicates that TACs are a concern, the District recommends that a Health Risk Assessment (HRA) be performed. If an HRA is to be performed, it is recommended that the project proponent contact the District to review the proposed modeling approach. More information on TACs, prioritizations and HRAs can be obtained by:

- E-mailing inquiries to: hramodeler@valleyair.org; or
 - Visiting the District's website at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.
- 2) If preliminary review indicates that a Mitigated Negative Declaration should be prepared, in addition to the effects identified above, the document should include:
 - 2a) Mitigation Measures – If preliminary review indicates that with mitigation, the project would have a less than significant adverse impact on air quality, the effectiveness of each mitigation measure incorporated into the project should be discussed.
 - 2b) District's attainment status – The document should include a discussion of whether the project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is in non-attainment. Information on the District's attainment status can be found online by visiting the District's website at <http://valleyair.org/aqinfo/attainment.htm>.
 - 3) If preliminary review indicates that an Environmental Impact Report (EIR) should be prepared, in addition to the effects identified above, the document should also include the following:
 - 3a) A discussion of the methodology, model assumptions, inputs and results used in characterizing the project's impact on air quality.

- 3b) A discussion of the components and phases of the project and the associated emission projections, (including ongoing emissions from each previous phase).
- 4) Based on information provided to the District, the proposed project would equal or exceed 25,000 square feet of light industrial space. Therefore, the District concludes that the proposed project may be subject to District Rule 9510 (Indirect Source Review).

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

- 5) The proposed project may require District permits. Prior to the start of construction the project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.
- 6) The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
- 7) The District recommends that a copy of the District's comments be provided to the project proponent.

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Angel Lor at (559) 230-5808.

Sincerely,

David Warner
Director of Permit Services



for: Arnaud Marjollet
Permit Services Manager

DW: al

cc: File

From: [Greg Noll](#)
To: [McKencie Contreras](#)
Cc: [Raymond Eddy](#); [Jaime Campos](#)
Subject: FW: S-13-047 175 N Hughes Ave S/A North Hughes Plant- REQUEUST FOR COMMENT ATTACHMENT- PLEASE SEE ATTACHED
Date: Tuesday, October 08, 2013 1:33:02 PM
Attachments: [Request for Comment Letter.pdf](#)

No PD comments!

From: Raymond Eddy
Sent: Tuesday, October 08, 2013 11:33 AM
To: Greg Noll
Subject: FW: S-13-047 175 N Hughes Ave S/A North Hughes Plant- REQUEUST FOR COMMENT ATTACHMENT- PLEASE SEE ATTACHED

Raymond Eddy #916
Fresno Police Department
Southwest POP
(559) 621-6144 - VM
(559) 457-1583 - Fax

A man's way of doing things is the direct result of the way he thinks about things.

From: McKencie Contreras
Sent: Tuesday, October 08, 2013 10:21 AM
To: Jaime Campos; Raymond Eddy
Subject: FW: S-13-047 175 N Hughes Ave S/A North Hughes Plant- REQUEUST FOR COMMENT ATTACHMENT- PLEASE SEE ATTACHED

Good Morning—Please let me know status of comments.

Thank you

McKencie Contreras, Planner
City of Fresno
Development and Resource Management Department
Development Services Division
2600 Fresno Street, Third Floor, Room 3076
Fresno, CA 93721

Office: 559-621-8066

Fax: 559-498-1026

McKencie.Contreras@fresno.gov

From: Heather Aceves
Sent: Friday, September 13, 2013 4:46 PM

To: Heather Aceves; Yeghia Oulashian; Louise Gilio; Chris Weibert; Justin Beal; Randy Dobbins; Mark Hudson; Michelle Santellano; Hilary Kimber; developmentreview@fresnofloodcontrol.org; Doug Hecker; Michael Carbajal; Robert Diaz; dave.padilla@dot.ca.gov; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; igardner@co.fresno.ca.us; Ktsuda@co.fresno.ca.us; Arnoldo Rodriguez; Steve Delsid; ceqa@valleyair.org; Daniel Yrigollen; Gmoskat@dtsc.ca.gov; Heidi.Heltne@fresnounified.org; Vivian.Bourbonnais@fresnounified.org; ajs4@pge.com; LWass@waterboards.ca.gov; Gregory Barfield; cathy.s.gilles@usps.gov
Cc: McKencie Contreras
Subject: RE: S-13-047 175 N Hughes Ave S/A North Hughes Plant- REQEUST FOR COMMENT ATTACHMENT- PLEASE SEE ATTACHED

Routing Partners,

Please see attached Request for Comment letter that was not included in the link below.

Thank you,
Heather

From: Heather Aceves
Sent: Friday, September 13, 2013 4:32 PM
To: Yeghia Oulashian; Louise Gilio; Chris Weibert; Justin Beal; Randy Dobbins; Mark Hudson; Michelle Santellano; Hilary Kimber; developmentreview@fresnofloodcontrol.org; Doug Hecker; Michael Carbajal; Robert Diaz; dave.padilla@dot.ca.gov; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; igardner@co.fresno.ca.us; Ktsuda@co.fresno.ca.us; Arnoldo Rodriguez; Steve Delsid; ceqa@valleyair.org; Daniel Yrigollen; Gmoskat@dtsc.ca.gov; Heidi.Heltne@fresnounified.org; Vivian.Bourbonnais@fresnounified.org; ajs4@pge.com; LWass@waterboards.ca.gov; Gregory Barfield; cathy.s.gilles@usps.gov
Cc: McKencie Contreras
Subject: S-13-047 175 N Hughes Ave S/A North Hughes Plant

Routing Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click on the attachment to review the project.

Project Address: 175 N Hughes Avenue S/A
APN: 458-020-70

<http://m3.fresno.gov/upload/files/65816747/S-13-047ElectronicRoutingApplication.pdf> (click on bookmarks to navigate).

Please email your comments directly to who is the planner assigned to this project. We look forward to receiving your responses electronically and hearing any comments/suggestions you may have. If you do not have any comments, please communicate a "no comment" response.

Thank you.

Heather Aceves
City of Fresno Planning Division

559-621-8032

If you experience difficulty opening the document, please call or email Heather (Heather.Aceves@fresno.gov) and a copy of the request for comments will be sent to your mailing address.

Heather Aceves

City of Fresno

Planning Division

2600 Fresno St, Fresno CA 93721

P: 559-621-8032 F: 457-1250

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-13-047

Return Completed Form to:
McKencie Contreras, Planner III
Email: McKencie.Contreras@fresno.gov
Telephone: 559-621-8277
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC and pertains to an 11.63 acre property located at on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3 (Heavy Industrial District).

APN: 458-020-70

ZONING: M-3

ADDRESS: 175 North Hughes Avenue S/A

DATE ROUTED: September 13, 2013

COMMENT DEADLINE: October 3, 2013

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

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

No

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

None.

REQUIRED CONDITIONS OF APPROVAL:

See Attached

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

No

REVIEWED BY: Cathy Giles Growth Coordinator 5594404267 9-19-2013
Name and Title Telephone Number Date

GROWTH COORDINATOR
UNITED STATES POSTAL SERVICE



September 19, 2013

Site Plan Review Application No. S - 13 - 047

To the City of Fresno – Planning and Development Department:

It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid.

In addition to completing the Agreement, the Developer shall provide a final map (with address detail) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

Sincerely,

Cathy S. Gilles
New Growth Coordinator
559 4404267

755 E. NEES AVE
FRESNO CA 93720-2196
559-442-4267
FAX: 559-440-4287

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

Project Information

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

USPS Contact Information

Contact Made By:	Date:	Telephone #:
------------------	-------	--------------

Builder/Developer Contact Information

Name:	Title:	Phone:
Firm:	Address:	

Equipment Information

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

Purchase/Installation Responsibility

Owner / Developer U.S.P.S. Other: See Comments

Issue Key Responsibility

Owner / Developer U.S.P.S. Other: See Comments

Comments:

See attached maps for designated locations.

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

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

USPS REPRESENTATIVE:

Name: Cathy Gilles
 Title: Growth Coordinator
 Signature: _____ Date: _____
 Phone # 559-440-4267
 FAX # 559-440-4286

PROPERTY OWNER/DEVELOPER/MANAGER:

*Name: _____
 *Title: _____
 *Signature: _____ Date: _____
 *Telephone #: _____
 *FAX #: _____

DISTRICT APPROVAL:

DATE:

550.10
~~AS~~, "ZZ"

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-13-047

FMFCD

Return Completed Form to:

McKencie Contreras, Planner III
Email: McKencie.Contreras@fresno.gov
Telephone: 559-621-8277
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC and pertains to an 11.63 acre property located at on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3 (*Heavy Industrial District*).

APN: 458-020-70

ZONING: M-3

ADDRESS: 175 North Hughes Avenue S/A

DATE ROUTED: September 13, 2013

COMMENT DEADLINE: October 3, 2013

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

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

REFER TO FMFCD NOTICE OF REQUIREMENTS FOR
SPR 2013-047.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE.

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE.

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

NO.

REVIEWED BY:

GARY CHAPMAN ENG. TECH III

Name and Title

456-3292

Telephone Number

10/3/13

Date

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.412

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

NED MCCALL - MCCALL PACIFIC, LLC
1600 PIONEER TOWER, 888 S.W. FIFTH AVE.
PORTLAND, OR 97204

PROJECT NO: 2013-047

ADDRESS: 175 N. HUGHES AVE. S/A

APN: 458-020-70

SENT: 10/3/13

Drainage Area(s)	Preliminary Fee(s)
ZZ	\$73,294.00
TOTAL FEE: \$73,294.00	

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/14 based on the site plan submitted to the District on 9/13/13 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

FR SPR No. 2013-047

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

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

1. a. Drainage from the site shall BE DIRECTED TO HUGHES AVENUE
 b. Grading and drainage patterns shall be as identified on Exhibit No.
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
 None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 Grading Plan
 Street Plan
 Storm Drain Plan
 Water & Sewer Plan
 Final Map
 Drainage Report (to be submitted with tentative map)
 Other
 None Required

4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 d. See Exhibit No. 2.

5. The proposed development:
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 Does not appear to be located within a flood prone area.

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

FR SPR No. 2013-047

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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FR SPR No. 2013-047

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, approved August 1999, (modified December 2002) A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Alan Hofmann
Assistant District Engineer/Design



Gary Chapman
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

ROB SANDERS - GMA CONSULTING ENGINEERS AND
ARCHITECTS

7337 N. FIRST ST., SUITE 110

FRESNO, CA 93720

FR SPR No. 2013-047

OTHER REQUIREMENTS
EXHIBIT NO. 2

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. SPR 2013-047



County of Fresno

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

September 23, 2013

McKencie Contreras
City of Fresno Development Department
2600 Fresno Street
Fresno, CA 93721

LU0017473
2602

Dear Ms. Contreras:

PROJECT NUMBER: S-13-047

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC and pertains to an 11.63 acre property located at on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3 (*Heavy Industrial District*).

APN: 458-020-70

ZONING: M-3

ADDRESS: 175 North Hughes Avenue S/A

Recommended Conditions of Approval:

- Prior to operations, the applicant shall complete the online Hazardous Materials Business Plan submittal (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Division 20, Chapter 6.5. This chapter discusses proper labeling, storage and handling of hazardous wastes.

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County EH,
email=ksuda@co.fresno.ca.us, c=US
Date: 2013.09.23 10:03:05 -0700

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

(559) 600-3271

cc: Vince Mendes, Supervising Environmental Health Specialist (CT 0700)
Gagan Mahal, Environmental Health Division
Sean Odom, Applicant (seanodom@gmaengineering.com)
Ned McCall, Owner (ned@mccalloil.com)

Dedicated to Public Health
1221 Fulton Mall / P.O. Box 11867, Fresno, California 93775 / (559) 600-3271/ FAX (559) 600-7629
Equal Employment Opportunity • Affirmative Action • Disabled Employer
www.fcdph.org

From: [Nathan Sanchez](#)
To: [McKencie Contreras](#)
Subject: RE: S-13-047 175 N Hughes Ave S/A North Hughes Plant
Date: Monday, October 07, 2013 8:59:21 AM
Attachments: [image001.png](#)

Project Address: 175 N Hughes Avenue S/A
APN: 458-020-70

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

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

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

From: Daniel Yrigollen
Sent: Monday, September 16, 2013 8:27 AM
To: Nathan Sanchez
Cc: Mark Davis
Subject: FW: S-13-047 175 N Hughes Ave S/A North Hughes Plant

For your review and comment

Daniel Yrigollen | Airport Planning Manager (Interim)
daniel.yrigollen@fresno.gov | FlyFresno.com
4995 E. Clinton Way, Fresno, CA 93727
Direct: **559.621.4526** | Fax: 559.498.5549

From: Heather Aceves
Sent: Friday, September 13, 2013 4:32 PM
To: Yeghia Oulashian; Louise Gilio; Chris Weibert; Justin Beal; Randy Dobbins; Mark Hudson; Michelle Santellano; Hilary Kimber; developmentreview@fresnofloodcontrol.org; Doug Hecker; Michael Carbajal; Robert Diaz; dave.padiilla@dot.ca.gov; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; jgardner@co.fresno.ca.us; Ktsuda@co.fresno.ca.us; Arnoldo Rodriguez; Steve Delsid; ceqa@valleyair.org; Daniel Yrigollen; Gmoskat@dtsc.ca.gov; Heidi.Heltne@fresnounified.org; Vivian.Bourbonnais@fresnounified.org; ajs4@pge.com; LWass@waterboards.ca.gov; Gregory Barfield; cathy.s.gilles@usps.gov
Cc: McKencie Contreras
Subject: S-13-047 175 N Hughes Ave S/A North Hughes Plant

Routing Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click on the attachment to review the project.

Project Address: 175 N Hughes Avenue S/A

APN: 458-020-70

<http://m3.fresno.gov/upload/files/65816747/S-13-047ElectronicRoutingApplication.pdf> (click on bookmarks to navigate).

Please email your comments directly to who is the planner assigned to this project. We look forward to receiving your responses electronically and hearing any comments/suggestions you may have. If you do not have any comments, please communicate a "no comment" response.

Thank you.

Heather Aceves
City of Fresno Planning Division
559-621-8032

If you experience difficulty opening the document, please call or email Heather (Heather.Aceves@fresno.gov) and a copy of the request for comments will be sent to your mailing address.

Heather Aceves

City of Fresno
Planning Division
2600 Fresno St, Fresno CA 93721
P: 559-621-8032 F: 457-1250

District Three Plan Implementation Committee
Meeting Minutes
December 2, 2013

Present

Mary Curry
Eric Payne
Ricardo Munoz
W. Ross Tate

Absent

Adrian Jones (excused)
Tate Hill (excused)

Others Present

Gregory Barfield, staff to the committee
Phoebe Seaton
Mary Coomes
Elliott Balch
Wilma Quan-Schecker
Diana Smith
Jill Fields
Rob Sanders

Call to order at 5:40pm

Approval of November 4, 2013 Meeting Minutes

MOTION/Curry and **SECOND/Tate** to approve minutes with Ricardo's last name correction.

Review of Projects

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LC and pertains to 11.63 acre property located at the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant request authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and tow detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs. The property is zoned M-3 (Heavy Industrial District).

Robert Sanders presented S-13-047 on behalf of McCall Pacific, LLC:

The facility will take large bulk shipments and break them down into smaller components. Containment is built within the site, a distribution warehouse facility.

The committee had the following questions:

- What is the exact location of the plant?
- Does the Fire Department have mitigation plans?
- Does the Fire Department currently audit the existing facility?
- What would the average daily truck trips be?
- Who reviews/uses the end product?
- What is the site currently used for?

The committee also expressed concerns about wind factors and the number of tanks and amount of harmful material that would be at the site.

The committee drew comparisons to this project site and the Archie Crippen business which was the site of a 3-week fire in 2004/2005. The wind played a factor, which spread the fire threatening nearby homes. The site of this fire is near the proposed facility.

The argument was made that the fire was a result of the storage of an excess of flammable materials and not enough oversight/regulation. Plus there has been no record of spills in the last 5 years at the existing McCall Pacific plant. Staff is not aware of any problems with that site and the Fire Department.

MOTION/Tate and **SECOND/Curry** to deny application S-13-047; the motion passed 4-0.

General Plan Amendment Application No. A-13-008 *City of Fresno Fulton Mall Reconstruction Project. Proposed changes to the Central Area Community Plan.*

Elliot Balch, City of Fresno Downtown Revitalization Manager, presented the project with Wilma Quan-Schecker, City of Fresno Economic Development Manager:

Proposal based off of existing 2025 and Central Community District plan to amend now due to tight TIGER grant timelines.

Now there is a plan in progress to include the Fulton Specific Plan and 2035 General Plan, but they won't be ready until summer 2014.

From a public process in 2010, three alternative proposals for the Fulton Mall were formed:

1. Open to vehicle traffic as a straight street—74% of original art and features will remain
2. Open to limited vehicle traffic as a curved street—76% of the art and features will remain
3. Keep the Fulton Mall as is

Vehicle traffic would shift to Fulton Street from other streets, hence staff does not foresee an sizable increase in traffic or impact to air quality.

The committee had the following questions:

- What number of properties owned by the City of Fresno?
- What are the benefits of opening the street to vehicle traffic?

Some committee members expressed their preference to keep the mall strictly pedestrian.

MOTION/Munoz and **SECOND/Tate** to deny application A-13-008; the motion passed 3-1 (Payne).

Conditional Use Permit Application No. C-13-109 was filed by Cynthia Zamora on behalf of the New Testament Christian Church, and pertains to 0/13 acre of property located on the west side of North Blackstone Avenue between East Divisadero and East Belmont Avenues. The applicant requests authorization to locate a religious facility in an existing vacant building in downtown Fresno and minister to downtown neighborhood residents. The applicant also requests a change to the occupancy limit for the building, the property is zoned C-6 (Heavy Commercial).

MOTION/Tate and **SECOND/Munoz** to approve application C-13-109; the motion passed 4-0.

Site Plan Review Application No. S-13-061 has been filed by Lawrence Clark, of Clark Bros. Inc. pertaining to approximately 0.51 acre of property located on the southerly corner of Broadway and Inyo Streets in downtown Fresno. The applicant proposes façade improvements

to existing on-site structures and the construction of new off-street parking facilities. The subject property is designated on the Local Register of Historic Resources as Historic Property No. 262. The subject property is zoned C-M (Commercial and Light manufacturing).

MOTION/Munoz and **SECOND/Payne** to approve application S-13-061; the motion passed 4-0.

Addition to the agenda¹:

Site Plan Review Application S-13-062—Alcoholic Use—was filed by Craig Scharton of Peeve’s Public House and Local Market and pertains to an existing 4,800 square-foot tenant space located on the Fulton Mall in downtown Fresno. The applicant requests authorization to upgrade an existing State of California ABC Type 40 liquor license (Bar, Tavern—sale of beer for consumption on or off the premises where sold) to a Type 41 liquor license (Restaurant—sale of beer and wine consumption on or off the premises where sold). The applicant is proposing to operate a market whereby beer and wine are sold for off-site consumption. The applicant proposes to have outdoor dining/drinking on the Fulton Mall in front of the subject premises. Additionally, the applicant proposes patron dancing (nightclub). The applicant proposes to operate between the hours of 7am and 2am. The property is zoned C-4 (Central Trading).

MOTION/Munoz and **SECOND/Tate** to approve application S-13-062; the motion passed 4-0.

Meeting adjourned at 7:07pm.

¹S-13-062 was presented to the committee the day of the meeting. The committee made a last-minute addition to the agenda.

Exhibit 3:

Project Comments from the Development Services
Division prepared for Site Plan Review Application
No. S-13-047 and dated February 28, 2014



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

Development and Resource Management Department
 Jennifer K. Clark, Director

Project Comments from the Development Services Division
October 3, 2013
Revised February 28, 2014

PROJECT DESCRIPTION

Site Plan Review Application No. S-13-047 was filed by GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC and pertains to an 11.63 acre property located at on the west side of North Hughes Avenue between West Nielsen and West Belmont Avenues. The applicant requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs.

APN: 458-020-70

ADDRESS: 175 North Hughes Avenue S/A

GENERAL INFORMATION

ZONING	
Existing	M-3 (<i>Heavy Industrial District</i>)
PLANS	
Community Plan	Edison
Specific Plan	Fresno-Chandler Downtown Airport Master and Environs
Redevelopment	Roeding Business Park
PREVIOUS ACTIONS	
Applications	Rezone Application No. R-05-005
Covenants/ Easements	Covenants required by Parcel Map No. 2004-38
Development Agreements	N/A
TRACT MAP or LOT SPLIT	Lot Line Adjustment No. 2013-06 & Voluntary Parcel Merger No. VPM-2013-03

PROPERTY DEVELOPMENT STANDARDS

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

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

USE PERMITTED				
Warehousing is allowed by-right in the M-3 zone district pursuant to Section 12-228.1, which refers you to Section 12-226 of the Fresno Municipal Code (FMC).				
LOT AREA				
	Required	N/A		
	Proposed	11.63 acres LLA 2013-06 depicts 11.22 net acres. Depict correct lot area.		
LOT DIMENSIONS				
	Required	Minimum: Width-75 feet, Depth-120 feet		
	Proposed	1,363 feet by 358 feet		
DWELLING UNIT DENSITY				
	Permitted	N/A		
BUILDING HEIGHT				
	Permitted	Buildings or structures erected in this District that are designed for industrial uses, i.e., manufacturing, storage, etc., are not subject to a height limitation.		
	Proposed	Exhibit E-1 dated August 27, 2013 depicts a height of 32 feet for the warehouse building. Exhibits E-2 & E-3 dated August 27, 2013 shall depict the total height of the structures. All other proposed buildings and structures are less than 32 feet as depicted on Exhibits E-2 and E-3 dated December 11, 2013.		
YARDS				
	Required Building Setback		Proposed Building Setback	
	Front (Hughes)	15 feet (RDA Policy)	Front	Exhibit A-1 dated August 27, 2013 depicts a building setback of approximately 55 feet. The fence shall be located outside the required 15 foot setback. Revised Exhibit A-1 dated December 11, 2013 still depicts a fence within this setback.
	Interior Side (north and south property lines)	None	Interior Side	Exhibit A-1 dated August 27, 2013 depicts a building setback of 57 feet-4 inches from the north property line and 32 feet-6 inches from the south property line.

Rear (west property line)	None	Rear	Exhibit A-1 dated August 27, 2013 depicts a building setback of 286 feet.
Required Landscaping Setback		Proposed Landscaping Setback	
Front	15 feet (RDA Policy)	Front	Exhibit L-1 dated August 27, 2013 depicts 10 feet. An additional 5 feet shall be required. The fence shall be located outside the required 15 foot setback. Revised Exhibit A-1 dated December 11, 2013 still depicts a fence within this setback.

General Yard Requirements:

All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in subsections 12-105-L-4, Section 12-105-Y (yard) and the exceptions of Subsection 12-216-5-E-5 of the FMC.

All required yards shall be landscaped and maintained in accordance with subsections 12-306-N-23 and 24 of the FMC.

Where an M-1 district abuts a major street, a yard of no less than 10 feet shall be provided.

The required interior side or rear yard may be used for parking and storage provided no materials or vehicle stored therein exceeds a height of six feet.

SPACE BETWEEN BUILDINGS

Main Buildings	N/A
----------------	-----

LOT COVERAGE

Permitted	N/A
Proposed	The lot coverage should be for the entire parcel. Depict on the site plan. Revised Exhibit A-1 dated December 11, 2013 still does not depict lot coverage. Please revise site plan accordingly.

FENCES, HEDGES, WALLS

Permitted	<p>Fences, hedges, and walls, not greater than six feet in height, shall be permitted on all rear and interior side property lines, and on or to the rear of all front and street side yard setback lines.</p> <p>No fence, hedge or wall over three feet in height shall be permitted in any required front yard setback area or within the required side yard setback area on the street side of a corner lot.</p> <p>Whenever a fence, hedge or wall is installed, it shall, in its original form, be maintained in good repair and working order.</p>
Proposed	<p>Exhibit A-1 dated August 27, 2013 depicts a six foot high chain link fence along the side and rear property lines. The proposed fence along the frontage shall be of wrought iron material and shall be located outside the required 10 foot landscape setback.</p> <p>Revised Exhibit A-1 dated December 11, 2013 still depicts a fence within this setback and still shows a chain link fence. Please revise site plan accordingly.</p>

OFF-STREET PARKING

Required	<p>For uses listed in Section 12-225.1-B and 12-226.1-B of the FMC, the provisions of Section 12-222.5-I of the FMC (C-6 district) shall apply.</p> <p>For all other uses there shall be one off-street parking space for each two permanent employees. Such space shall be located within 300 feet of the property served. In addition, there shall be at least one parking space for each truck operated by the concern and one parking space for each sales person permanently employed.</p> <p>The use is not listed in Sections 12-225.1-B or 12-226.1-B of the FMC; therefore there shall be one off-street parking space for each two permanent employees plus one parking space for each truck operated by the concern plus one parking space for each sales person permanently employed .</p>
Proposed	<p>Exhibit A-1 dated August 27, 2013 depicts 33 parking spaces, which includes two accessible spaces. It also depicts nine truck parking spaces.</p> <p>The operational statement states the company owns various trailers. Does the company also own trucks? If so, revise the operational to reflect the number of trucks operated by the company. In a revised operational statement dated December 13, 2013, the applicant has indicated that they own or will own 31 vehicles to be utilized on the site and will have 33 employees with no sales people. A total of 48 parking stalls are required. Only 45 parking stalls (36 vehicle and 9 truck) are shown on Exhibit A-1 dated December 11, 2013. Please revise plans to depict at least 3 more parking stalls. Please make sure that there is enough parking for all trucks. No truck shall park on unmarked gravel area unless it designated as a parking stall on the site plan.</p>

ACCESS

	Required	<p>There shall be vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. The design of said access to withstand industrial usage shall be approved by the Department of Public Works.</p> <p>The Director shall specify the location and number of ingress and egress points by conditions established at the time of review of required site plan.</p>
	Proposed	Exhibit A-1 dated August 27, 2013 depicts vehicular access from North Hughes Avenue.

OUTDOOR ADVERTISING

	Permitted	<p>The provisions of Section 12-217.5-K of the FMC shall apply, except that the copy of on-site signs for industrial uses may also specify the type of product manufactured, processed or fabricated, or the service rendered and hours of operation.</p> <p>Advertising structures are subject to the provisions of Section 12-306-K of the FMC. The provisions of Article 17 of Chapter 12 of the FMC shall apply to free-standing, on-premises signs or advertising structures adjacent to freeways.</p>
	Proposed	Depict any proposed signs on-site.

LOADING SPACES

	Required	<p>Every industrial building erected or established, when occupied by a use which involves pick-up and delivery of materials (other than normal solid waste collections) from trucks and tractor-trailers weighing more than two tons, shall provide and maintain loading spaces as provided below:</p> <p>For industrial buildings between 40,001 square feet and 80,000 square feet, two loading spaces shall be provided.</p> <p>Loading spaces shall be not less than 12 feet in width and 40 feet in length, and shall have 14 feet of vertical clearance. Loading spaces need not be marked on an exterior paved area if the facility has equivalent interior loading area which is kept accessible for expected delivery vehicles.</p>
	Proposed	Exhibit A-1 dated August 27, 2013 depicts nine loading spaces.

TREES (On-Site)

	Required	<p>Each industrial parcel of land or lot shall have a minimum of one medium-sized tree for every two parking spaces. Two small trees (15—30 feet at maturity) shall be counted as one medium-sized tree.</p> <p>This requirement may be modified by the director if the standards for shading and perimeter planting have been met.</p>
		38 parking spaces proposed on-site / 2 = 19 medium-sized trees required on-site

Proposed	Exhibit L-1 dated August 27, 2013 depicts nine trees on-site. Additional trees are required on-site. Exhibit L-1 dated January 2, 2014 depicts additional trees. Please note, if additional parking is added (as required) additional trees will be required.
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SUMMARY AND OTHER COMMENTS /REQUIREMENTS

A. Miscellaneous

- 1) Provide shade calculations on the landscape plan for parking lot shading in accordance with the **attached** *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts. Fifty percent parking lot shading is required.

Exhibit L-1 dated January 2, 2014 depicts parking lot shading calculation that meets requirements.

- 2) See the **attached** General Notes and Requirements for Entitlement Applications for additional general notes and requirements.
- 3) ~~The environmental review for the proposed project has not been completed. Additional information as requested in this packet is needed before the initial study can be completed.~~
- 4) The number of bicycle parking spaces to be provided shall be equal to 10% of the automobile parking spaces provided. There are 38 parking spaces proposed; therefore, four bicycle parking spaces are required. **Revised Exhibit A-1 dated December 11, 2013 depicts a bike rack that meets these requirements.**
- 5) An Indirect Source Review (ISR) shall be submitted to the San Joaquin Valley Air Pollution Control District prior to project approval [if one is required]. Provide documentation that this has been submitted to the Air District. **This must be completed and all fees paid prior to issuance of building permits.**

B. Local Plans and Policies

- 1) 2025 Fresno General Plan
 - Subject to General Plan Design Guidelines (**attached**)
 - Objective C-20: As part of the city's **project review process**, major emphasis will be given to site and building design in order to preserve functionality and community aesthetics.
 - Policy C-20-d: Development projects shall be designed with appropriate layouts that provide sufficient areas for all proposed activities, for support functions, and for efficient and safe vehicular access.
 - Appropriate space shall be provided for activities proposed.
 - Sufficient space and access shall be provided for support functions (e.g., storage, loading, parking, waste disposal/recycling).

- Particular attention shall be given to location of proposed customer parking areas so as to not discourage pedestrian, bicycle, and other forms of transit to the project site and so as to encourage multi-modal transit activity centers.
- Safe vehicular, bicycle, and pedestrian access shall be provided and maintained. Access for the disabled shall be incorporated into project designs as required.

- Policy C-20-e: Development projects shall include aesthetic measures which support functionality and add to the appearance and livability of the community.
- Policy C-20-f: The project developer shall provide a set of documents and drawings that will allow assessment of the final building project. Materials, texture, and colors shall be noted on the original special permit drawings and on construction plans.
 - Development projects shall appropriately interface with adjacent properties.
 - High-contrast or gaudy building facades, lighting or signage which create disharmony with adjacent properties, or which draw undue attention, should be avoided.
 - Locate service truck access, loading zones, and waste storage/recycling areas at the maximum practical distance from residences and other living quarters.
 - Building facades shall include design features and decorative treatments. Visible sides of buildings shall not develop with featureless, "blank" walls.

Elevations have been revised to meet this requirement.

- Adequately screen roof-mounted mechanical equipment, and ensure that such equipment adheres to noise standards as set forth in the General Plan Noise Element and City Noise Ordinance.
- Apply and enforce the city's **Sign and Outdoor Advertising Ordinances**.
- Landscaping and parking lot shading shall be employed for environmental and aesthetic improvement, while observing safe lines-of-sight along access routes.
- Exterior lighting shall not create glare for neighboring properties, but shall provide adequate on-site lighting for safety and security purposes.

2) Edison Community Plan: The subject property is designated as heavy industrial by the Edison Community Plan. There are no goals and policies in the Edison Community Plan that are more restrictive than those in the FMC.

3) Freeway 99-Golden State Boulevard Corridor Redevelopment Project Plan

- Comply with the Redevelopment Agency of the City of Fresno Industrial Development Design Guidelines (see attached).

Exhibit 4:

Operational Statement dated December 11, 2013

Dated December 11, 2013



GERALD MELE & ASSOCIATES, INC.

7337 N. FIRST ST., SUITE 110 FRESNO, CA. 93720 (559)435-1411 FAX (559)435-1169

CONSULTING ENGINEERS & ARCHITECTS

GERALD A. MELE, PE, SE
MARTIN R. INESS, PE, SE
ROBERT A. SANDERS, ARCHITECT
BRAD S. EDWARDS, PE, SE

City of Fresno
Planning Department
2600 Fresno St.
Fresno, CA 93721-3604

Brenntag Pacific, Inc. – Proposed Facilities
Operational Statement

To whom it may concern,

The project will be located on the parcel having the APN of 458-020-70 which was created by Lot Line Adjustment 2013-06,. The parcel lies on North Hughes Avenue between West Belmont Avenue and West Nielsen Avenue. It currently is not addressed

The parcel has a planned land use designation of Heavy Industrial and its existing zoning district is M-3 – Heavy Industrial. It is in the Edison Community Plan and the Fresno-Chandler Downtown Airport Master and Environs Specific Plan. It is in the Roeding Business Park Redevelopment Plan and in the Fresno Unified School District.

The proposed project will consist of the construction of a 53787 sq. ft. metal building with stucco architectural elements, a 2,000 sq. ft. metal building canopy (Flammable Totes Canopy), a 2,500 sq. ft. metal building canopy (Totes Canopy), and 10 external storage tanks with their appropriate containment slabs.

The company desires to construct the proposed facilities in order to relocate their existing operations. The 53787 sq. ft. metal building will be used as a chemical warehouse, a non-hazardous warehouse and offices for their operation. The warehouses will be used to store packaged goods in 5 gallon pails, 55 gallon drums, 275 to 330 gallon totes, 50 to 80 pound bags and super sacks. These products can include corrosives, oxidizers, combustibles, flammables, poisons, toxics, as well as other classifications of products, including non-hazardous materials. The products can be in either a solid or liquid state. No product will be stored in a gaseous state. The 2,000 sq. ft. canopy will be used for the storage of flammable totes. The 2,500 sq. ft. canopy will be used for the storage of non-flammable totes. The external tanks will be used for the storage of the following bulk liquids:

- Sodium hydroxide 50% in a 25,000 gallon steel tank.
- Sodium hydroxide 50% (low iron) in a 6,200 gallon poly tank.
- Potassium hydroxide 50% in a 25,000 gallon steel tank.
- Potassium hydroxide 50% (low iron) in a 6,200 gallon poly tank.
- Hydrochloric Acid 36.5% in a 25,000 gallon FRP tank
- Sodium hypochlorite 12.5% in an 8,300 gallon poly tank and a 6,200 gallon poly tank.
- Citric Acid 50% in two 5,500 gallon poly tanks.



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BRAD S. EDWARDS, PE, SE

The company's operations are the sales and handling of chemical products, including filling bulk liquid products into 55 gallon plastic or steel drums, or into 275 to 330 gallon poly totes tanks. These materials can include corrosives, oxidizers, combustibles, flammables, poisons, toxics, as well as other classifications of products, including non-hazardous materials. They also include the filling of bulk liquids into tanker trucks from the bulk storage tanks, the blender or railcars. The materials in this operation may include corrosives, oxidizers, combustibles, flammables, poisons, toxics, as well as other classifications of products, including non-hazardous materials. The operations also include the filling of the bulk liquid storage tanks (listed above) from rail cars, tanker trucks or the blender. The materials included in this operation are those listed under bulk liquids above. At times the company also blends or dilutes materials to fill orders received from their customers. The resulting products will be either shipped via tanker or packaged as requested by the customer.

The company operates from 5:00 a.m. to 7:00 p.m. Monday through Friday. They have approximately 33 employees. They receive approximately 1 to 2 visitors a week. There will be no care-taker living on-site. They have no outside salesmen. There will not be any special activities, events or displays on the site.

The company owns 11 semi-truck tractors with plans to add 2 more this year, 6 flat bed trailers, 7 van trailers and 3 tanker trailers with plans to add 2 more this year. The maximum size vehicle that will enter and exit the site will be the maximum size 18 wheeler allowed on the road by California State Law.

The project is complementary to the surrounding neighborhood, as can be seen by various facts. The project is on a site that had industrial buildings on it previously so the construction will not be of a foreign nature to the area. The project will be revitalizing a site that has been unused for some time, thereby improving the overall appearance of the neighborhood. The parcels surrounding the project are have an industrial zoning, with the exception of two parcels immediately to the north, one adjacent parcel to the northeast and one parcel immediately east of the site, which are zoned agricultural. However these agriculturally zoned parcels all have a planned land use of Public Facility/ Cemetery and the parcels to the east and northeast are already being used for that purpose. Therefore the project would be harmonious with the surrounding uses. The company's use of the parcel will hopefully generate new interest in the remaining parcels that are a part of LLA 2013-06, which currently contain vacant and at times dilapidated industrial buildings. This renewed interest could potentially result in the revitalization of the entire site, thereby improving the overall neighborhood environment.

The project will help implement the 2025 Fresno General Plan in various ways. It will aid in the implementation of goals number 1 and 13, as it will strengthen the economic viability of the company, thereby contributing to a stronger Fresno economy. It will help implement goal 3 by revitalizing a currently abandoned site, thereby aiding in the preservation of the neighborhood. The project helps to implement goal number 6, as its current and proposed use are in keeping with the designated land use for the lots as determined by the 2025 General Plan. Lastly, the project helps to implement goal number 13.



GERALD MELE & ASSOCIATES, INC.

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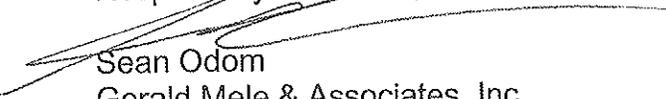
CONSULTING ENGINEERS & ARCHITECTS

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ROBERT A. SANDERS, ARCHITECT
BRAD S. EDWARDS, PE, SE

A 6' high chain link fence will be used to secure the property.

No efforts have been made at this time to discuss this proposal with the neighbors. No problems with the neighbors are foreseen, as the project is congruent with the existing adjacent developments.

Respectfully submitted,



Sean Odom
Gerald Mele & Associates, Inc.

Gate Operational Statement

Provide the following for all gates associated with this application:

PROJECT No.: S-10-044

ADDRESS: 635 EAST NORTH AVENUE , FRESNO. CA. 93725

APN: 329-090-02

LIST ALL PERIMETER GATES: 2 New _____ Existing

TYPE: X Sliding _____ Swing _____ Manual X Automatic

HOURS TO REMAIN OPEN: 8:00 a.m. to 5:00 p.m., 5 days a week

BUSINESS HOURS: 8:00 a.m. to 5:00 p.m., 5 days a week

Exhibit 5:

Brenntag Pacific, Inc., Summary of S.H.E. Programs
dated February 21, 2014

Brenntag Pacific, Inc.
Summary of S.H.E. Programs

Dated
2-21-14

Safety is the Cornerstone of Brenntag's strategy for success. Safety, Health and Environmental Excellence are woven into our day to day operations. Brenntag Pacific, Inc. is committed to maintaining a safe, healthful and environmentally friendly workplace, compliant with all applicable safety, health and environmental laws and regulations.

Safety Programs

Brenntag has developed an Illness and Injury Prevention Program to prevent workplace accidents, illness, and injuries. Each branch's program is tailored to be site specific and includes provisions for the following:

- Program administrator responsible for implementing and maintaining the program;
- Scheduled and unscheduled safety inspections;
- Hazard assessment process to analyze any new substance, procedure or equipment introduced into the workplace and develop appropriate controls;
- Safety Suggestion Box;
- Comprehensive incident investigation to include all accidents and near misses;
- Branch specific safety rules;
- Appropriate training;
- Safety meetings;
- A process to ensure compliance with all elements of the program.

In addition to our Illness and Injury Prevention Program, Brenntag has developed and implemented safety policies, procedures and work instructions to cover all aspects of our business, including, but not limited to:

- Hazard Communications/Workplace Health and Safety Information System
- Use of Personal Protective Equipment
- Respiratory Protection
- Access Requirements for Contractors at Company Sites
- Commercial Carrier Qualifications
- Forklift Operations and Safety Practices
- Permit-Required Confined Spaces
- Lock Out / Tag Out Procedures
- Emergency Response and Communications
- Facility Inspection and Maintenance
- Vehicle Inspection and Maintenance
- Safe Loading and Unloading (Bulk and Non-bulk)
- Safe Product Storage
- Safe Transportation and Delivery
- Driver Qualification Process
- Site and Transportation Security
- Specific work instructions for critical tasks

Brenntag Pacific, Inc.

Summary of S.H.E. Programs

Training Programs

Brenntag's training program includes safety and environmental video training modules, instructed classroom training as well as tailgate talks, safety meetings and on-the-job instruction. Training is also conducted for Brenntag's operating policies and standard operating procedures and work instructions. Compliance with the safety training requirements is monitored through our Pure Safety training software.

Modules specific to Hazardous Materials Regulations and Transporting Dangerous Goods instruct all employees on critical elements of handling and transporting chemicals. Areas covered in this training include:

- General Awareness
- Hazard Classification
- Shipping papers
- Marking and labeling
- Placarding
- Emergency Response
- Packaging selection and UN approved containers

All drivers receive additional instruction on loading/unloading and securing loads.

Verification of employee competency to the requirements is achieved through direct observation by managers and supervisors through our Managing by Walking Around (MBWA) program.

Feedback is provided to employees base on the manager/supervisor's observations. Employees found in compliance with requirements are given positive reinforcement to encourage desirable future behavior. Those employees found out of compliance are provided "consequences" as appropriate to discourage the unsafe or undesirable behavior from continuing.

Risk Management

All loss producing events such as personal injury, spill, fire or vehicle accident are recorded in our loss occurrence database. Near misses are also recorded and investigated in the same system.

These events are resolved as appropriate through a root cause analysis and corrective action (RCACA) process. The system tracks the RCACA to closure and maintains a historical record of the event.

The data derived from these events is used to improve our safety, health and environmental programs.



Brenntag Pacific, Inc.

Summary of S.H.E. Programs

Regulatory Compliance

Brenntag is fully committed to complying with all applicable laws and regulations. Regulatory compliance professionals are in place at the Brenntag North America level as well as Brenntag Pacific this compliance group works as a team to help ensure full compliance with all federal, state and local regulations pertaining to our business.

Brenntag is deeply involved in the National Association of Chemical Distributors (NACD). Responsible Distribution™ (RD) is an NACD initiative that promotes safe and responsible chemical distribution. Participation in the association is contingent on successfully passing a third party audit verifying compliance with the RD protocols.

Some of the agencies that regulate our business include:

- California Department of Justice (regulate drug precursor chemicals)
 - Precursor chemical permits, reporting and audits
- Department of Homeland Security (facility and transportation security)
 - Security plan review and audits
- Department of Transportation (transportation safety)
 - Transportation permits, vehicle inspections and facility audits
- Drug Enforcement Administration (regulate drug precursor chemicals)
 - Permits, audits
- Environmental Protection Agency (protection of the environment)
 - Permits, audits
- Occupational Safety and Health Administration (employee safety)
 - Audits

Non-governmental programs that we subscribe to and comply with:

- American Institute of Baking (food safety)
- International Standards Organization (ISO 9001:2008 quality management systems)
- National Association of Chemical Distributors (chemical distribution safety and compliance)
- National Sanitation Foundation (drinking water safety)

Health and Wellness

Brenntag has programs in place to protect our employees as well as the general public from exposure to the chemical products we distribute. Engineering controls such as scrubbers to reduce hazardous vapors as well as personal protective equipment are used to help ensure a healthful environment in and around our operations.

The company also has a robust personal wellness program that encourages employees and their families to adopt healthy lifestyles including proper diet and exercise. Employees are rewarded with reduced insurance premiums.



Brenntag Pacific, Inc. Summary of S.H.E. Programs

Emergency / Spill Response Plans

An Emergency Coordinator (EC) has been designated for each Brenntag facility to manage the response to hazardous materials/waste incidents resulting from fire, explosion, accidental release, natural disaster, or terrorist activities. The Emergency Preparedness Contingency Plan (EPCP) has been developed in accordance with Title 40 of the Code of Federal Regulations (CFR) Part 262, Title 29 CFR Section 1910.120 and 1910.38, and CEPA's 36(1-3). An EPCP has been developed for each Brenntag facility to assist the EC or his/her designees in determining appropriate response procedures and is available upon request.

Brenntag authorizes the EC to commit all company resources necessary to protect the public, the environment, employees, and company property in the event of an accident or emergency at our facilities or during the act of transportation. Response procedures requiring a commitment of company resources may include, but are not limited to, contracting with outside firms to provide emergency cleanup services, repairs, and purchasing supplies/equipment necessary to manage the incident. All emergency plans are reviewed at least annually.

Brenntag participates in Local Emergency Planning Committee activities keeping both the local response agencies (fire department, public health department, hospitals, etc.) and the community aware of our activities and controls in place to prevent and control any accidental release of a hazardous material. We also conduct "mock-drills" in conjunction with our local fire departments to practice our control measures.

Safety, Health & Environmental Audits

Brenntag has an internal environmental and safety department. Safety, Regulatory Compliance and Quality Managers (SRQ) conduct internal audits to ensure that a facility or department is safe and the company is in compliance with standards set by various regulations, statues, and internal policies. Audit reports are generated, which contain action items identified with owners and completion dates. All action items are tracked to closure.

Site Assessments / Closure Plans

Site assessments are conducted before any new facility is purchased or leased. Brenntag will only consider a specific location, when the assessment indicates there are no existing environmental hazards affecting the health of employees or the public. At this time, a baseline (gathered from visual inspection of the site, a 50-year chain of title review, review of soil and geologic information and environmental inquiries to local regulatory agencies) is established. Brenntag's intent and objective is to leave any property as clean as when we started conducting business. A thorough review of any environmental impacts, associated permits, and recordkeeping activities is conducted prior to closing a facility.



Brenntag Pacific, Inc.
Summary of S.H.E. Programs

Product Stewardship

Brenntag manages their business according to the principles and practices of Responsible Care and Responsible Distribution. As a member of the National Association of Chemical Distributors, Brenntag is committed to supporting the industry's efforts in the area of product stewardship to improve the responsible management of chemicals by its end-use customers. All Brenntag activities are conducted in an environmentally responsible manner.



Exhibit 6:

General Notes and Requirements
for Entitlement Applications

General Notes and Requirements for Entitlement Applications

GENERAL

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

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted.
3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorway/Technical+Library/StandardSpecificationsandDrawings.htm>
4. Development shall take place in accordance with all city, county, state and federal laws and regulations.
5. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
6. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
7. For projects initiated in response to code enforcement action, the exercise of rights granted by this special permit must be commenced by six months. Completion of the project, including improvements, shall occur by 12 months.

FENCES/WALLS, LANDSCAPING, PARKING

8. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.
9. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
10. No structures of any kind (*including signs and/or fences*) may be installed or maintained within the required-landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the

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

11. Provide shade calculations on the landscape plan for parking lot shading in accordance with the attached *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts.
12. Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years. (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standards.) Trees shall also be planted in the required landscaped area along the periphery of the development in order to shade and enhance adjacent property and public rights-of-way. Refer to the attached "Performance Standards for Parking Lot Shading," for the tree list and further details.
13. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety; or as may otherwise be approved by the Development and Resource Management Department.
14. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**
15. Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development Department.
16. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
17. The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.
18. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
19. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
20. All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps. **(Include this note on the site plan.)**
21. Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. **Depict all proposed lights on the site plan.**

22. Bicycle parking spaces shall be supplied at a rate of 10% of the automobile spaces provided pursuant to Section 12-306-I-2.1c of the Fresno Municipal Code (FMC). Bicycle parking spaces shall each consist of one slot in a bike rack. They shall be grouped in racks which allow four feet of clearance on all sides. There shall be adequate space between rack slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
23. All general provisions of Section 12-306-I of the FMC shall apply to all parking areas. http://library.municode.com/HTML/14478/level3/MUCOFR_CH12LAUSPLZO_ART3GECOAPZO.htm#MUCOFR_CH12LAUSPLZO_ART3GECOAPZO_S12-306PRDEST

SIGNAGE

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

MISCELLANEOUS

29. Noise levels shall not exceed the decibel levels described in Section 10-102.b of the FMC at anytime, measured at the nearest subject property line. http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE
30. There shall be adequate vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. Vehicular and/or pedestrian access shall be provided and shall remain clear at all times.
31. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those**

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

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

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

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater discharge regulation may be obtained from this website:

www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml, and the California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for these activities (www.casqa.org).

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

39. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
40. Open street cuts are not permitted; all utility connections must be bored.
41. **CROSS-CONNECTION CONTROL.** A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
42. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
43. Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department. **(Include this note on the site plan)**
44. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.
45. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information.

FEES

(Not all fees will be applicable to all projects)

46. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
47. **CITYWIDE DEVELOPMENT IMPACT FEES**
 - a) **Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103)** This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.

- b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
- d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

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

- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
- b) Street Impact Fees will be a condition on all development entitlements granted.
- c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
- d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.
- e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

49. FRESNO COUNTY FACILITY IMPACT FEE

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

50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

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

51. SCHOOL FEES

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

52. FLOOD CONTROL FEES

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

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

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

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

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

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

a) Frontage Charge (based on property frontage)

b) Transmission Grid Main Charge (based on acreage)

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

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

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

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

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

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

i) Meter Charges (based on service need)

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

Exhibit 7:

Performance standards for Parking Lot Shading

PERFORMANCE STANDARDS FOR PARKING LOT SHADING

Updated February 13, 2006

POLICY

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

GENERAL

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

SITE PLAN REQUIRED

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

METHODOLOGY

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

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

ALLOWABLE SPECIES/CANOPY (Provided by Parks Department)

MINIMUM TREE REQUIREMENT

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

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

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

MINIMUM PLANTER SIZE (between tiers of parking)

Continuous Planter

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

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

MINIMUM SIGHT TRIANGLE

10 feet in traffic areas

30 – 35 feet at street intersections

100 feet at major street intersections

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

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

CITY OF FRESNO PARKS AND RECREATION DEPARTMENT

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

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

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

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

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

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

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

Exhibit 8:

Landscape Certification Form



CERTIFICATION OF THE INSTALLATION OF REQUIRED LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM

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

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

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

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

Certified by: _____
[signature of landscape professional]

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

Telephone (with area code): (_____) _____

Business Address: _____

Opposition Letters



OLIVER L. BAINES III
Councilmember, District Three

December 10, 2013

Jennifer Clark
Director, DARM
City of Fresno
2600 Fresno Street, Third Floor
Fresno, California 93721

Dear Ms. Clark:

I am concerned about a pending Site Plan Application, S-13-047, filed by McCall Pacific for a proposed plant at 175 North Hughes in my council district.

Over the course of the last few weeks I have several letters from concerned citizens and groups over the proposed site plan for a chemical storage and transfer station coming to West Fresno. I have already forwarded copies of the correspondences received to your staffer, McKenzie Contreras, handling this application.

Can you and your staff keep my office informed as to the status of this project as it flows through the development process? I want to ensure that the community can continue to weigh in at the appropriate time(s) as they come.

Until then, I will wait until all the comments are in to form a final opinion on this matter.

Should you have any questions, please contact my Chief of Staff, Gregory Barfield at 621-7834.

Sincerely

Oliver L. Baines III
Councilmember, District Three

cc: McKenzie Contreras

From: [Gregory Barfield](#)
To: [Nathan Bouvet](#)
Subject: RE: S-13-047
Date: Tuesday, January 28, 2014 5:27:29 PM

Nathan

The committee was dead set against the project as well as several area residents who came to the meeting (I had a full room over this project). The concerns are about the types of chemicals that will be stored on site and transferred to/ from the plant. Although the applicant's rep stated there is oversight by the fire department and others the residents remember the Archie Crippen fire and were concerned about accidents at the plant and the effect one could have on the neighborhoods to the south / southwest.

We meet on Monday and I can poll the committee as to if they want to meet again with the applicant. Also the Councilmember has concerns about the project and has received a number of phone calls and inquires about the project and it's need to be in another location other the this proposed site.

I do hope that helps you, please let me know if you or the applicant have any other questions, would be happy to answer them for you.

Thanks
gb

Gregory A. Barfield
Chief of Staff
Office of Councilmember Oliver L. Baines III
City of Fresno
2600 Fresno Street
2nd Floor, Executive Offices
Fresno, California 93721-3600
559.621-8000
559.621-7834 (direct)
559.621-7893 (fax)

From: Nathan Bouvet
Sent: Tuesday, January 28, 2014 3:57 PM
To: Gregory Barfield
Subject: S-13-047

Gregory;

On December 2, 2013, the District 3 Committee recommended the denial of S-13-047, which requested a Chemical Warehouse at the west side of North Hughes Avenue between West Nielson

and West Belmont Avenues. Could you provide additional information as to the denial of the project; whereas, information in the minutes is limited? The applicant is pushing for project approval and wants to address all concerns. Given the denial and a series of letters received against the project, staff will most likely take this to the Planning Commission for further review.

With that being said, would you suggest the District meeting with the applicant and staff again?

Nathan Bowel

Planner III

City of Fresno

Development and Resource Management Department

2600 Fresno Street

Fresno, CA 93721

(559) 621-8075 - tel

(559) 498-1026 - fax

Golden Westside Planning Committee

891 W. Kearney Blvd. / Fresno, CA 93706

DEC 06 2013



"Serve the Golden Westside through open communication, whereby our community can achieve greater growth, health, economic stability, and become as prosperous as any other part of the City of Fresno."

Oliver L. Baines III, Councilmember
2600 Fresno Street Room 2097
Fresno, CA 93721

December 4, 2013

Dear Mr. Baines,

It has recently come to our attention that a new development is proposed for a site in West Fresno. Said business is operated by McCall Pacific, LLC. and is called the North Hughes Plant, 175 N. Hughes. The master application number for said site is S-13-047.

This development has the potential to cause an unbelievable catastrophic dilemma should a mishap occur on said site. The hazardous consequences for our community should there be a spill or other disastrous occurrence at said plant would be horrendous. As noted in the application, over 57,000 sq ft of storage is proposed for corrosives, combustibles, flammables, poisons and toxins.

It is clear such a business should not be located in such close proximity to residential areas, which is to the North, East and South of the proposed site.

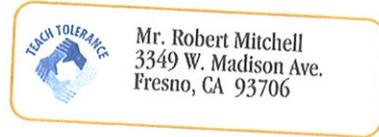
It is the above noted reason; the Golden Westside Planning committee is in opposition to this plant being located in our community.

Sincerely,


Debbie Darden – Chairperson

DEC 05 2013

To Honorable Councilman Oliver Baines III
City of Fresno
2600 Fresno St.



Dear Sir,

It has recently come to our attention that a new development is proposed for a site in West Fresno. Said business is operated by McCall Pacific, LLC., and is called the North Hughes Plant , 175 N. Hughes. The master application number for said site is S-13-047.

We the undersigned are in opposition to this business being located at the proposed location. We will not list all of the undesirable businesses which are presently located in West Fresno, which have adversely impacted development and growth in our community, as we feel you are acutely aware of said circumstance.

This development has the potential to cause serious hazardous consequences for our community should there be a spill or other disastrous occurrence at said plant. As noted in the application, over 57,000 sq ft of storage is proposed for corrosives, combustibles, flammables, poisons and toxins.

It is clear such a business should not be located in such close proximity to residential areas, which is to the North, East and South of the proposed site.

We the undersign request you take immediate steps to stop this dangerous operations from coming to our community.

CHARLOS C. TURNEY
Bob Mitchell
LaVerne L. Turney
Lorelay Theus
M. J. Smith
Willie Davis
Eugene Davis
Dorothy S. Andrews
Ruby J. Williams
Rita J. Arlene Chavez

J. Frazier Wilson
Marge Wright
Jane Wright
Frances J. Goodwin
Hudson Kelly
Shirley Kelly

Environmental Assessment
dated February 13, 2014

<p>CITY OF FRESNO</p> <p>MITIGATED NEGATIVE DECLARATION</p>		<p>Notice of Intent was filed with:</p> <p>FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721</p> <p style="text-align: center;">on</p> <p style="text-align: center;">February 14, 2014</p>
<p>The full Initial Study and the Master Environmental Impact Report No. 10130 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277</p>	<p>ENVIRONMENTAL ASSESSMENT NUMBER:</p> <p><u>S-13-047</u></p>	
<p>APPLICANT:</p> <p>Sean Odom GMA Consulting Engineers and Architects 7337 North First Street, Suite 110 Fresno, CA 93720</p>	<p>PROJECT LOCATION:</p> <p>± 11.22 acres of property located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues, in the City and County of Fresno, California 36°44'41.9748" N Latitude, - 119°50'8.052" W Longitude</p> <p>Assessor's Parcel Number: 458-020-70</p>	
<p>PROJECT DESCRIPTION:</p> <p>Sean Odom of GMA Consulting Engineers and Architects on behalf of McCall Pacific, LLC, has filed Site Plan Review Application S-13-047 pertaining to an 11.22 acre property located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues.</p> <p>Site Plan Review Application No. S-13-047 requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse, a 3,000 square foot metal building to be used as a shipping office, a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install ten (10) external storage tanks with their appropriate containment slabs.</p>		
<p>The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Mitigated Negative Declaration is tiered from Master Environmental Impact Report No. 10130 (SCH # 2001071097) prepared for the 2025 Fresno General Plan ("MEIR"); and, Mitigated Negative Declaration No. A-09-02 (SCH # 2009051016) prepared for the 2025 Fresno General Plan ("Air Quality MND"). A copy of the MEIR and Air Quality MND may be reviewed in the City of Fresno Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report No. 10130 ("MEIR) or Mitigated Negative Declaration No. A-09-02 (Air Quality MND) prepared for the 2025 Fresno General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public</p>		

Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

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

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

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

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

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

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

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

PREPARED BY: Nathan Bouvet, Planner III	SUBMITTED BY: 
DATE: February 13, 2014	Bonique Emerson, Supervising Planner DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT
Attachments:	-Notice of Intent -Initial Study Impact Checklist and Initial Study (Appendix G)

<ul style="list-style-type: none">-Master Environmental Impact Report Review Summary-Master Environmental Impact Report No. 10130-2025 Fresno General Plan Mitigation Monitoring Checklist dated February 13, 2014- Project Specific Mitigation Monitoring Checklist dated February 13, 2014
--

Notice of Intent

CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**EA No. S-13-047**

Site Plan Review Application No. S-13-047.

APPLICANT:

Sean Odom
GMA Consulting Engineers
7337 North First Street, Suite 110
Fresno, CA 93720

PROJECT LOCATION:

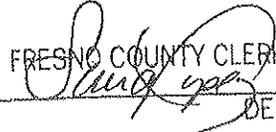
± 11.63 acres of property located on the west side of North
Hughes Avenue between West Nielson and West Belmont
Avenues, in the City and County of Fresno, California
36°44'41.9748" N Latitude, - 119°50'8.052" W Longitude

Assessor's Parcel Number: 458-020-70

Filed with:

FILED

FEB 14 2014

FRESNO COUNTY CLERK
By  DEPUTY

FRESNO COUNTY CLERK
2221 Kern Street, Fresno, CA 93721

PROJECT DESCRIPTION:

Sean Odom of GMA Consulting Engineers and Architects, on behalf of McCall Pacific, LLC has filed Site Plan Review Application No. S-13-047 pertaining to +/- 11.63 acres of property located on the east side of North Clark Street between East Floradora and East McKinley Avenues.

Site Plan Review Application No. S-13-047 requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse; a 3,000 square foot metal building to be used as a shipping office; a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs.

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

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

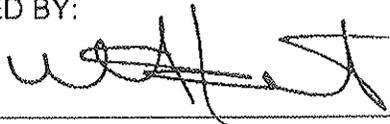
Additional information on the proposed project, including the MEIR, Air Quality MND, proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604, or for an electronic copy of the environmental finding, and for additional information on the project, please contact Nathan Bouvet at (559) 621-8075 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on March 5, 2014. Please direct comments to Nathan Bouvet, Planner, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721-3604; or by email to nathan.bouvet@fresno.gov; or comments can be sent by facsimile to (559) 498-1026.

These development applications and this proposed environmental finding have been scheduled to be heard by the Planning Commission on March 5, 2014 at 6:00 p.m. or thereafter. The hearing will be held in the Fresno City Council Chambers located at Fresno City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California, 93721. Your written and oral comments are welcomed at the hearing and will be considered in the final decision.

INITIAL STUDY PREPARED BY:

Nathan Bouvet, Planner III



SUBMITTED BY:



Bonique Emerson, Supervising Planner
CITY OF FRESNO DEVELOPMENT AND
RESOURCE MANAGEMENT
DEPARTMENT

DATE: February 14, 2014

Appendix G

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

**Environmental Checklist Form
For Environmental Assessment No. S-13-047**

February 13, 2014

1.	Project title: North Hughes Plant for Brentag Pacific, Inc., Site Plan Review Application No. S-13-047
2.	Lead agency name and address: City of Fresno Development and Resource Management Department 2600 Fresno Street Fresno, CA 93721
3.	Contact person and phone number: Bonique Emerson, AICP, Supervising Planner (559) 621-8024
4.	Project location: 175 North Hughes Avenue S/A; located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues. Assessor's Parcel Number: 458-020-70 36° 44' 41.9748" N Latitude, 119° 50' 8.052" W Longitude
5.	Project sponsor's name and address: GMA Consulting Engineers 7337 North First Street, Suite 110 Fresno, CA 93720
6.	General plan designation: Heavy Industrial Planned Land Use
7.	Zoning: Existing- M-3 (Heavy Industrial District)
8.	Description of project: Sean Odom of GMA Consulting Engineers and Architects, on behalf of McCall Pacific, LLC has filed Site Plan Review Application No. S-13-047 pertaining to +/- 11.22 acres of property located on the west side of North Hughes Avenue between West Nielson and West Belmont Avenues. Site Plan Review Application No. S-13-047 requests authorization to construct a 50,605 square foot metal building to be used as a chemical warehouse; a 3,000 square foot metal building to be used as a shipping office; a 181 square foot front entry canopy, and two detached storage canopies (2,000 and 2,500 square feet). The applicant also proposes to install 10 external storage tanks with their appropriate containment slabs.

9.	Surrounding land uses and setting: (Briefly describe the project's surroundings)			
		Planned Land Use	Existing Zoning	Existing Land Use
	North	Open Space	AL-20 <i>Agricultural Limited (County)</i>	Railroad Tracks
	South	Heavy Industrial	M-3 <i>Heavy Industrial District</i>	Industrial
	East	Open Space- cemetery	AE-20 <i>Exclusive Twenty Acre Agricultural District</i>	Cemetery
West	Heavy Industrial	M-3 <i>Heavy Industrial District</i>	Industrial	
10.	Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Fresno Metropolitan Flood Control District, City of Fresno Building and Safety Division, County of Fresno Department of Public Health, and the San Joaquin Valley Air Pollution Control District.			

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology /Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise

_____ Population /Housing	_____ Public Services	_____ Recreation
_____ Transportation/Traffic	_____ Utilities/Service Systems	_____ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

Signature  Date 2/13/14

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

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:
 - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR or Air Quality MND.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under

consideration that was not previously examined in the MEIR or Air Quality MND, but that impact is less than significant;

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

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

2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND.
6. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
7. Earlier analyses may be used where, pursuant to the tiering, program EIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
8. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 11. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

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

The immediate area is substantially developed with urban uses; therefore, no public or scenic vista will be obstructed by the development and no valuable vegetation will be removed. The project will not damage any scenic resources nor will it degrade the visual character or quality of the site and its surroundings. Furthermore, development of the site will not create a new source of substantial light or glare which would

affect day or night time views in the project area, given that during the entitlement process, staff will ensure that lights are located in areas that will minimize light sources to the neighboring properties. The site will have a wide landscape buffer along the east and a portion of the north and south property lines which will shield the proposed operations from public view. In addition, the building proposed will contain architectural features and colors (i.e., windows and window treatments, metal wall sheathing and stucco variations, rake trims and guard rails), that will be more aesthetically appealing than the other industrial buildings in the immediate vicinity of the subject site. As a result, the project will have a less than significant impact on aesthetics. The project will be subject to the aesthetics mitigation measures identified in MEIR No. 10130 prepared for the 2025 Fresno General Plan and on the attached Mitigation Monitoring Checklist dated February 13, 2014. Conditions to ensure the project is aesthetically appealing will be further defined in the Conditions of Approval for Site Plan Review Application No. S-13-047.

In addition, the project will be subject to the aesthetic mitigation measures identified in MEIR No. 10130 prepared for the 2025 Fresno General Plan as indicated on the attached Mitigation Monitoring Checklist dated February 13, 2014. As a result, the project will have a less than significant impact on aesthetics.

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

d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

The project will not Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use because the project is not located on said areas. In addition, based on a review of aerial photographs, it appears that the site has not been under cultivation since at least 1992. The site does not have a Williamson Act contract. The proposed project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The project will not result in the loss of forest land or conversion of forest land to non-forest use because the subject property does not contain forest land. The proposed project is not expected to result in conversion of farmland to a non-agricultural use because the subject site is in a completely urban area and is designated for urban development by the 2025 Fresno General Plan. Although there are some properties in the immediate vicinity that are zoned for agricultural uses, the proposed project area has already been developed with industrial uses for at least 30 years.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY - (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) -- Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan (e.g., by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?		X		

e) Create objectionable odors affecting a substantial number of people?					x
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The proposed project will comply with the Air Quality Element of the 2025 Fresno General Plan and the Goals, Policies and Objectives of the Regional Transportation Plan adopted by the Fresno Council of Fresno County Governments; therefore the project will not conflict with or obstruct an applicable air quality plan. The project must comply with the construction and development requirements of the San Joaquin Valley Air Pollution Control District, therefore, no violations of air quality standards will occur. The project will not occur at a scale or scope with potential to contribute substantially to existing or projected air quality violation. The project will not occur at a scale or scope which will result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment.

The Edison Community Plan and the 2025 Fresno General Plan designate the subject site as heavy industrial and allows the proposed industrial use on the subject site. Given that the existing land use allows this type and intensity of development, the project is not proposing development beyond that examined in MEIR No. 10130 for the 2025 Fresno General Plan or the Mitigated Negative Declaration prepared for Plan Amendment A-09-02 to amend the Air Quality Element of the 2025 Fresno General Plan.

The project is not proposing a use which will create objectionable odors. The applicant will have programs in place to protect employees as well as the general public from exposure to the chemical products they distribute. Engineering controls such as scrubbers to reduce hazardous vapors as well as personal protective equipment are used to help ensure a healthful environment in and around operations. In addition, pursuant to the operational statement submitted by the applicant, all chemicals will be stored in either liquid or solid state and no product will be stored in a gaseous state, therefore, the transfer of chemicals from one container to another and other operations related to this facility will not create objectionable odors affecting a substantial number of people.

The proposed project is not expected to generate substantial pollutant concentrations since this project will not generate significant vehicle traffic. The company will operate Monday through Friday; whereas, approximately thirty-three (33) employees will be at the project site at any given time. It is anticipated, aside from employees coming to and from the facility, less than two (2) visitors per week can be expected because the project does not include the processing or manufacture of materials of any kind. Therefore the project will not create pollutants that would impact sensitive receptors. In addition, the closest sensitive receptors to this site are approximately 915 feet to the south of the subject site. The California Air Resources Board Handout was referenced to determine a "minimum separation between new sensitive land uses and existing sources"; however, a specific use associated with the development of a chemical warehouse project could not be found or used as reference.

Residential land uses are considered "sensitive receptor" type land uses and are located approximately 915 feet from the proposed project site. Given that a railroad track is immediately adjacent to the site, there is a potential for the exposure of sensitive receptors to substantial pollutant concentrations in the event of a spill or accident. In the event of an emergency, an Emergency Coordinator (EC) is designated for the proposed site to manage the response to hazardous materials/waste incidents resulting from fire, explosion, accidental release, natural disaster, or terrorist activities. This includes an Emergency Preparedness Contingency Plan (EPCP) developed in accordance with Title 40 of the Code of Federal Regulations (CFR) Part 262, Title 29 CFR Section 1910.120 and 1910.38, and California Environmental Protection Agency (CEPA) s.36 (1-3). An EPCP will be developed for the project site to assist the EC or

his/her designees in determining appropriate response procedures.

The facility participates in Local Emergency Planning Committee activities keeping both the local and response agencies (fire department, public health department, hospitals, etc.) and the community aware of activities and controls in place to prevent and control any accidental release of a hazardous material, including, mock drills in conjunction with local fire departments to practice control measures.

Pursuant to the Air Quality and Land Use Handbook prepared by the California Environmental Protection Agency California Air Resources Board dated April 2005, a railroad track is not considered a use that has a significant negative air quality impact. High traffic freeways and roads and rail yards are uses called out by this study that may have significant negative air quality impacts.

Onsite containment is as follows:

- Within the Building – The areas within the building where hazardous chemicals will be stored will have a containment curb and drain that will connect to a line that goes into loading dock. The largest container within the building will be 330-gallon totes.
- Rail Car Unloading – During unloading operations large plastic bins are placed under the rail car connections to contain any spillage.
- Tanks and Tanker Load out Area – This area is contained within itself for spillage and rainfall. The system is designed to handle 110% of the largest anticipated tank. Rainwater will collect within this area and will remain there until it is tested. Once runoff is determined to be clean, it will be pumped into the storm water system.
- Yard – The yard has been designed to contain three (3) inches of rainfall. Storage will be both in the loading dock and within a low spot in the yard. After a rain event the water will be tested before being pumped to the Fresno Metropolitan Facilities via the current drainage system on Hughes Avenue. No fluids can leave the site without the facility allowing them via the pump system.

The project would equal or exceed 25,000 square feet of industrial space. Therefore, this project must fully comply with Rule 9510 from the San Joaquin Valley Air Pollution Control District (SJVAPCD). This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. Specifically, Rule 9510 requires that operational (traffic-associated) NOX and PM10 emissions be reduced by at least 33.3% and 45%, respectively, and construction equipment NOX and PM10 emissions of projects be reduced by at least 20% and 45%, respectively.

The County of Fresno Department of Public Health has recommended conditions of approval be added to the project, which will also be incorporated prior to operation, the applicant shall complete the online hazardous Materials Business Plan submittal. Additionally, all hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Division 20, Chapter 6.5. This chapter further discusses proper labelling, storage and handling of hazardous wastes.

In summary, subject to compliance with existing policies, rules, and regulations, the proposed project will not significantly impact local air quality. The proposed project will not create additional air quality impacts beyond those already assessed the MEIR prepared for the 2025 Fresno General Plan and Plan Amendment No. A-09-002 to amend the Air Quality Element of the 2025 Fresno General Plan.

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

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
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The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because said species are not identified to be located within the project area and because the subject site was previously occupied by heavy industrial uses. There is no riparian habitat or any other sensitive natural community identified in the vicinity of the proposed project by the California Department of Fish and Game or the US Fish and Wildlife Service. No federally protected wetlands are located on the subject site; therefore, there would be no impacts to species, riparian habitat or other sensitive communities and wetlands. The project site is not located in an area containing native residents or migratory fish or wildlife species. The project site has no trees or other vegetation that could be considered a biological resource and thus the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project area is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

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

The project is not proposing a change to a historical or archaeological resource. There are no buildings that will be demolished in the construction of the development. There are no known paleontological resources or human remains that exist within the project area; therefore there will be no change or disturbing of said resources/remains. However, previously unknown archaeological resources or human resources could be disturbed during project construction. However, measures contained within the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring

Checklist dated February 13, 2014 will mitigate this potential impact to less than significant.

The proposed project will implement and incorporate, as appropriate, the cultural resource related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated February 13, 2014, and thus the impacts to cultural resources will be less than significant.

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

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
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Based on a review of aerial photographs, it appears that the site has not been under cultivation since at least 1992. There are no known geologic hazards or unstable soil conditions known to exist on the project site. Fresno has no known active earthquake faults and is not in any Alquist-Priolo Special Studies Zone. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards. The project does not involve the use of a septic tank or an alternative waste water disposal system; therefore there is no impact to the soil. No adverse environmental effects related to topography, soils or geology are expected as a result of this project.

The proposed project is required to comply with standard requirements and procedures mandated by the County of Fresno Department of Public Health, which include requirements and procedures for the abandonment/removal of water wells, septic systems or underground storage tanks that exist or have been abandoned within the project area.

No adverse environmental effects related to topography, soils or geology are expected as a result of this project. Implementation of the mitigation measures listed in MEIR No. 10130 and the attached MEIR Mitigation Monitoring Checklist dated February 13, 2014 will reduce the topographic, soils and geologic impacts to less than significant.

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

The proposed project has been determined to have a less than significant impact on greenhouse gases based on the guidance established by the San Joaquin Valley Air Pollution Control District (District) in the adopted document titled *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. According to this document, projects can be determined to have a less than significant impact if they do any other the following: 1) Use a combination of District approved GHG Emission Reduction Measures to meet BPS; 2) Comply with an approved GHG plan or mitigation program; or 3) Reduce GHG emissions by at least 29%. **The proposed project complies with an approved GHG**

Mitigation program (established through Plan Amendment Application No. A-09-02).

Plan Amendment Application No. A-09-02, the Air Quality Amendment to the 2025 Fresno General Plan, adopted initial steps to address Fresno's part in avoiding global climate change, through adoption of new Resource Element / Air Quality General Plan Objectives and Policies. The information in previously-cited CAPCOA and California Attorney General publications has been used as information resources for GHG mitigation. A new objective has been added to the Air Quality section of the Resource Conservation Element specifically calling for reduction in GHG emissions, with supporting policies and implementation measures. Utilizing a qualitative analysis approach, projects consistent with, and appropriately implementing, air pollution and GHG reduction policies, and which mitigate any potentially significant project-specific GHG impacts, will be deemed to conform to GHG reduction requirements and to contribute to the City's overall GHG reduction goals. Periodic broad scale GHG modeling will be used to validate the efficacy of these measures and guide implementation and further rulemaking. The proposed project will be required to implement all relevant general plan policies related to GHGs. These policies will help to reduce this project's potential GHG impact. One new policy adopted in the City's Air Quality Plan Amendment is described below:

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

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

The proposed project complies with this policy because it will comply with several of the measures detailed in the California Attorney General's Office guidance document titled, *The California Environmental Quality Act Mitigation of Global Warming Impacts at the Local Agency Level*" (updated January 07, 2008). This document offers policy guidance on mitigating GHG emissions. One mitigation measure states that projects should "create travel routes that ensure that destinations may be reached conveniently by public transportation, bicycling or walking". The proposed project will be required to install curb, gutter, and sidewalks to Public Works Standard P-5; driveway approaches to Public Works Standard(s) P-2 and P-6; and construct permanent paving (measured from face of curb to the section line) per Public Works Standard P-50 that will provide ample pedestrian access to the site. Painted bike lanes are planned for most collectors and arterials. A lot of these lanes are already painted; however, the 2025 Fresno General Plan does not propose bicycle/pedestrian designated lanes adjacent to the project site. The closest bicycle/pedestrian trail is located south of the project site off North Hughes Avenue and then heading east on West Nielson Avenue.

The proposed project will not occur at a scale or scope with potential to contribute substantially or cumulatively to the generation of greenhouse gas emissions, either directly or indirectly. Under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases will be reduced along with other regulated air pollutants.

The proposed project will not affect greenhouse gas emissions beyond what was analyzed in the Master

Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan or by Plan Amendment Application No. A-09-02. In addition, the proposed project will implement and incorporate, as appropriate, the greenhouse gas related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated February 13, 2014, and thus the impacts will be less than significant.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIAL -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				x
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				x

The project is not expected to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. However, given the proximity to the railroad track and its intended use, there is a possibility that a spill or accident could occur, which creates a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment if precautions are not taken into account. In the event of an emergency, an Emergency Coordinator (EC) will be designated to the proposed site to manage the response to hazardous materials/waste incidents resulting from fire, explosion, accidental release, natural disaster, or terrorist activities. This includes an Emergency Preparedness Contingency Plan (EPCP) developed in accordance with Title 40 of the Code of Federal Regulations (CFR) Part 262, Title 29 CFR Section 1910.120 and 1910.38, and California Environmental Protection Agency (CEPA) s.36 (1-3). An EPCP will be developed for the project site to assist the EC or his/her designees in determining appropriate response procedures.

The facility participates in Local Emergency Planning Committee activities keeping both the local and response agencies (fire department, public health department, hospitals, etc.) and the community aware of activities and controls in place to prevent and control any accidental release of a hazardous material, including, mock drills in conjunction with local fire departments to practice control measures.

Onsite containment is as follows:

- Within the Building – The areas within the building where hazardous chemicals will be stored will have a containment curb and drain that will connect to a line that goes into loading dock. The largest container within the building will be 330-gallon totes.
- Rail Car Unloading – During unloading operations large plastic bins are placed under the rail car connections to contain any spillage.
- Tanks and Tanker Load out Area – This area is contained within itself for spillage and rainfall. The system is designed to handle 110% of the largest anticipated tank. Rainwater will collect within this area and will remain there until it is tested. Once runoff is determined to be clean, it will be pumped into the storm water system.
- Yard – The yard has been designed to contain three (3) inches of rainfall. Storage will be both in the loading dock and within a low spot in the yard. After a rain event the water will be tested before being pumped to the Fresno Metropolitan Facilities via the current drainage system on Hughes

Avenue. No fluids can leave the site without the facility allowing them via the pump system.

The County of Fresno Department of Public Health has recommended conditions of approval be added to the project, which will also be incorporated prior to operation. This includes the applicant completing the online hazardous Materials Business Plan submittal. Additionally, all hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Division 20, Chapter 6.5. This chapter further discusses proper labelling, storage and handling of hazardous wastes.

The proposed project will not create impacts beyond those already assessed the MEIR prepared for the 2025 Fresno General Plan and Plan Amendment No. A-09-002 to amend the Air Quality Element of the 2025 Fresno General Plan.

The project site is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The closest school is approximately ½ mile or 2,090 feet from the project site.

Although the project area is located within an airport land use plan (Fresno-Chandler Downtown Airport Master and Environs) and traffic pattern zone of FCEA, the project will not expose people residing or working in the project area to excessive noise levels from the airport because the proposed project is simply in the airport review area and is not within an identified noise contour identified by the airport land use plan.

The project has been reviewed by the Department of Airports and it has been determined that the project will not result in a safety hazard for people residing or working in the project area. The project is also not within the vicinity of a private airstrip, therefore, it would not result in a safety hazard for people residing or working in the project area. The project will not interfere with an adopted emergency plan. The project area is not located near a wildland area or an SRA; therefore the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?				x
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				x

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

The City's Department of Public Utilities has determined that water facilities are available to provide service to the subject site as long as any on-site wells are sealed and abandoned and installation of water service and meter box is in place. The City of Fresno has a capital improvement project to construct a 16-inch transmission water main in North Hughes Avenue, fronting the proposed development. The project is scheduled to be constructed in 2015. As such, the applicant will be required to construct a 16-inch water main (including fire hydrants) in North Hughes Avenue from the existing 14-inch main located in West Nielson Avenue north across the project frontage; install water service and meter box; on-site water facilities shall be private; and seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

The Department of Public Utilities has, as a standard condition of approval, required the developer to incorporate water use efficiency measures into the project and has required that the developer provide a detailed water usage analysis identifying water fixture, landscape, and laundry efficiencies to document water conservation design characteristics.

The Fresno Metropolitan Flood Control District (District) bears responsibility for storm water management within the Fresno-Clovis metropolitan area, including the area of the project site. Within the metropolitan area, storm runoff produced by land development is to be controlled through a system of pipelines and storm drainage retention basins. The proposed project lies within the District's Drainage Area "ZZ".

The community has developed and adopted a Storm Drainage and Flood Control Master Plan. Each property is required to contribute its pro-rata share to the cost of the public drainage system. It is this form of participation in the cost and/or construction of the drainage system that will mitigate the impact of development. Effected subject properties shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such approval.

The District requires that the storm drainage patterns for the proposed project conform to the District's Master Plan. The District will need to review and approve all improvement plans for any proposed grading, construction of curb and gutter or storm drainage facilities for conformance to the Master Plan within the project area. The District has indicated that 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 inlets.

The proposed development does not appear to be located within a flood prone area. In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system. 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. 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. The project site yard has been designed to contain three (3) inches rainfall. Storage will be both in the loading dock and within a low spot in the yard. After a rain event the water will be tested before being pumped to the Fresno Metropolitan Facilities via the current drainage system on Hughes Avenue. No fluids can leave the site without Brentag allowing them via the pump system.

Construction activity, including grading, clearing, grubbing, filling, excavation, development or redevelopment of land that results in a disturbance of one (1) acre or more of the total land area, or less if part of a larger plan of development or sale, must secure a storm water discharge permit in compliance with the U.S. Environmental Protection Agency's National Pollutant Discharge Elimination System regulations (CFR Parts 122-124, Nov. 1990). The permit must be secured by filing a Notice of Intent for the State General Permit for Construction Activity with the State Water Resources Control Board. The notice must be filed prior to the start of construction. Copies of the State General Permit and Notice of Intent are available at the District.

The project will not place housing or other structures within a 100-year flood hazard area. The project's final improvement plans will be reviewed by the Fresno Metropolitan Flood Control District for conformance

with the Storm Drainage and Flood Control Master Pan, and will, therefore, not expose people to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project area is considerably built-out, and urban, and therefore not prone to seiche, tsunami or mudflow.

The mitigation measures of Master EIR No. 10130 are incorporated herein by reference and are required to be implemented by the attached mitigation monitoring checklist dated February 13, 2014.

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

The project will be constructed on an approximately 11.63 acre site. The proposed M-3 zone district is consistent with the planned land use of heavy industrial pursuant to Section 12-403-B-1 of the Fresno Municipal Code.

As discussed above, the proposed project is consistent with the 2025 Fresno General Plan and Edison Community Plan and Fresno Municipal Code Section 12-228, the "M-3" (*Heavy Industrial*) zone district.

The proposed project will not physically divide an established community given that the proposed industrial development will be located on property that has been used for industrial purposes for decades.

The proposed project will not conflict with any applicable land use plan, policy, or regulation. The proposed use is specifically allowed in the proposed zone district and will be required to comply with all codes and regulations. The proposed project is in compliance with several goals and policies contained in both the 2025 Fresno General Plan (General Plan) and the Edison Community Plan. For example, Objective C-13 of the 2025 Fresno General Plan is to plan and support industrial development to promote job growth while enhancing Fresno's urban environment. Supporting policy C-13-i is intended to provide sufficient opportunities for heavy industrial planned uses in areas that are accessible from major transportation corridors, and where land use compatibility issues, health and safety concerns and public facility and service needs can be addressed to ensure stability of economic investments and opportunities for growth.

The proposed project will meet the intent of these objectives and policies because the proposed project will integrate well into the existing surrounding industrial uses.

Similarly, the goals of the Edison Community Plan are directed toward providing a framework for public and private actions which will stimulate the long-term balanced growth of the community. In order to achieve this overall purpose there are three primary objectives: (1) Stimulate growth in the Edison Community by improving the quality of the environment and the strategic provision of public facilities improvements; and (2) Stimulate an increase of income levels throughout the Edison Community through programs of economic and employment development.

Therefore, it is staff's opinion that the proposed site plan review application is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project is found; (1) To be consistent with the goals, objectives, and policies of the applicable 2025 Fresno General Plan and Edison Community Plan; (2) To be suitable for the type and density of development; (3) To be safe from potential cause or introduction of serious public health problems; and, (4) To not conflict with any public interests in the subject site or adjacent lands.

No habitat conservation plans or natural community conservation plans in the region pertain to the natural resources that exist on the subject site or in its immediate vicinity. Therefore, there would be no impacts.

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

The subject property is not located in an area designated for mineral resource preservation or recovery and will, therefore, not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The subject site is not delineated on a local general plan, specific plan or other land use plan as a locally-important mineral resource recovery site and will, therefore, not result in the loss of availability of a locally-important mineral resource.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE -- Would the project result in:				

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

The proposed project will not expose persons to excessive noise levels. Although the project will create additional activity in the area and will be located adjacent to a railroad track, the project will be required to comply with all noise policies from the 2025 Fresno General Plan and noise codes from the Fresno Municipal Code. Policy H-1-d of the 2025 Fresno General Plan states that “the city shall require an acoustical analysis in those cases where a project potentially threatens to expose existing or proposed noise-sensitive land uses to excessive noise levels. The presumption of potentially excessive noise levels shall be based on the location of new noise-sensitive uses to known noise sources or staff’s professional judgment that a potential for adverse noise impacts exists”. Because of the project’s location abutting railroad tracks and being located within an established heavy industrial area, staff did not require the applicant to prepare an acoustical analysis.

There will be a temporary increase in noise levels during construction of the project; however, the applicant will be required to comply with all applicable codes and regulations during construction. Construction noise will be reduced through the implementation of a Fresno Municipal Code requirement that limits construction days and times. In addition, the construction of the proposed project is subject to standard rules and regulations that are incorporated into the project that will minimize potentially significant short-term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. As part of the project, construction specifications for the project will require that all construction equipment be

maintained according to the manufacturers' specifications, and that noise generating construction equipment is equipped with mufflers. Therefore, there will be a less than significant impact for temporary noise levels.

Although the project area is located within an airport land use plan (Fresno-Chandler Downtown Airport Master and Environs) and traffic pattern zone of FCEA, the project will not expose people residing or working in the project area to excessive noise levels from the airport because the proposed project is simply in the airport review area and is not within an identified noise contour identified by the airport land use plan.

Based on the above analysis, exposure to noise levels in excess of standards established in the general plan and noise ordinance is not expected and impacts related to noise will be less than significant.

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

The proposed project will not substantially induce population growth because the project is being proposed as an industrial use consistent with the 2025 Fresno General Plan and Edison Community Plan. The project will not displace existing housing; therefore it will not necessitate the construction of replacement housing. The project will not displace any people; therefore there is no need for replacement housing.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES --				

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?				X
Drainage and flood control?				X
Parks?				X
Schools?				X
Other public services?				X

The subject site is located approximately 1/2 miles from Fire Station #19 and is within the City of Fresno police area. The fire department has required on-site fire hydrants with a flow of 1,500 GPM with a minimum eight (8) inch water main. Further, the existing private water system for this property has been out of service for several years and it would be highly impractical to place it back into service. The existing current public water main will need to be extended to the front of the property (approximately 1,000 feet). All required fire access lanes shall be provided and maintained with an approved 'all weather' surface capable of supporting 80,000 lb. vehicles (minimum four (4) inch of base rock over compacted or undisturbed native soil or per approved engineered plans). Year-round and with twenty-four (24) feet minimum width or other approved method that would prevent shoulder degradation. Therefore, police and fire protection services are available to serve the subject site. The Fresno Metropolitan Flood Control District (FMFCD) has indicated that the FMFCD system could accommodate the proposed site plan review application and permanent drainage service is available.

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

Any new commercial/industrial development occurring as a result of the proposed project will have an impact on the School District's student housing capacity. The School District, through local funding, is in a position to mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50 Level 1, 2 and 3 developer fee legislative provisions. The developer will pay appropriate impact fees at time of building permits. The Fresno Unified School District levies a commercial/industrial development fee of \$0.51 per square foot. The proposed office space would be subject to the commercial rate of development fees. However, the proposed warehouse space would be exempt from fees if the

space is used exclusively for storage and does not result in an increased number of employees. The new development on the property will be subject to the development fee prior to issuance of a building permit.

The Department of Public Utilities has reviewed the site plan review application and has determined that sewer and water facilities are available to provide service to the subject site subject to several conditions discussed earlier.

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

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

The proposed project will not result in the physical deterioration of existing parks or recreational facilities; and, will not require expansion of existing recreational facilities or affect recreational services beyond what was analyzed in the Master Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan given that the project is proposing a development intensity that was analyzed by the 2025 Fresno General Plan.

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

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?			X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

The Public Works Department reviewed the proposed project and determined that a traffic study is not required because the proposed project would generate a count of 213 Average Daily Trips (A.D.T.), based upon code 150 and 710 (ITE) of the Institute of Transportation Engineers' Trip Generation manual. Thus, the proposed project is not expected to generate traffic which would significantly impact any nearby roads. Therefore, the project would have a less than significant impact and not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, or in a substantial increase in vehicle miles traveled.

The proposed project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system because the project would not result in increasing the level of service beyond the level allowed by the 2025 Fresno General Plan. The proposed project will not conflict with a congestion management program. The project proposes industrial development and will, therefore, not result in a change in air traffic patterns. The proposed project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or

incompatible uses.

The Public Works Department, Traffic Engineering Division, and the Department of Transportation, District 6 has reviewed the proposed project and potential traffic related impacts for the site plan review application and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division. Furthermore, it is anticipated that this development would impact State facilities along State Route (SR) 180 at Marks Avenue however this interchange is relatively new and has adequate capacity to accommodate any traffic. It is also anticipated that this development would impact State facilities along SR 99 at Belmont Avenue however there is currently no planned improvement at this location. Therefore, the project will mitigate any traffic-related impacts by paying into the City of Fresno's TSMI program as well as the Fresno RTMF.

The proposed project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. The project has been reviewed by the Fresno Fire Department and it has been determined that the proposed project will not result in inadequate emergency access as discussed earlier in this document.

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

Therefore, no substantial increase in transportation or traffic is expected to result from the proposed project.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS - - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

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

The proposed project is not expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board and will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, therefore no significant environmental effects can result from the construction of said facilities. The project plans will be reviewed by the Fresno Metropolitan Control District, therefore the construction of any required storm water drainage facilities will not cause significant environmental effects. Sufficient water supplies are available to serve the project from existing resources and no new or expanded entitlements are needed. The project will generate a minimal amount of wastewater and solid waste and will, therefore, not have significant wastewater or landfill impacts. Any demolition material generated by construction activities will be disposed of properly; therefore the project will comply with federal, state and local statutes related to solid waste.

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

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

The project is proposed at a size and scope which does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; additionally, the project site is located within an area, which has been predominantly developed with urban uses. Additionally, there are no fish or wildlife species, plant or animal community, located within the project area. There is no evidence in the record to indicate that the increment of environmental impacts that would be potentiated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have any adverse impacts directly, or indirectly, on human beings. Therefore, there are no mandatory findings of significance.

CAO033010

MEIR Review Summary

EXHIBIT C

MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) REVIEW SUMMARY

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

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

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

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

In addition to the local street system, the City has entered into an agreement with the California Department of Transportation to collect impact fees for state highway facilities which may be impacted by new development projects. The City participates in the Fresno County

Transportation Authority, which recently was successful in obtaining voter re-authorization of a half-cent sales tax to be dedicated to a wide range of transportation facilities and programs (including mass transit). The City is also an active participant in ongoing regional transportation planning efforts, such as a freeway deficiency study, a corridor study for one or more additional San Joaquin River crossings, and the State's "Blueprint for the Valley" process. All these studies were commenced after the MEIR was certified, but none of them is yet completed. Therefore, it cannot be concluded that Fresno's environmental setting or the MEIR analysis of traffic and circulation have materially changed since November of 2002.

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

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

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

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

Analysis of global climate change analysis was not part of the MEIR in 2002, due to lack of scientific consensus on the matter and a lack of analytical tools. However, under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases have been reduced along with the other regulated air pollutants. At this point in time, detailed analysis and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks of the California Environmental Protection Agency Air Resources Board and the Governor's Office of Planning and research are not completed. The information available does not support any conclusion that Site Plan Review Application No. S-13-047 or other City projects would have a significantly adverse impact on global climate change. Similarly, there is insufficient information to conclude that global climate change would have a significantly adverse impact upon the City of Fresno or specific development projects.

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

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

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

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

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

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

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

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

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

Biological Resources. The City continues to evaluate all development proposals for potential impacts upon natural habitats and associated species dependent upon these habitats. The City supports continuing efforts to acquire the most prominent habitats where appropriate, such as portions of the San Joaquin River environs. When development or public works projects have been proposed in this area, they have been subject to site-specific evaluation through

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

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

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

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

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

Geology and Soils. The City of Fresno has a predominantly flat terrain with few geologic or soil quality constraints. The City continues to apply applicable local and state construction codes and standards and continues to adopt new standards as appropriate to insure the safety of residents and protection of property improvements.

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

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

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

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

- Construction of solar panel generator facilities at the Municipal Services Center (MSC) and at Fresno-Yosemite International Airport. The MSC facility, completed in 2004, generates 3.05 GWt of energy (equivalent to operation of 286 homes per year) and has resulted in reduction of 966 tons of CO₂ emissions (equivalent to 2,414,877 vehicular miles not driven).
- Replacement of a significant number of vehicles in the municipal fleet with clean air vehicles (please refer to the following table).

CURRENT CITY OF FRESNO "CLEAN AIR" FLEET

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

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

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

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

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

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

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

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

APPENDIX

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

EXECUTIVE SUMMARY

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

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

Analysis of global climate change analysis was not part of the MEIR in 2002, due to lack of scientific consensus on the matter and a lack of analytical tools. However, under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases have been reduced along with the other regulated air pollutants. At this point in time, detailed analysis and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks of the California Environmental Protection Agency Air Resources Board and the Governor's Office of Planning and research are not completed. The information available does not support any conclusion that Site Plan Review Application No. S-13-047 or other City projects would have a significantly adverse impact on global climate change. Similarly, there is insufficient information to conclude that global climate change would have a significantly adverse impact upon the City of Fresno or specific development projects.

SUPPORTING DATA AND ANALYSIS

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

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

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

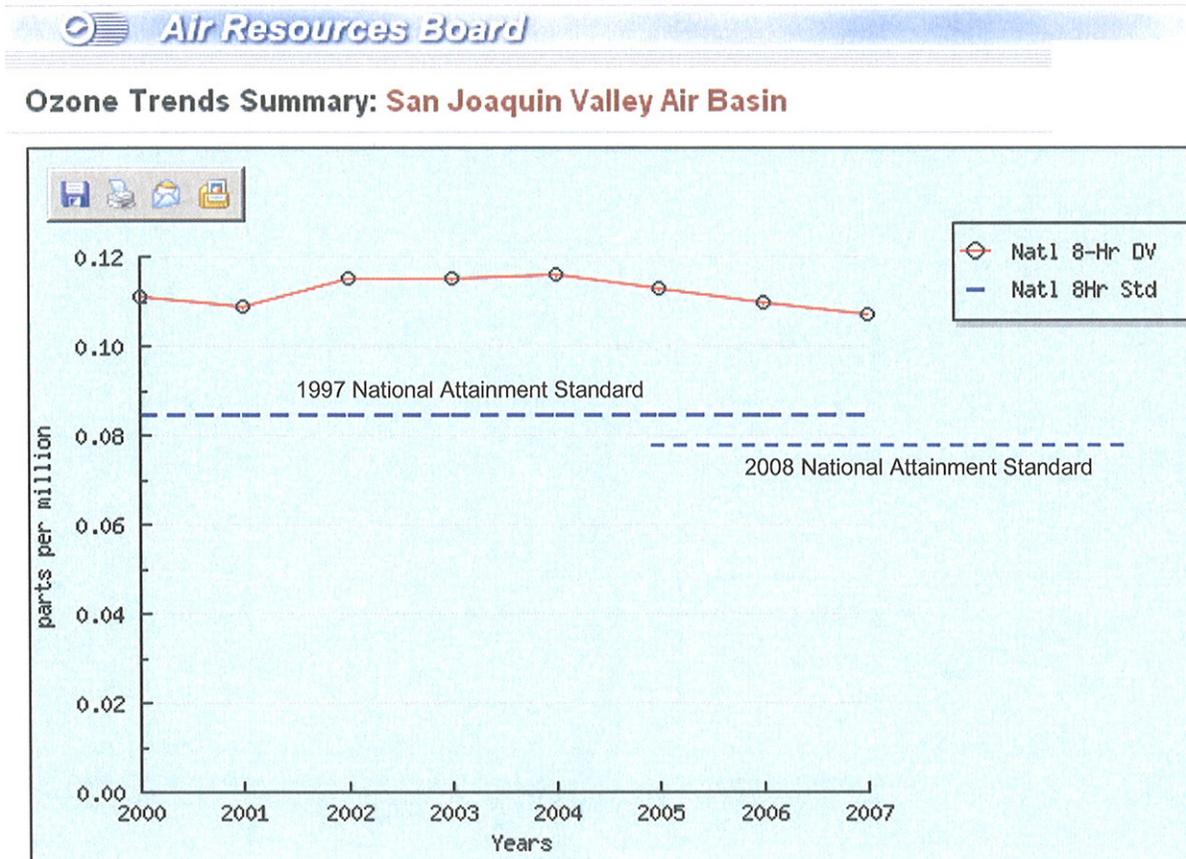
The MEIR mitigation checklist sketched out a series of actions for the City to pursue with regard to its own operations, and City departments are pursuing these objectives. The Fresno Area Express (FAX) bus fleet and the Department of Public Utilities solid waste collection truck fleet are being converted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

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

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

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

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



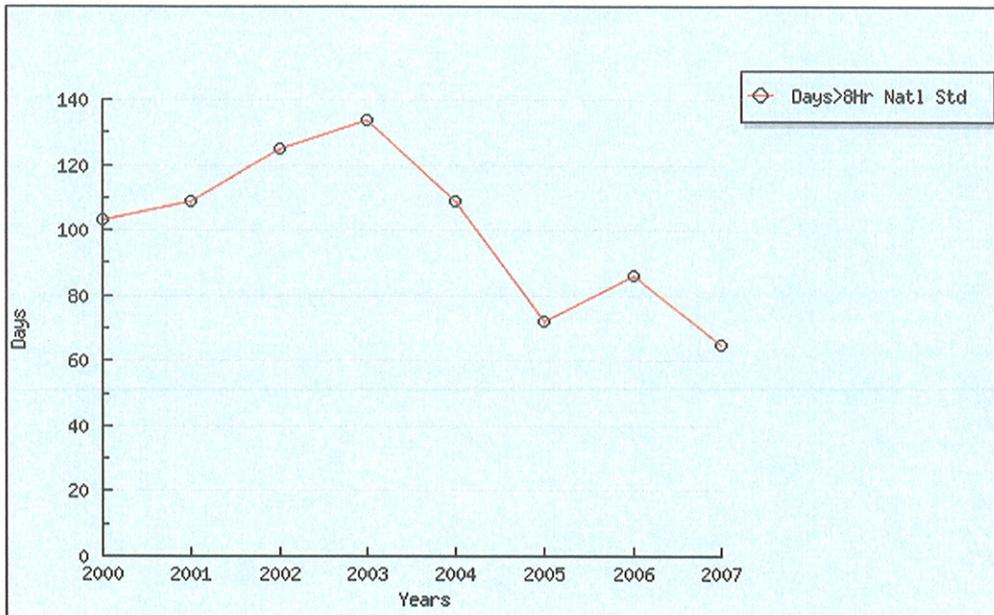
GRAPH NOTES: The "National 1997 8-Hour Ozone Design Value" is a three-year running average of the fourth-highest 8-hour ozone measurement averages in each of the three years (computed according to the method specified in Title 40, Code of Federal Regulations, Part 50, Appendix I).

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

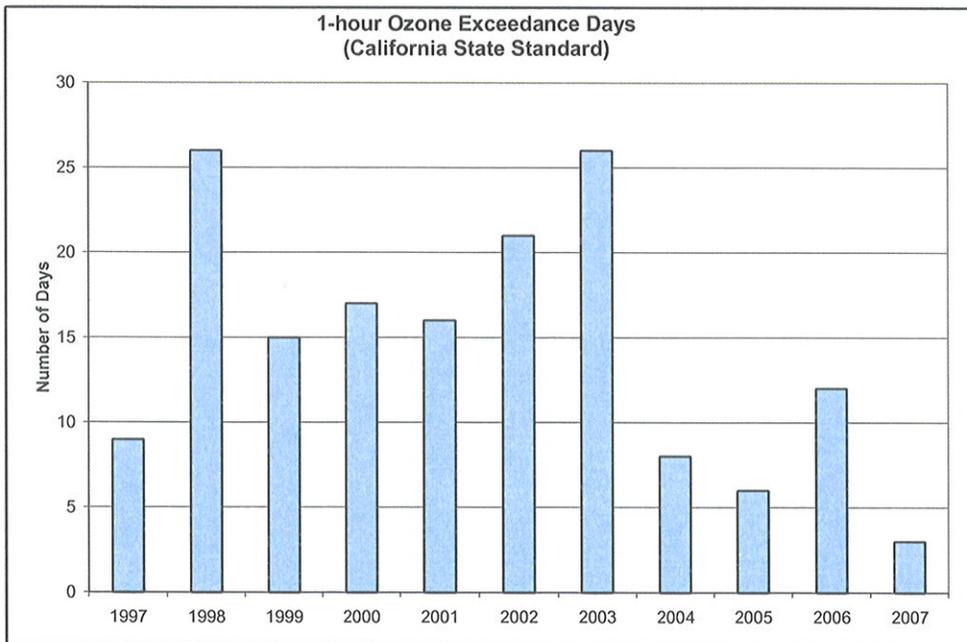
The California Clean Air Act has a different calculation method for its 8-hr oxidant [ozone] standard design value, and an attainment standard that is lower (0.070 ppm). The ozone improvement trend under the state Clean Air Act 8-hour ozone standard parallels the trend for the national 8-hour standard.

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

Ozone Trends Summary: San Joaquin Valley Air Basin



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

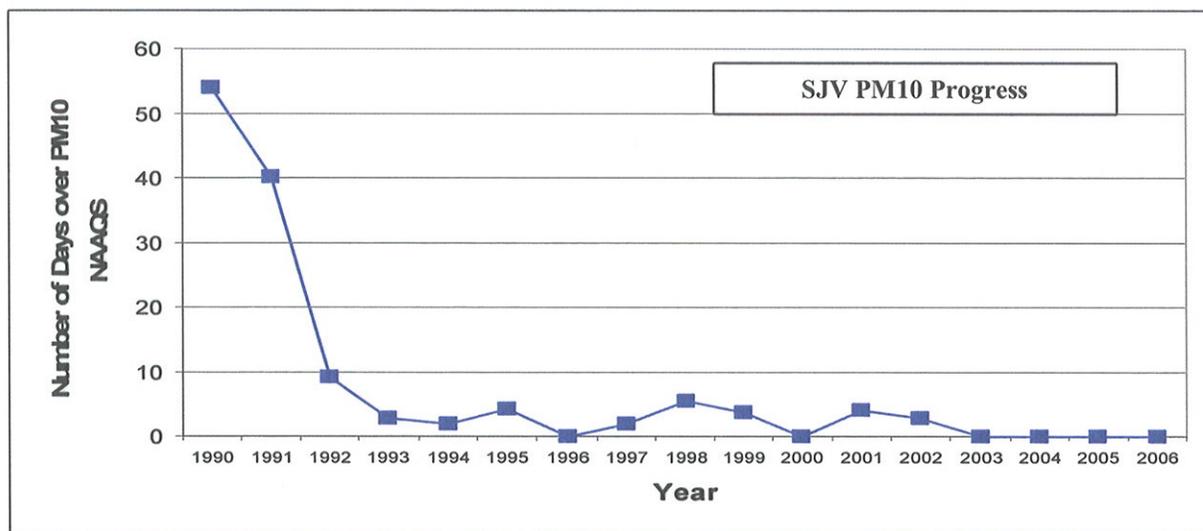


The current ozone attainment plan for the San Joaquin Valley Air Basin, in place when the MEIR for the 2025 Fresno General Plan was certified, is linked to a federal designation of "Serious Nonattainment." While ozone/oxidant air quality conditions are showing a trend toward improvement, the rate of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

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

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

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



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

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

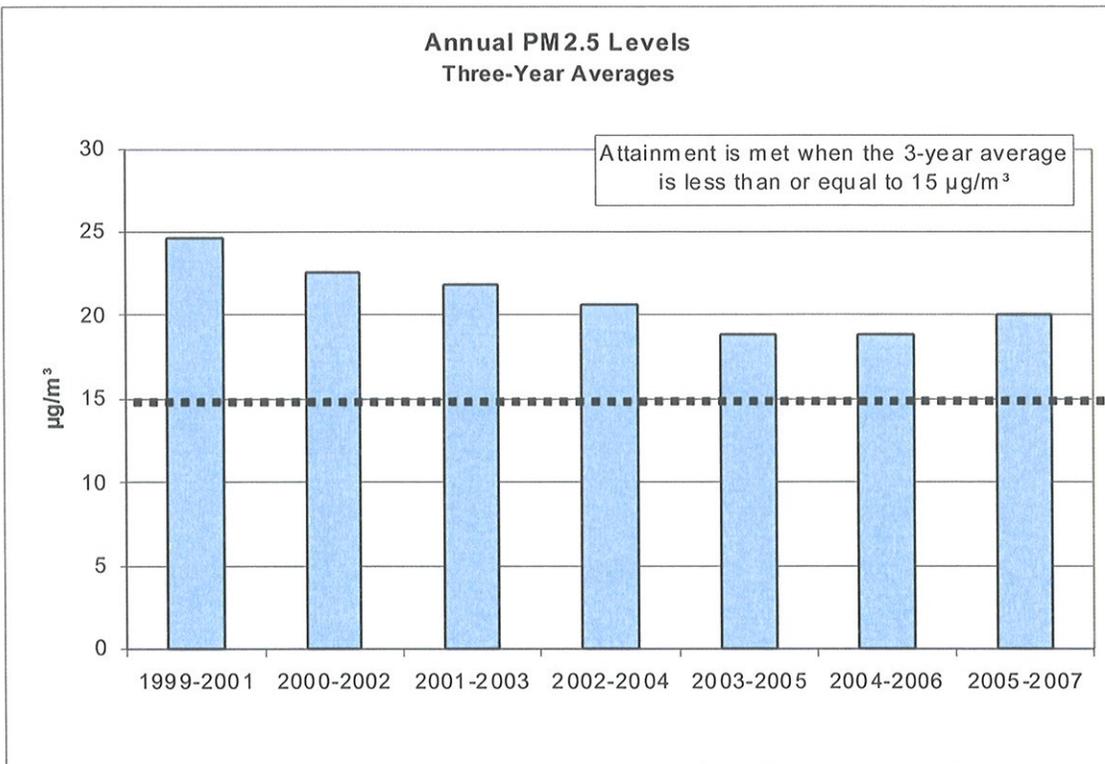
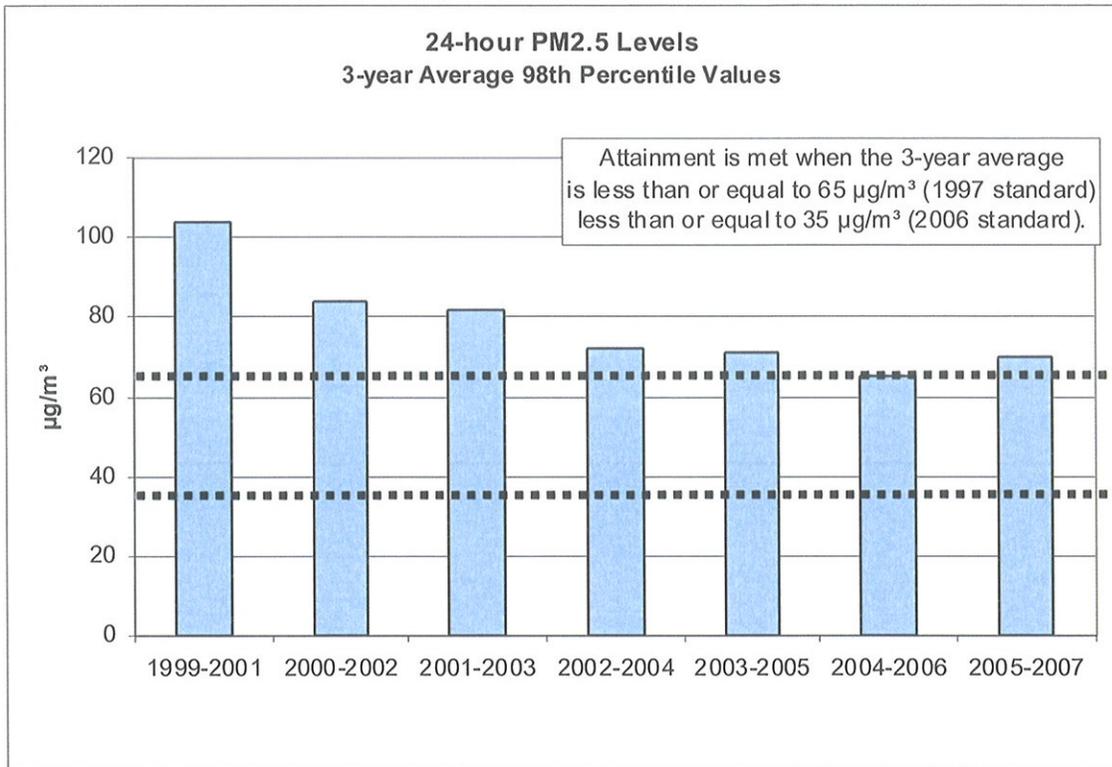
In March of 2006, the San Joaquin Valley Air Pollution Control District adopted Rule 9510, its Indirect Source Review Rule. Full implementation of this Rule has been delayed due to litigation (mitigation fees are being collected and retained in holding accounts), but projects are already being evaluated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

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

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

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

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



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

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

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

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

- carbon dioxide (CO₂), largely generated by combustion activities such as coal and wood burning and fossil fuel use in vehicles but also a byproduct of respiration and volcanic activity;
- *methane (CH₄), known commonly as “natural gas,” is present in geologic deposits and is also evolved by anaerobic decay processes and animal digestion. On a ton-for-ton basis, CH₄ exerts about 20 times the greenhouse gas effect of CO₂;
- *nitrous oxide (N₂O), produced in large part by soil microbes and enhanced through application of fertilizers. N₂O is also a byproduct of fossil fuel burning: atmospheric nitrogen, an inert gas that makes up a large proportion of the atmosphere, is oxidized when air is exposed to high-temperature combustion. N₂O is used in some industrial processes, as a fuel for rocket and racing engines, as a propellant, and as an anesthetic. N₂O is one component of “oxides of nitrogen” (NOX), long recognized as precursors of smog-causing atmospheric oxidants.
- *chlorofluorocarbons (CFCs), synthetic chemicals developed in the late 1920s for use as improved refrigerants (e.g., “Freon™”). It was recognized over two decades ago that this class of chemicals exerted powerful and persistent greenhouse gas effects. In 1987, the Montreal Protocol halted production of CFCs.

- *hydrofluorocarbons (HFCs), another class of synthetic refrigerants developed to replace CFCs;
- *perfluorocarbons (PFCs), used in aluminum and semiconductor manufacturing, have an extremely stable molecular structure, with biological half-lives tens of thousands of years, leading to ongoing atmospheric accumulation of these GHGs.
- *sulfur hexafluoride (SF₆) is used for insulation in electric equipment, semiconductor manufacturing, magnesium refining and as a tracer gas for leak detection. Of any gas evaluated, SF₆ exerts the most powerful greenhouse gas effect, almost 24,000 times as powerful as that of CO₂ on a ton-for-ton basis.
- water vapor, the most predominant GHG, and a natural occurrence: approximately 85% of the water vapor in the atmosphere is created by evaporation from the oceans.

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

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

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

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

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

The recently-released update of the Urbemis computer model (used by the City of Fresno Planning and Development Department for environmental assessments, pursuant to a specific MEIR mitigation measure) does provide data on the amounts of CO₂ and oxides of nitrogen (NOX) potentially generated by development projects. However, at this point in time, neither CARB nor the SJVAPCD has determined what the 1997 baseline or current "inventory" of GHGs is for the entire state nor for any region or jurisdiction within the state. No agency has adopted GHG emission limits and emission reduction measures, and because CEQA guidelines have not been established for the evaluation and mitigation of greenhouse gas emissions (there is an absence of regulatory guidance). Therefore, the City is unable to productively interpret the results of the Urbemis model with regard to GHGs, and there is currently no way to determine the significance of a project's potential impact upon global warming.

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

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

Any manufacturing activities that would generate SF₆, HFCs, or PFCs would be subject to subsequent environmental review at the project-specific level, as would any uses which would generate methane on site. The City of Fresno has adopted an ordinance prohibiting installation of any woodburning fireplaces or woodburning appliances in new homes, which would reduce CO₂ and N₂O from wood combustion.

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

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

Updated engine and tire efficiency standards would apply to residents' vehicles, as well as the statewide initiatives applicable to air conditioning and refrigeration equipment, regional transportation improvements, power generation and use of solar energy, water supply and water conservation, landfill methane capture, changes in cement manufacturing processes, manure management (methane digester protocols), recycling program enhancements, and "carbon capture" (also known as "carbon sequestration," technologies for capturing and converting CO₂, removing it from the atmosphere).

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

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

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

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

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

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

The City of Fresno currently treats and distributes only some 20% of its 150,000 acre-foot/year (AFY) surface water entitlement for the municipal water system, directing another 50,000 to 70,000 AFY to recharge activities via ponding basins. Presently, the City is unable to recharge the full balance of its annual entitlement in average and wet years, and releases any unused surface water supplies to area irrigation districts for agricultural use in the metropolitan area, (which further augments groundwater recharge through percolation of irrigated water).

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

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

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

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

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

MEIR Mitigation Monitoring Checklist

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

Project/EA No. S-13-047

Date: February 13, 2014

Mitigation Monitoring Checklist

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

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

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

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

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. S-13-047

Date: February 13, 2014

MEIR Mitigation Monitoring Checklist

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. S-13-047

Date: February 13, 2014

MEIR Mitigation Monitoring Checklist

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

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Date: February 13, 2014

Project/EA No. S-13-047

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>C-1. In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs.</p> <ul style="list-style-type: none"> a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals. b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements. c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations. d. Adopted state and SJVAPCD protocols, standards, and thresholds of significance for greenhouse gas emissions shall be utilized in assessing and approving proposed development projects. e. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts. 	Ongoing	Development & Resource Management Dept.	X			X		

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. S-13-047

Date: February 13, 2014

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F	
C-2. For development projects potentially meeting SJVAPCD thresholds of significance and/or thresholds of applicability for the Indirect Source Review Rule (Rule 9510) in their unmitigated condition, project applicants shall complete the SJVAPCD Indirect Source Review Application prior to approval of the development project. Mitigation measures incorporated into the ISR analysis shall be incorporated into the project as conditions of approval and/or mitigation measures, as may be appropriate.	Ongoing	Development & Resource Management Dept and SJVAPCD	X			X			
C-3. The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.	Ongoing	Various city departments						X	
C-4. The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as: a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions. b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit. c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible. d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.	Ongoing	Fresno Area Express						X	

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. S-13-047

Date: February 13, 2014

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY							
			A	B	C	D	E	F		
D-1. The City shall monitor impacts of land use changes and development project proposals on water supply facilities and the groundwater aquifer.	Ongoing	Dept of Public Utilities and Development & Resource Management Dept.	X		X				X	
D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, intentional recharge facilities, potable and recycled water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing (City-wide); and prior to approval of land use entitlement as applicable	Department of Public Utilities and Development & Resource Management Dept.			X		X		X	
D-3. The City shall implement the future water supply plan described in the City of Fresno Metropolitan Water Resources Management Plan Update and shall continue to update this Plan as necessary to ensure the cost-effective use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities							X	
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban stormwater pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Development & Resource Management Dept.	X					X	X	

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**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. S-13-047

Date: February 13, 2014

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY							
			A	B	C	D	E	F		
D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods. The City shall expand this protected area in the Riverbottom pursuant to expanded floodplain and/or floodway maps, regulations, and policies adopted by the Central Valley Flood Protection Board and the National Flood Insurance Protection Program.	Ongoing	Development & Resource Management Dept.							X	
D-6. The City shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Allowable construction in this area from being damaged by the intensity of flooding in the riverbottom; b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Development & Resource Management Dept.							X	X
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Development & Resource Management Dept.							X	X
D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management and use of all sources of water available to the planning area, and shall periodically update	Ongoing	Department of Public Utilities	X				X	X		

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			A	B	C	D	E	F	
<p>this plan to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development. Project-specific and city-wide water conservation measures shall be directed toward assisting in reaching the goal of balancing City groundwater operations by 2025.</p>									
<p>D-9. The City shall continue its current water conservation programs and implement additional water conservation measures to reduce overall per capita water use within the City with a goal of reducing the overall per capita water use in the City to its adopted target consumption rate. The target per capita consumption rate adopted in 2008 is a citywide average of 243 gallons per person per day, intended to be reached by 2020 (which includes anticipated water conservation resulting from the on-going residential water metering program and additional water conservation by all customers: 5% by 2010, and an additional 5% by 2020.)</p>	Ongoing	Department of Public Utilities			X	X			
<p>D-10. All development projects shall be required to comply with City Department of Public Utilities conditions intended for the City to reach its overall per capita water consumption rate target. Project conditions shall include, but are not limited to, water use efficiency for landscaping, use of artificial turf and native plant materials, reducing turf areas, and discouraging the development of artificial lakes, fountains and ponds unless only untreated surface water or recycled water supplies are used for these decorative and recreational water features, as appropriate and sanitary.</p>	Prior to approval of land use entitlement	Department of Public Utilities	X				X		

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<p>D-11. When and if the City adopts a formal management plan for recycled and/or reclaimed water, all development shall comply with its standards and requirements. Absent a formal management plan for recycled and/or reclaimed water, new development projects shall install reasonably necessary infrastructure, facilities and equipment to utilize reclaimed and recycled water for landscape irrigation, decorative fountains and ponds, and other water-consuming features, provided that use of reclaimed or recycled water is determined by the Department of Public Utilities to be feasible, sanitary, and energy-efficient.</p>	<p>Prior to approval of development project</p>	<p>Department of Public Utilities</p>				X		X

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<p>D-12. All applicants for development projects shall provide data (meeting City Department of Public Utilities criteria for such data) on the anticipated annual water demand and daily peak water demand for proposed projects. If a development project would increase water demand at a project location (or for a type of development) beyond the levels allocated in the version of the City's Urban Water Management Plan (UWMP) in effect at the time the project's environmental assessment is conducted, the additional water demand will be required to be offset or mitigated in a manner acceptable to the City Department of Public Utilities. Allocated water demand rates are set forth in Table 6-4 of the 2008 UWMP as follows:</p> <table border="1"> <thead> <tr> <th>FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES</th> <th>PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:</th> </tr> </thead> <tbody> <tr> <td>(Analysis shall include acreage to all street centerlines.)</td> <td></td> </tr> <tr> <td>Single family residential</td> <td>01/01/2005 THROUGH 12/31/2010</td> <td>01/01/2010 THROUGH 12/31/2024</td> <td>AFTER 01/01/2025</td> </tr> <tr> <td></td> <td>3.8</td> <td>3.5</td> <td>3.5</td> </tr> <tr> <td>Multi-family residential</td> <td>6.5</td> <td>6.2</td> <td>6.2</td> </tr> <tr> <td>Commercial and institutional</td> <td>2</td> <td>1.9</td> <td>1.9</td> </tr> <tr> <td>Industrial</td> <td>2</td> <td>1.9</td> <td>1.9</td> </tr> <tr> <td>Landscaped open space</td> <td>3</td> <td>2.9</td> <td>2.9</td> </tr> <tr> <td>South East Growth Area</td> <td>3.4</td> <td>3.2</td> <td>3.2</td> </tr> </tbody> </table> <p>NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan</p>		FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:	(Analysis shall include acreage to all street centerlines.)		Single family residential	01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025		3.8	3.5	3.5	Multi-family residential	6.5	6.2	6.2	Commercial and institutional	2	1.9	1.9	Industrial	2	1.9	1.9	Landscaped open space	3	2.9	2.9	South East Growth Area	3.4	3.2	3.2	Prior to approval of development project	Department of Public Utilities				X		
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Project/EA No. S-13-047

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

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			A	B	C	D	E	F	
<p>E-4. Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered:</p> <ul style="list-style-type: none"> a. Including a buffer zone of sufficient width between proposed residences and the agricultural use. b. Restricting the intensity of residential uses adjacent to agricultural lands. c. Informing residents about possible exposure to agricultural chemicals. d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences. e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue. 	Ongoing	Development & Resource Management Dept.							X
<p>F-1. The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.</p>	Ongoing	Dept. of Public Utilities and Development & Resource Management Dept.	X		X	X			
<p>F-2. The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.</p>	Ongoing	Dept. of Public Utilities				X			

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

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

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Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.										
I-2. Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall 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.	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.								X
I-3. Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net 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.	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.								X
I-4. Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.								X

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I-5. Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.							X
I-6. All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.							X
J-1. If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures: a. Amending construction plans to avoid the resources. b. Setting aside sites containing these resources by deeding them into permanent conservation easements. c. Capping or covering these resources with a protective layer of soil before building on the sites. d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them.	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.	X		X			X	

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e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.										
J-2. An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologist recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	Ongoing/prior to submittal of land use entitlement application	Development & Resource Management Dept.	X						X	
J-3. If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Development & Resource Management Dept./ Historic Preservation Commission staff	X						X	
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995),	Ongoing	Development & Resource Management Dept./ Historic Preservation Staff								X

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the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.										
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Development & Resource Management Dept.	X		X				X	
K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 Fresno General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. <ul style="list-style-type: none"> ■ Site Planning. See Chapter V for more details. ■ Barriers. See Chapter V for more details. ■ Building Designs. See Chapter V for more details. 	Ongoing/upon submittal of land use entitlement application	Development & Resource Management Dept.	X				X			
K-3. The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.	Ongoing/prior to building permit issuance	Development & Resource Management Dept.							X	

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<p>L-1. Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.</p>	Ongoing	Development & Resource Management Dept.							X
<p>N-1. The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.</p>	Ongoing	Development & Resource Management Dept.	X				X		
<p>Q-1. The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.</p>	Ongoing	Development & Resource Management Dept.						X	X

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Project Specific Mitigation Monitoring Checklist

PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST
Site Plan Review Application No. S-13-047

This monitoring checklist for the above noted environmental assessment is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), as required under Assembly Bill 3180, and is intended to establish a project-specific reporting/monitoring program for Site Plan Review Application No. S-13-047. Verification of implementation of these mitigation measures, in addition to the applicable measures specified for this project per the Mitigation Monitoring Checklist prepared for this project pursuant to Master Environmental Impact Report No. 10130 - 2025 Fresno General Plan, will be required upon approval of any special permits and prior to operation. The section numbers below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

I. MITIGATION MEASURES FOR AIR QUALITY

MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	VERIFIED BY
Project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated February 14, 2014.	Applicant	Processing and review of project proposal prior to approval.	City of Fresno Development & Resource Management Department
Pay applicable Indirect Source Review off-site mitigation fee.	Applicant	Prior to issuance of permits.	City of Fresno Development & Resource Management Department and San Joaquin Valley Air Pollution Control District

II. MITIGATION MEASURES FOR HAZARDS AND HAZARDOUS MATERIALS

MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	VERIFIED BY
Approval of any future development entitlements on the subject site must comply with all goals and policies contained in the 2025 Fresno General Plan and the Edison Community Plan.	Applicant	Entitlement processing	City of Fresno Development & Resource Management Department.
Project shall comply with all of the requirements stipulated within the attached Chemical Storage Guidelines (Chapter 6: Prevention Program (Program 2)) prepared by the National Association of Chemical Distributors (NACD) dated January 27, 1999, or its most current form.	Applicant	Prior to issuance of permits.	City of Fresno Development & Resource Management Department
Project shall comply with all of the requirements stipulated within the attached Guidelines for Safe Warehousing of Chemicals prepared by the Center for Chemical Process Safety of the American Institute of Chemical Engineers National Association of Chemical Distributors (NACD) dated 1998, or its most current form.	Applicant	Prior to issuance of permits.	City of Fresno Development & Resource Management Department

<p>An Emergency Coordinator (EC) will be designated to the proposed site to manage the response to hazardous materials/waste incidents resulting from fire, explosion, accidental release, natural disaster, or terrorist activities. This includes an Emergency Preparedness Contingency Plan (EPCP) developed in accordance with Title 40 of the Code of Federal Regulations (CFR) Part 262, Title 29 CFR Section 1910.120 and 1910.38, and California Environmental Protection Agency (CEPA) s.36 (1-3). An EPCP will be developed for the project site to assist the EC or his/her designees in determining appropriate response procedures.</p>	<p>Applicant</p>	<p>Prior to issuance of permits</p>	<p>City of Fresno Development & Resource Management Department</p>
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<p>Onsite containment will be as follows:</p> <p>Within the Building – The areas within the building where hazardous chemicals will be stored will have a containment curb and drain that will connect to a line that goes into loading dock. The largest container within the building will be 330-gallon totes.</p> <p>Rail Car Unloading – During unloading operations large plastic bins are placed under the rail car connections to contain any spillage.</p> <p>Tanks and Tanker Load out Area – This area is contained within itself for spillage and rainfall. The system is designed to handle 110% of the largest anticipated tank. Rainwater will collect within this area and will remain there until it is tested. Once runoff is determined to be clean, it will be pumped into the storm water system.</p> <p>Yard – The yard has been designed to contain three (3) inches of rainfall. Storage will be both in the loading dock and within a low spot in the yard. After a rain event the water will be tested before being pumped to the Fresno Metropolitan Facilities via the current drainage system on Hughes Avenue. No fluids can leave the site without the facility allowing them via the pump system.</p>	<p>Applicant</p>	<p>Prior to issuance of permits</p>	<p>City of Fresno Development & Resource Management Department</p>
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