



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-E
COMMISSION MEETING 11/17/10

November 17, 2010

APPROVED BY

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


DEPARTMENT DIRECTOR

THROUGH: MIKE SANCHEZ, Planning Manager
Development Services Division

BY: MCKENCIE CONTRERAS, Planner III
Development Services Division

SUBJECT: CONSIDERATION OF TENTATIVE TRACT MAP NO. T-5971/UGM AND ENVIRONMENTAL ASSESSMENT NO. A-10-06/R-10-06/T-5971.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. APPROVE the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-10-06/R-10-06/T-5971.
2. APPROVE Tentative Tract Map No. 5971/UGM subject to compliance with the Conditions of Approval dated November 17, 2010.

EXECUTIVE SUMMARY

Lore Engineering, Inc., on behalf of Norclo L.P., property owner, has filed Tentative Tract Map No. 5971/UGM pertaining to an approximately 12.18 net acre portion of property (hereinafter referred to as the "subject property") located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal.

Tentative Tract Map No. 5971/UGM proposes to subdivide the subject property for the purpose of creating a 61-lot conventional residential subdivision with one Outlot proposed to be dedicated for open space purposes. The proposed overall density is approximately 5.01 dwelling units/acre.

The Fresno City Council, at their regularly scheduled meeting on Thursday, October 28, 2010, approved related Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006, and the related environmental assessment. Since the approval of the plan amendment and rezone applications, the tentative map is consistent with the applicable general plan and applicable specific plan.

The Subdivision Map Act (Section 66400 et. Seq. of the California Government Code) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the applicable general plan and applicable specific 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 Fresno Municipal Code (FMC), development in accordance with the proposed R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district is consistent with the proposed Medium Density Residential planned land use designation, which allows for residential densities between 4.99 and 10.37 dwelling units per acre.

Tentative Tract Map No. T-5971/UGM is determined to be consistent with the 2025 Fresno General Plan and McLane Community Plan.

PROJECT INFORMATION

- PROJECT** Tentative Tract Map No. 5971/UGM proposes a 61-lot conventional residential subdivision of the subject property at an overall density of approximately 5.01 dwelling units/acre.
- APPLICANT** Lore Engineering, Inc., on behalf of Norclo L.P., property owner.
- LOCATION** West side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal.
(Council District 4, Councilmember Westerlund)
- SITE SIZE** Approximately 12.18 net acres.
- PLANNED LAND USE** Proposed - Medium Density Residential (4.99-10.37 du/acre)
- ZONING** Proposed - R-1/UGM (*Single Family Residential District/Urban Growth Management*)
- PLAN DESIGNATION AND CONSISTENCY** Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the FMC, the R-1 zone district classification of the subject property and the Medium Density Residential planned land use designation for the subject property is consistent.
- ENVIRONMENTAL FINDING** Finding of a Mitigated Negative Declaration filed on August 13, 2010.
- PLAN COMMITTEE RECOMMENDATION** District 4 Plan Implementation Committee unanimously recommended approval of Tentative Tract Map No. 5971/UGM and related Plan Amendment Application No. A-10-006 and Rezone Application No. R-10-006 and at their regularly scheduled meeting held on August 23, 2010.
- STAFF RECOMMENDATION** Recommend that the Planning Commission approve Tentative Tract Map No. 5971/UGM subject to compliance with the Conditions of Approval dated November 17, 2010

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Low Density Residential (City of Clovis)	R-1 <i>Single Family Residential – 6000 Sq. Ft. (City of Clovis)</i>	Single Family Residential
South	Medium Density Residential	R-1/UGM <i>Single Family Residential District/Urban Growth Management</i>	Single Family Residential
East	Southeast Growth Area (SEGA)	AE-20 <i>Exclusive Agricultural District – 20 Acre (County of Fresno)</i>	Rural Residential
West	Office Commercial	S-L/UGM <i>Storage/Limited, Mini Storage Facility District/Urban Growth Management</i>	Mini Storage

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 McLane 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 tentative map and related amendment of the adopted 2025 Fresno General Plan, has been determined to not be fully within the scope of MEIR No. 10130 as provided by the CEQA, as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guidelines Section 15177(c). It has been further determined that all applicable mitigation measures of MEIR No. 10130 and MND No. A-09-02 have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR No. 10130 or MND No. A-09-02 as provided by CEQA Section 15178(a). In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), staff has determined that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is

appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

The Department of Public Utilities (DPU) submitted a revised memorandum, dated October 12, 2010, revising condition number one. DPU has stated that occupancy approvals for Tentative Tract Map No. T-5971/UGM shall not exceed 30 per year versus 20, as originally stated in their memorandum dated August 3, 2010. The mitigation measure is equivalent or more effective than the original measure pursuant to Section 15074.1 of CEQA.

Based upon the attached environmental assessment and the list of identified mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and has prepared a mitigated negative declaration for this project. A public notice of the attached mitigated negative declaration finding for Environmental Assessment Application No. A-10-06/R-10-06/T-5971 was published on August 13, 2010 with no comments or appeals received to date.

BACKGROUND / ANALYSIS

Lore Engineering, Inc., on behalf of Norclo L.P., property owner, has filed Tentative Tract Map No. 5971/UGM pertaining to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal

Tentative Tract Map No. 5971/UGM proposes to subdivide the subject property for the purpose of creating a 61-lot conventional residential subdivision with one Outlot proposed to be dedicated for open space purposes. The proposed overall density is approximately 5.01 dwelling units/acre.

The Fresno City Council, at their regularly scheduled meeting on Thursday, October 28, 2010, approved Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006, and the related environmental assessment. Since the approval of the plan amendment and rezone applications, the tentative map is consistent with the applicable general plan and applicable specific plan.

The Subdivision Map Act (Section 66400 et. Seq. of the California Government Code) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the applicable general plan and applicable specific 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 Fresno Municipal Code (FMC), development in accordance with the proposed R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district is consistent with the proposed Medium Density Residential planned land use designation, which allows for residential densities between 4.99 and 10.37 dwelling units per acre

Therefore, the future subdivision and development of the subject property at an overall density of approximately 5.01 dwelling units per acre, in a manner which is consistent with the permitted uses and property development standards of the proposed R-1 (Single Family Residential) zone district (as proposed by Tentative Tract Map No. 5971/UGM) are determined to be consistent with the Medium Density Residential planned land use designation of the subject property.

The subject property is bounded on the north by the Gould No. 97 canal. On the opposite side of the Gould No. 97 Canal, lies property within the City of Clovis, which has been developed with single family residences. Properties to the east of the subject property, and across North Locan Avenue, have been developed with single family residences at rural densities. Property to the south of the subject property was approved for single family residential development in 2007 pursuant to Vesting Tentative Tract Map

No. 5901/UGM and Conditional Use Permit No. C-07-270. The approximately 21.41 acre portion of property to the west of the subject property has been developed as the first phase of the previously approved Derrel's Mini Storage project and will continue to be used for storage purposes.

Land Use Plans and Policies

As the subject property was originally planned for Medium Density Residential land uses by the 2025 Fresno General Plan, reversion to the Medium Density Residential Planned land use designation for the subject property (as proposed by Plan Amendment Application No. A-10-006) is entirely consistent with the goals, objectives and policies of the 2025 Fresno General Plan including: (1) Planning for the projected population within the Fresno urban boundary; (2) Managing growth to balance Fresno's urban form; and (3) Supporting the City's Housing Element of the General Plan by maximizing efficient use and affordability of residential property through a wide range of densities.

The McLane Community Plan, which was adopted by the Fresno City Council in 1979, provides that while substantial urban growth was projected to occur for the area east of Clovis Avenue, the area had not developed as once expected; and, calls out probable reasons for the lack of development including the physical barrier of the Airport, the lack of urban services, the limited access to the main body of the community and a history of metropolitan growth which emphasized north and northwestern development. However, in the wake of the development boom of the early 2000's substantial activity and interest in the area east of Clovis Avenue and north of McKinley Avenue for residential development is apparent; especially along the East Shields Avenue corridor. This recent residential development activity has provided for the extension of access and urban services in the vicinity of subject property. Furthermore, the City of Clovis has steadily expanded over the years with residential development extending southerly to the northern limits of the City of Fresno 2025 Fresno General Plan boundary.

With approved residential development continuing to the south of the subject property along North Locan Avenue to East Shields Avenue, a contiguous network for service delivery to the area has been facilitated. Approval of the plan amendment and rezone applications to revert the subject property back to residential use provides for the orderly completion and connection of residential development and infrastructure in the immediate vicinity in a manner which is consistent with both the existing and planned urban form for the area.

Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies.

Street and Access Points

The subject property is located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal. The adjacent segment of North Locan Avenue is planned as a two-lane undivided Collector by the 2025 Fresno General Plan. The project will be required to construct all frontage improvements to City Standards. Right-of-way dedications and/or vacations will also be required along adjacent public streets in accordance with City of Fresno requirements to provide for the necessary improvements.

This subdivision proposes one major street access point from North Locan Avenue and will also provide a second emergency point of access through Lots 55 and 56 of Tentative Tract Map No. T-5791/UGM, which traverses an existing temporary ponding basin. The second emergency point of access will be completed at the time the temporary ponding basin is no longer needed. Interior public streets have been proposed in accordance with the Department of Public Works' standard 50-foot right-of-way residential street geometric standard, which utilizes a 36-foot wide street section with parking and monolithic sidewalks on both sides of the street. A portion of East Lansing Avenue (adjacent to Lot 41 of Tentative Tract Map No. T-5971/UGM) will be 38 feet wide. Traffic calming measures are required

within all subdivisions for proposed street segments exceeding 800 feet in length and at four-way intersections.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the Department of Public Works, Traffic Engineering Division has assessed that the proposed 61-lot single family residential development is projected to generate 46 vehicle trips during the morning (7 to 9 a.m.) peak hour travel period and 62 vehicle trips during the evening (4 to 6 p.m.) peak hour travel period.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the tentative map application and has determined that the streets adjacent to and near the subject property will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to requirements for adjacent major street improvements, right-of-way dedications, and payment of applicable impact fees as listed within the City of Fresno Department of Public Works memorandum dated November 4, 2010.

The developer of this project will be required to pay the Traffic Signal Mitigation Impact (TSMI) Fee of \$450.94 per single family dwelling unit at the time of building permit, based on the trip generation rates set forth in the latest edition of the ITE Trip Generation Manual and the Master Fee Schedule. The project will also be required to pay all applicable New Growth Area fees and City-wide regional street impact fees. The California Department of Transportation (Caltrans) has not identified any project related impacts to the State Highway System; state facility impact fees are not required in association with the proposed project.

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

Public Services

The Department of Public Utilities has determined that adequate sanitary sewer and water services are available to serve the project site subject to implementation of the 2025 Fresno General Plan policies and the mitigation measures of Master Environmental Impact Report No. 10130. However, as a result of maximized hydraulic capacity in the region, approval of Tentative Tract Map No. 5971/UGM will be conditioned with a restriction of 30 occupancies per year until either the storage tank or the pipeline connecting the City of Clovis is completed and operational. The Water Resources Management Plan will provide an adequate, reliable, and sustainable water supply for the project site's urban domestic and public safety consumptive purposes.

The City of Fresno Fire Department has conditioned the proposed project with requirements for installation of fire hydrants and the provision of adequate fire flows per Public Works Standards. Any lots beyond Lots 1-3 and 6-15 of Tentative Tract Map No. T-5971/UGM built on, prior to the provision of a functional second access, shall be fire sprinklered. No lot with a portion of the lot more than 1,000 feet (actual travel distance) from North Locan Avenue may be built upon until a second access is provided. Special requirements for phasing construction will apply.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that the construction of the optional non-Master Plan facilities will provide drainage services. If the optional facilities are not constructed then temporary facilities will need to be provided until permanent service is available. Amendments or modifications to the FMFCD requirements will be required to be approved by the FMFCD Board of Directors, pursuant to Section 13-1307 of the FMC, prior to approval of the final map

Landscaping/Walls

Given that the proposed subdivision is located adjacent to and abutting a major street (North Locan Avenue) within the boundaries of the McLane Community Plan, the development will be required to install landscaping and irrigation within a minimum 15-foot wide buffer strip along the North Locan Avenue collector street frontage. A six-foot high concrete/masonry wall is required to be constructed at the rear of the landscaped areas along North Locan Avenue.

Outlot "A" of Tentative Tract Map No. 5971/UGM is proposed to be dedicated for common open space purposes. A minimum eight-foot wide landscape buffer has also been required for all "end-blocks". The development proposes a total of 0.38 acres of open space, comprising three percent of the subdivision area.

District 4 Plan Implementation Committee

The District 4 Plan Implementation Committee unanimously recommended approval of Tentative Tract Map No. 5971/UGM and related Plan Amendment Application No. A-10-006 and Rezone Application No. R-10-006 at their regularly scheduled meeting held on August 23, 2010.

Tentative Tract Map Findings

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

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

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's 2025 Fresno General Plan and McLane Community Plan which designate the site for Medium Density Residential land uses. The project design meets the density, intensity, objectives, policies, and programs specified in the 2025 Fresno General Plan and McLane Community Plan for the creation and development of single family residential lots within this plan designation.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site. Furthermore, the subject property is of sufficient size to accommodate the development of the subject property at the density proposed, while affording sufficient open spaces and amenities as necessary to ensure the sustainability of the development
3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because all agricultural uses on the subject property have been discontinued. The subject property remains fallow without trees, vegetation, or irrigation to sustain and attract wildlife; or, provide a suitable habitat to species other than vermin.
4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will ensure that the subdivision conforms to city health and safety standards.

5. The proposed subdivision design will not conflict with public easements within or through the site, because the project design and conditions of approval will assure noninterference with any existing or proposed easements on the subject property.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots.

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

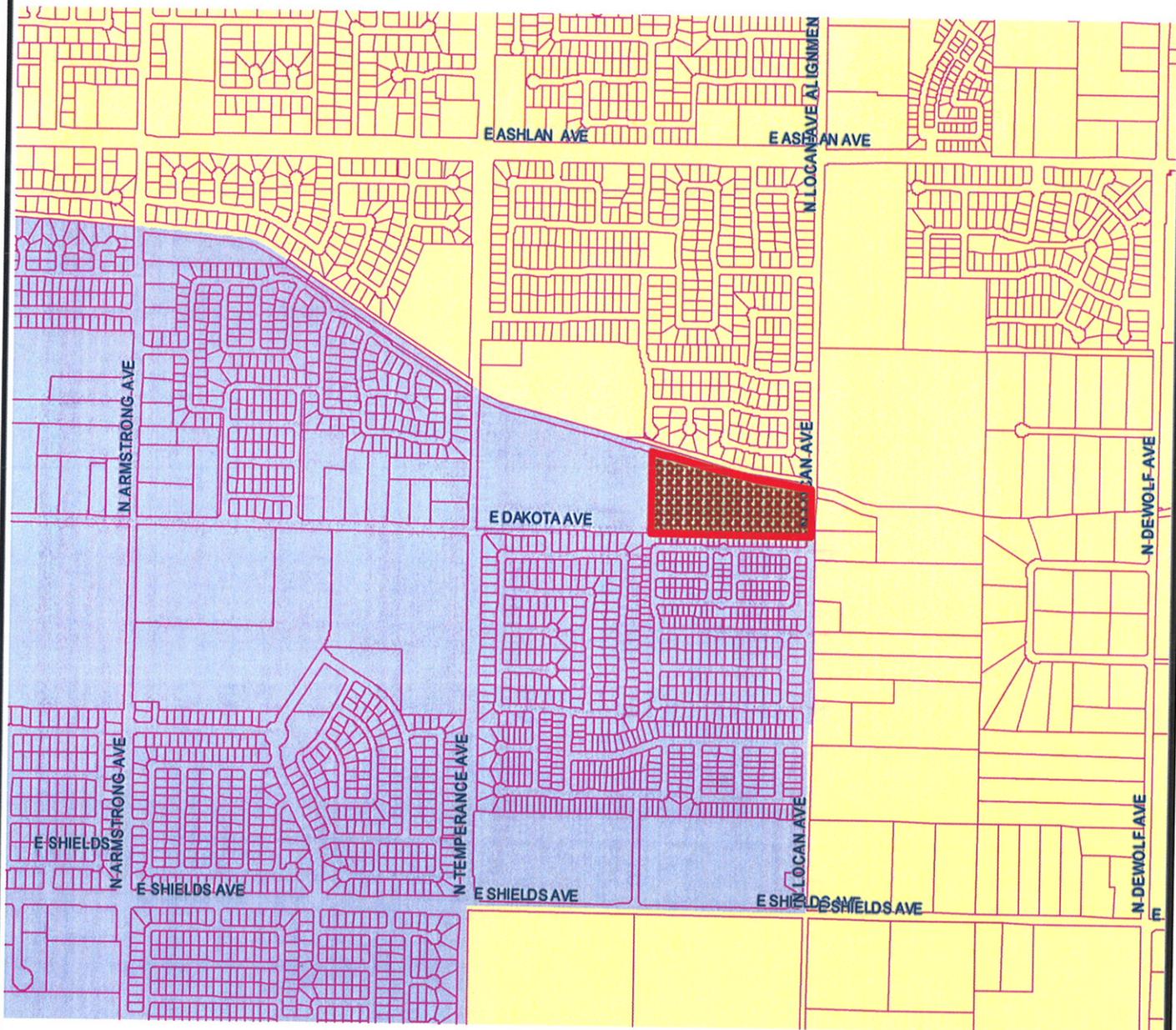
Action by the Planning Commission regarding the tentative tract map is final unless appealed in accordance with the FMC, Sections 12-406-I and 12-1019, respectively.

CONCLUSION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the McLane 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 Tentative Tract Map No. T-5971/UGM is appropriate for the project site.

Attachments: Vicinity Map
2010 Aerial Photograph
Public Hearing Notice Mailing List Vicinity Map
Tentative Tract Map No. T-5971/UGM dated June 24, 2010
Conditions of Approval for Tentative Tract Map No. T-5971/UGM, dated November 17, 2010,
including memoranda from responsible or commenting agencies
Environmental Assessment No. A-10-06/R-10-06/T-5971, finding of a Mitigated Negative
Declaration dated August 13, 2010

Vicinity Map



LEGEND



Subject Property

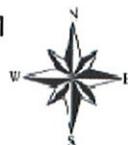


U.G.M. Area

VICINITY MAP

TENTATIVE MAP OF TRACT NO. 5971/UGM

PLANNING & DEVELOPMENT DEPARTMENT



NOT TO SCALE

A.P.N.: 310-280-53

ZONE MAP: 2057

BY/DATE: W. Tackett

2010 Aerial Photograph

Public Hearing Notice Mailing List Vicinity Map

Tentative Tract Map No. T-5971/UGM

Conditions of Approval for
Tentative Tract Map No. T-5971/UGM and
Agency Comments

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

**CONDITIONS OF APPROVAL
NOVEMBER 17, 2010**

TENTATIVE TRACT MAP NO. 5971/UGM

WEST SIDE OF NORTH LOCAN AVENUE BETWEEN EAST SHIELDS AND EAST ASHLAN AVENUES; IMMEDIATELY
SOUTH OF THE GOULD NO. 97 CANAL

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

NOTICE TO PROJECT APPLICANT

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

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

GENERAL CONDITIONS

1. Upon conditional approval of Tentative Tract Map No. 5971/UGM, the subdivider may prepare a Final Map in accordance with the approved tentative map.
2. An Air Impact Assessment (AIA) application for the proposed project shall have been submitted to the San Joaquin Valley Air Pollution Control District prior to the submittal/acceptance of any phase of the Final Map for recordation/processing.
3. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.
4. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval (Reference: Sections 12-1022 and 12-1023 of the FMC). Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
5. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and

Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.

6. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
7. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.
8. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Article 10, Chapter 12, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
9. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto.
10. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
11. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

12. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least six months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own

expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

- i) Attached for the subdivider/developer's use is a copy of the Mode of Delivery Agreement – New Construction Form.
13. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," any multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of FMC Chapter 12, Article 10, Subdivision of Real Property.
 14. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the FMC.
 15. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
 16. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.
 17. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
 18. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.
 19. An archaeological 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 measures.
 20. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
 21. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written

application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

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

- a) A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
- b) A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
- c) Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
- d) The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

ZONING & PROPERTY DEVELOPMENT STANDARDS

22. Approval of Tentative Tract Map No. T-5971/UGM is contingent upon approval of Rezone Application No. R-10-006.
 - a) Any development on the subject property or individual lots resulting from a subdivision thereof shall comply with the property development standards of the R-1/UGM (Single Family Residential/Urban Growth Management) zone district with the following exceptions and/or specific conditions.

Lot Area and Dimensions

23. All lots shall comply with Sections 12-211.5-A & B of the FMC.
 - NOTE: In accordance with Section 12-1011(f) of the FMC, requirements for lot sizes may be modified for up to 25 percent of the lots within the subdivision pursuant to Section 12-407 of the FMC.

Yards

24. All yards shall comply with Section 12-211.5-E of the FMC and the following:
 - a) On a reversed corner lot, the side yard abutting the street shall be not less than 15 feet (i.e. Lots 6, 8, 29, 39, 41 & 49 of Tentative Tract Map No. 5971/UGM).
 - b) For a key lot, as defined in Subsection 12-1002.1(k), the side yard main building setback, on the interior side yard abutting the rear yards of adjacent lots, shall be 10 feet (i.e., Lots 5, 9, 40, 42, 47 & 48 of Tentative Tract Map No. 5971/UGM).
 - NOTE: For exceptions for the main building side yards, Subsection 12-306-E-4 of the Fresno Municipal Code shall apply.

Fences, Hedges & Walls

25. Construct a six-foot high solid masonry wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 12-306-H of the FMC at the rear of the required landscaped areas along North Locan Avenue (east property line of Lots 1, 2, 10, and 11 of Tentative Tract Map No. T-5971/UGM).
 - a) The six-foot high solid masonry wall (at finished grade of proposed site) shall be continued at the rear of the landscape strip on the local street side of the proposed lots abutting the entry street to the subdivision (north property line of Lot 1 and south property line of Lot 10 of Tentative Tract Map No. T-5971/UGM).
26. Construct a six-foot high solid masonry wall (at finished grade of proposed site) along all property lines of proposed Outlot "A" of Tentative Tract Map No. T-5971/UGM, which abut property planned or zoned for residential use with the following exceptions:
 - a) Alternatively, a City of Fresno approved equivalent two-ply or double-sided wood fence may be constructed along the shared property line between proposed Outlot "A" and Lot 50 of Tentative Tract Map No. 5971/UGM.
 - i) City of Fresno approved equivalent wood fences shall be constructed in accordance with the City of Fresno, Development and Resource Management Department Fence Detail "F-1."
 - NOTE: The height of the required wall (or approved equivalent wood fence) may be increased to a maximum seven feet along all property lines of Outlots which abut adjacent property planned or zoned for residential use.
 - b) The required six-foot high solid masonry wall shall be increased to seven feet in height along the south property line of Outlot "A" of Tentative Tract Map No. T-5971/UGM.
 - c) The height of said walls or fences to be constructed along the property lines of Outlot "A," as referenced above, shall be reduced to a maximum three feet in height within the front yard setback area of abutting residential lots.
 - d) In order to facilitate connectivity and provide for contiguous open space elements, no wall shall be required, and any existing wall shall be removed, between proposed Outlot "A" of Tentative Tract Map No. 5971 and Outlot "D" of the Final Map of Tract No. 5935.
27. Construct a six foot high solid masonry wall (at finished grade of proposed site) along that portion of the East Lansing Avenue right-of-way that abuts adjacent residential lots located to the south (i.e. portion abutting north property line of Lots 49, 50, 51 & 52 of the Final Map of Tract No. 5935).
28. Construct a six-foot high solid masonry wall; or, City of Fresno approved equivalent two-ply or double-sided wood fence, (at finished grade of proposed site) along those portions of the south property lines Lots 2 & 3 of Tentative Tract Map No. 5971/UGM, which abut the North Leanna Avenue right-of-way and the north property lines of Lots 58 & 59 of the Final Map of Tract No. 5935.

- a) City of Fresno approved equivalent wood fences shall be constructed in accordance with the City of Fresno, Planning and Development Department Fence Detail "F-1."
29. Provide a corner cut-off area at all entryways and intersections, where walls or fences are required, in accordance with Section 12-306-H-3-e of the FMC. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet. The corner cut-off area shall be landscaped (including an irrigation system), and may be included within the City's Community Facilities District.
30. If a fence will be installed between the development and open canals, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments. Footings of retaining wall and/or block/masonry walls shall not encroach onto FID property/easement areas (see the attached memorandum from the Fresno Irrigation District referenced herein below for further information).
31. Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Development and Resource Management Department for review prior to Final Map approval.

LANDSCAPING AND OPEN SPACE

32. Pursuant to Section 12-1011-f-3 of the FMC and in accordance with Tentative Tract Map No. 5971/UGM, the subdivider shall provide a 15-foot landscape area (and irrigation system) along the east property line of all lots with frontage along North Locan Avenue (east property line of Lots 1, 2, 10, and 11 of Tentative Tract Map No. 5971/UGM).
33. Two to five percent (2%-5%) of the site (less major street dedications) should consist of common passive/active open spaces comprised of pocket parks, tot lots, trails, pedestrian ways, and landscaped areas beyond minimum major street setbacks. Paseo corridors are strongly encouraged through subdivisions that connect to streets, destination, and other subdivisions.
- a) Major street entryways should contain enhanced landscaping (and irrigation systems), surface materials, and fencing/wall treatments that respectively improve and better define a project's visual image and character.
 - i) The subdivider shall provide a minimum 10-foot wide landscape strip on the local street side of the proposed lots abutting the entry street to the subdivision (north property line of Lot 1 and south property line of lot 10 of Tentative Tract Map No. 5971/UGM). This landscape strip shall extend to the front yard setback of the abutting lot.
 - b) Outlot "A" of Tentative Tract Map No. 5971/UGM shall be dedicated for public open space purposes.
 - i) Outlot "A" of Tentative Tract Map No. 5971/UGM shall be improved as a contiguous open space with Outlot "D" of the Final Map of Tract No. 5935 (see fence, hedge, and wall requirements included herein above).

- ii) Maintenance of Outlot "A" of Tentative Tract Map No. 5971/UGM shall be provided pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
 - c) The subdivider shall provide a minimum eight-foot wide landscape area (and irrigation system) at the end of all interior blocks (i.e. street side yards of all reversed corner lots).
 - i) All "end-block" landscape treatments shall be maintained by the private property owner of the lots on which said landscaped areas are located.
 - ii) Any fence, hedge, or wall erected on the street side yards of reversed corner lots, created by Tentative Tract Map No. 5971, shall be located on or to the rear of the required eight-foot "end-block" landscaped treatment area.
34. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
35. The subdivider is required to provide street trees on all public street frontages per the FMC and for the dedication of planting and buffer landscape easements as determined by the Development and Resource Management Department. Street trees shall be planted at the minimum rate of one tree for each 60 feet of street frontage; or, one tree per home (whichever is greater) by the developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 12-306-N-23, Water Efficient Landscape Standards.
36. Comply with all of the: (1) Street Tree; (2) Buffer Landscaping & Maintenance; (3) Outlot; and, (4) Landscape Wall requirements stipulated within the Department of Public Works memorandum from the Parks Supervisor dated August 10, 2010.

STREETS AND RIGHTS-OF-WAY

36. The following street names shall be corrected on the tentative map:

Street Name	Status	Required Change
E. Lansing Way	Change	East Flint Way
E. Dakota Avenue	Change	East Lansing Way
E. Ramona Avenue	Change	East Ramona Avenue
N. Hornet Avenue	Change	North Hornet Avenue
N. Stanley Avenue	Change	North Stanley Avenue
N. Leanna Avenue	Change	North Leanna Avenue
Locan Avenue	Change	North Locan Avenue

37. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
38. A one foot Pedestrian Easement (PE) and a 10 foot Planting and Public Utility Easement (PPUE) are required on the frontage of all lots.
39. Comply with all of the requirements of the Public Works Department, Engineering Division memorandum dated November 4, 2010.

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is an 8-inch main located in North Locan Avenue north of East Shields Avenue. Sanitary sewer facilities will be available to provide service to the tract subject to the following requirements:

40. Comply with all of the requirements of the attached Public Utilities Department, Planning and Engineering Division memorandum dated August 2, 2010.

WATER SERVICE

The nearest water main to serve the proposed project is a 12-inch main located in North Armstrong Avenue. The following conditions are required to provide water service to the tract:

41. Comply with all of the requirements of the attached Department of Public Utilities, Water Division memorandum dated October 12, 2010.

SOLID WASTE SERVICE

This tract will be serviced as Single Family Residential Properties with Basic Container Service, subject to the following conditions:

42. Comply with all of the requirements of the attached Department of Public Utilities, Solid Waste Division memorandum dated August 25, 2010.

FIRE SERVICE

Fire service is available to the proposed tract subject to the following requirements:

43. Comply with all of the requirements of the attached Fresno Fire Department memorandum dated July 29, 2010.
 - NOTE: Any lots beyond Lots 1 through 3 and 6 through 15 of Tentative Tract Map No. T-5971/UGM built on, prior to the provision of a functional second access, shall be fire sprinklered. No lot with a portion of the lot more than 1,000 feet (actual travel distance) from North Locan Avenue may be built upon until a second access is provided. Special requirements for phasing construction will apply.

FLOOD CONTROL AND DRAINAGE

44. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the FMC. These requirements are identified in the District's letters to the Development and Resource Management Department dated August 25, 2010.
45. Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to Final Map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational (or as directed by the City Engineer) and fencing shall conform to City of Fresno Public Works Standard No. P-45. The Fresno Mosquito and Abatement District shall be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-62 for temporary on-site ponding basins, and a copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004. Maintenance of temporary ponding basins shall be the responsibility of the subdivider until permanent service for the entire subdivision is provided.

CLOVIS UNIFIED SCHOOL DISTRICT

46. The developer/subdivider shall comply with all of the requirements of the attached Clovis Unified School District memorandum dated July 28, 2010.

FRESNO IRRIGATION DISTRICT

47. Comply with all of the requirements of the attached Fresno Irrigation District memorandum dated August 26, 2010.

AIR DISTRICT

48. Comply with all of the requirements of the attached San Joaquin Valley Air Pollution Control District memorandum dated July 28, 2010.

COUNTY HEALTH

49. Comply with all of the requirements of the attached County of Fresno Department of Public Health memorandum dated August 4, 2010.

POSTAL SERVICE

50. Comply with all of the requirements of the attached United States Postal Service memorandum dated August 20, 2010.

RIGHT-OF-WAY ACQUISITION

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

52. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
53. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.
54. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.
55. The subdivider shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

MAINTENANCE OBLIGATIONS

56. Comply with all of the requirements stipulated within the attached Department of Public Works memorandum relating to Community Facilities Maintenance District dated November 05, 2010; and, the following:
 - a) The long term maintenance of all the items included within the aforementioned memorandum is the ultimate responsibility of the owner/developer. If the Council or property owner/developer chooses not to include all of the items or certain items listed in a Community Facilities District (CFD), the property owner/developer shall be responsible for providing a mechanism approved by the City of Fresno for maintenance of such items.
 - i) All outlots shall be dedicated to the City of Fresno for maintenance purposes and any related work required.
 - NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.
57. If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.

- a) Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.
58. Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development and Resource Management Department for processing. This shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
59. Proceedings to place the Final Map into a CFD shall not commence until the Final Map has been annexed into the City of Fresno and the Final Map, Landscape and Street Construction Plans are considered to be technically correct.
60. If the developer/subdivider elects to petition for annexation into the City's CFD, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the CFD assessment.
61. Should the City Council or owner/developer choose not to include the maintenance items listed above in a CFD, then the property owner/developer shall create a homeowners' association for the maintenance of these items and proposed private streets, utilities, and walls/gates.
 - a) The subdivider shall establish a Home Owners' Association to perform the above listed maintenance responsibilities pursuant to a formal agreement with the City pursuant to Section 12-1026 of the FMC. The agreement with the City described herein, shall among other things, specify level of effort and frequency, insurance requirements, traffic control, and inspection and be subject to approval by the Director of Public Works and the City Attorney's Office.
 - NOTE: Should the owner/developer elect to establish a Home Owners' Association to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.
 - b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review two weeks prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated January 11, 1985.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

- a. Fresno Metropolitan Flood Control District Fee: \$78,104.00

SEWER CONNECTION CHARGES

FEE RATE

- b. Lateral Sewer Charge [1] \$0.10/sq. ft. (to 100' depth)
- c. Oversize Charge [1] \$0.05/sq. ft. (to 100' depth)
- d. Trunk Sewer Charge [2] \$344.00/living unit
 Service Area: Fowler
- e. Wastewater Facilities Charge [3] \$2,119.00/living unit
- f. Fowler Trunk Sewer Interim Fee Surety [1] \$574.00/living unit
- g. House Branch Sewer Charge [2] N/A

WATER CONNECTION CHARGES

FEE RATE

- h. Service Connection Charge Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule
- i. Frontage Charge [1] \$6.50/lineal foot
- j. Transmission Grid Main Charge [1] \$643.00/gross acre (parcels 5 gross acres or more)
- k. Transmission Grid Main Bond Debt Service Charge [1] \$243.00/gross acre (parcels 5 gross acres or more)
- l. UGM Water Supply Fee [2] \$1,738.00/living unit
 Service Area: 501s
- m. Well Head Treatment Fee [2] \$79.00/living unit
 Service Area: 501
- n. Recharge Fee [2] \$56.00/living unit
 Service Area: 501
- o. 1994 Bond Debt Service [1] \$93.00/living unit
 Service Area: 501

CITYWIDE DEVELOPMENT IMPACT FEES

FEE RATE

- p. Fire Facilities Impact Fee – Citywide [4] \$539.00/living unit

q. Park Facility Impact Fee – Citywide [4]	\$2,278.00/living unit
r. Quimby Parkland Dedication Fee [2]	\$1,120.00/living unit
s. Citywide Regional Street Impact Fee [3]	\$8,361.00/adj. acre
t. New Growth Area Major Street Fee [3]	\$18,790.00/adj. acre
u. Police Facilities Impact Fee – Citywide [4]	\$624.00/living unit
v. Traffic Signal Charge [1]	\$450.94/living unit
w. Street Acquisition/Construction Charge [2]	N/A

Notes:

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

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

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

Issue Key Responsibility

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

Comments:

See attached maps for designated locations.

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

This 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:

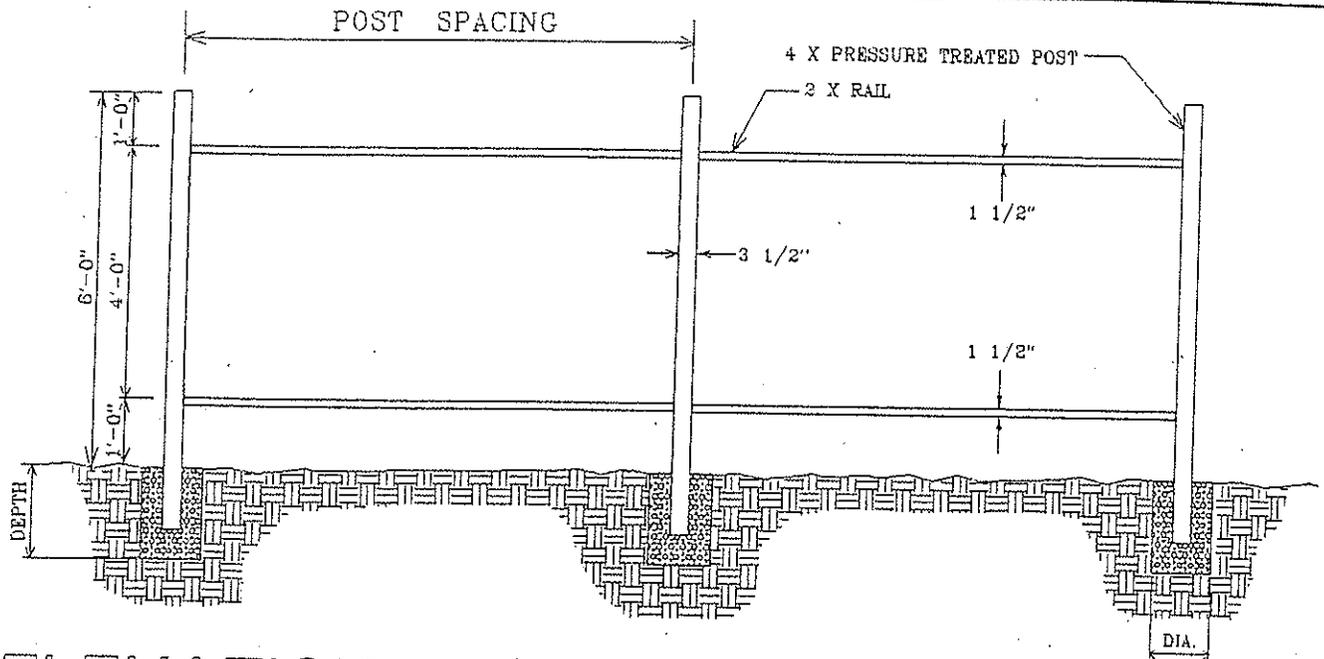
Name: Cathy Gilles
 Title: Growth Coordinator
 Signature: _____ Date: _____
 Telephone #: 559-440-4267
 FAX #: 559-440-4286

PROPERTY OWNER/DEVELOPER/MANAGER:

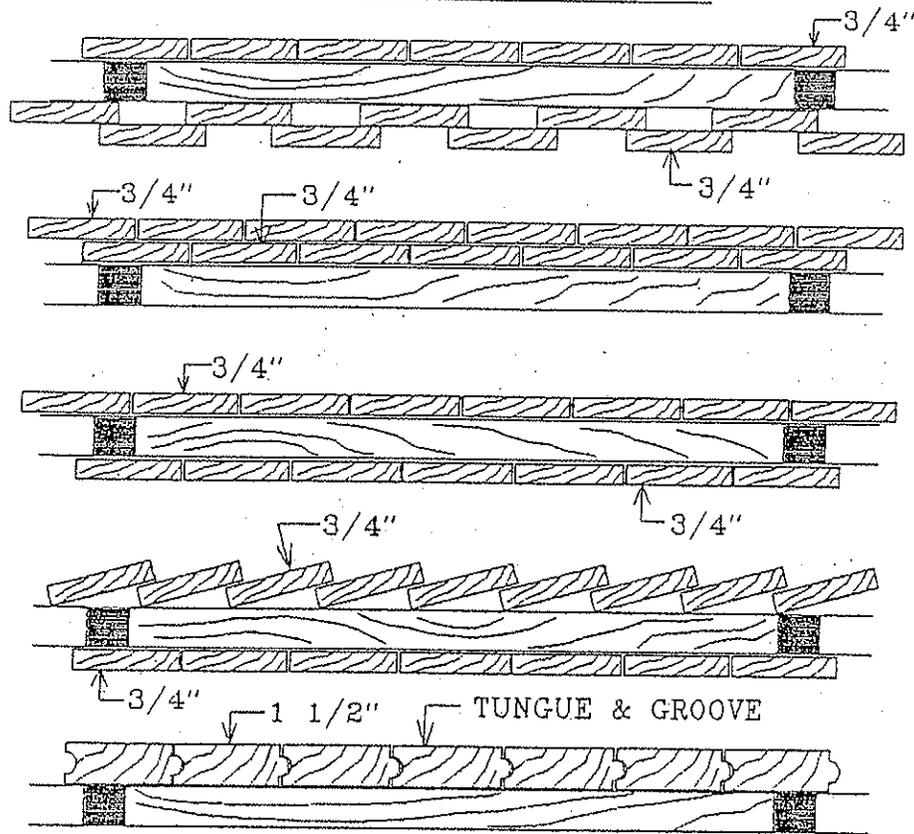
*Name: _____
 *Title: _____
 *Signature: _____ Date: _____
 *Telephone #: _____
 *FAX #: _____

DISTRICT APPROVAL:

DATE:



ELEVATION



MATERIAL APPLICATION

PLAN VIEW

CAD# REFENCE.DC2

CITY OF FRESNO - DEVELOPMENT DEPARTMENT

DR. BY: B.WALLS

DRAWING NUMBER

REF. & REV.

FENCE DETAIL

DATE: 7-28-91

F-1

FOR LANDSCAPE BACK-UP TREATMENT LOCATIONS

SCALE: N.T.S.

DEPARTMENT OF PUBLIC WORKS

TO: Will Tackett, Planner III
Planning Division

FROM: **Hilary Kimber, Parks Supervisor II (559) 621-8794**
Public Works

DATE: August 10, 2010

SUBJECT: Vesting Tentative Subdivision Map T-5971 (Located on the west side of N. Locan Avenue between E. Shields and E. Ashlan Avenues, immediately south of the Gould Canal No. 97:

The Department of Public Works has reviewed the Vesting Tentative Tract Map proposed by Norclo, LP. on engineering plans prepared by Lore Engineering, Inc. received on June 24, 2010 by the Planning Department. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in street right-of-ways, landscape easements, and outlots.

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the Developer. **Because Fresno Irrigation District has an irrigation canal (Gow #99) located in the easement on the west side of Locan Ave., the street trees in this parkstrip and buffer must be 15 feet tall or less No plant material is required along the Gould No. 97 Canal.**
2. **Street Tree Planting by Developer:** For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.
2. **Maintenance Service Through Annexation into the Community Facilities District.** Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.
 - A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer landscaping and also AB 1881.
 - B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
 - C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.
 - D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
 - E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
 - F. The Conditions of Approval state a 15 foot Landscape Easement on N. Locan Ave. And a 10 foot Landscape Easement on E. Dakota Ave. Please match the landscape and irrigation design to the street plan standards.
 - G. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the **City of Fresno Water Division and may not be included in the CFD.**

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approving landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD. Based on the Vesting Tentative Subdivision Map there is one (1) open green space that should be labeled Oulot 'A' on the landscape plans.

LANDSCAPE WALLS

Traffic Engineering is proposing a seven (7') foot pattern sidewalk adjacent to Lots 49, 50, 51, 52 and a portion of 53, and also along Lots 58 and 59. Public Works will need a three foot (3') wide area in between the sidewalk and the block wall for landscaping and irrigation for vines as part of the Anti-Graffiti Abatement set up by the Planning Department. The landscaping on these walls shall be a part of the landscaping and irrigation design submitted to Public Works.



DATE: ~~August 25, 2010~~ **November 4, 2010 REVISION 1**

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

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

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

SUBJECT: Public Works Conditions of Approval
TT 5971, (Locan : Between Shields and Ashlan)
NORCLO LP / Lore Engineering, Inc.

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

General Conditions:

1. Curb Ramps: Provide curb ramps at all corners within the limits of this subdivision.
2. Pedestrian Easements: **Identify** all pedestrian easements on the map.
 - a. Major Streets: A 2' dedication for a pedestrian easement is required. **(See Exhibit "D")**
 - b. Local Streets constructed to **API-1** and /or **API-2**: A 1' pedestrian easement is required on all streets with driveway approaches.
3. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.
4. Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.
5. Entrances: (local street / major street intersections) Dedicate a minimum of 60' of street right of way and construct concrete medians to Public Works Standard **API-14**. A 52' transition is required from the proposed 60' right of way entrances to the 50' right of way streets. **No parking is allowed within the limits of the proposed median.**
6. ~~Design local streets with a minimum of 250' radius.~~ Removed per Bryan Jones
7. Local Street Intersections: The intersection of two local continuous streets shall have a minimum of 160' offset measured from center line to center line.
8. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Planning and Development Department for review and approval: Street Construction, Signing, Striping, Traffic Signal and Streetlight and Trail Lighting, Signing and Striping.
9. Street widening and transitions shall also include utility relocations and necessary dedications.
10. Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. **All piping shall be located outside of the proposed street right of way.** Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the

street. Submit engineered plans to Public Works Department, Engineering Division for review and approval. **Identify the proposed easement and provide a final cross sectional detail on the map.**

Frontage Improvement Requirements:

Major Streets:

Locan Avenue: Collector

1. Dedicate **47'** of property, from section line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards. Clovis has dedicated 47'-42' north of this map. ~~Transition to the north to meet Clovis standards. Coordinate with the City of Clovis. (I was unable to coordinate with Clovis and stay within timelines for this map.)~~
2. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D"**. **A 2' Pedestrian Easement is required. Identify on the map.**
3. Construct 20' of permanent paving (measured from face of curb) within the limits of this subdivision.
4. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.
5. Relinquish direct vehicular access rights to Locan Avenue from all lots within this subdivision.

Interior Streets:

Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standards. All driveways shall be constructed to Public Works Standards **API-8** and **P-4**. Sidewalk patterns shall comply with Public Works **API Standards** for 50' streets.

1. ~~Provide parking on the north side of Dakota adjacent to Lot 41. (per Gary Witzel)~~ Removed per Bryan Jones
2. Provide "No Parking" signs for the south side of Dakota Avenue across from Lot 41.
3. Identify the proposed FID easement across Dakota Avenue.
4. Identify the proposed FID easement across lots 1, 2, 10 and 11.

Specific Mitigation Requirements: This tract will generate **46 a.m. / 62 p.m.** peak hour trips; therefore, a Traffic Impact Study (TIS) **is not required.**

1. Relinquish direct vehicular access rights to :
 - a. the north property line of lot 1.
 - b. the south property line of lot 10.
2. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
3. Revise PPPUE to read PPUE.
4. Recordation of LLA 2010-05 is required prior to finalizing this map.

Traffic Signal Mitigation Impact (TSMI) Fee:

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

This TSMI fee is credited against signal installation and Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) anticipated to build out the 2025 General Plan circulation element and included in the Nexus Study for the TSMI fee. Project specific impacts that are not consistent with the 2025 General Plan, Public Works P69 standards, and/or already incorporated into the TSMI fees infrastructure costs are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next update and the applicant agrees to pay the new calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited/reimbursable with this fee they should work with the Department of Public Works and identify with a Professional Engineers estimate the costs associated with the improvements prior to paying the TSMI fee at time of building permit.

Fresno Major Street Impact (FMSI) Fee :

This Map is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees.

Fresno Major Street Impact (FMSI) Requirements:

Locan Avenue: Collector (Growth Area Street)

1. Dedicate and construct (2) 17' center section travel lanes and a 12' center two-way left turn lane within the limits of this subdivision. Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.
2. Design and construct a **Major Street Bridge** at the intersection of Locan and the Gould Canal. The timing of the bridge construction shall occur **prior** to close out of this subdivision **or** at such time that the City Engineer deems necessary, whichever is earlier. **Coordinate with City of Clovis.**

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 building permits.

State of California Department of Transportation (Caltrans) Fees: No comment



DEPARTMENT OF PUBLIC UTILITIES



Date: August 2, 2010

To: WILL TACKETT, Planner III
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT 5971 UGM,
REZONE 10-006 & PLAN AMENDMENT 10-006

General

T-5971-UGM, R-10-006, and A-10-006, filed by Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, pertain to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of Gould No. 97 Canal, 7062 East Dakota Avenue, APN 310-280-53 Portion. A-10-006 proposes to amend the 2025 Fresno General Plan and the McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential, 4.99-10.37 du-acre. R-10-006 requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L-UGM, Storage-Limited, Mini Storage Facility-Urban Growth Management, zone district to the R-1-UGM, Single Family Residential-Urban Growth Management, zone district. A-10-006 and R-10-006 have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property in accordance with T-5971-UGM.

Sanitary Sewer Service

The nearest sanitary sewer main to serve the proposed project is an 8-inch main located in North Locan Avenue north of East Shields Avenue. The following sewer improvements shall be required prior to providing City sewer service to the project:

1. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in North Locan Avenue from the existing 8-inch main north across the project frontage.
2. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
3. Separate sewer house branches are required for each lot.
4. Abandon any existing on-site private septic systems.
5. Street easements and/or deeds shall be recorded prior to approval of improvement plans.

6. All underground street utilities shall be installed prior to permanent street paving.
7. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Sewer System. Depict neighboring parcels and proposed plans for their continued service.
8. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge
2. Oversize Sewer Charge
3. Trunk Sewer Charge: Fowler
4. Wastewater Facilities Charge (Residential Only)
5. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.

Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" in the amount of \$574 per living unit or living unit equivalent for the impending fees.

Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.



DEPARTMENT OF PUBLIC UTILITIES-WATER DIVISION



DATE: October 12, 2010

TO: WILL TACKETT, Planner III
Department of Planning and Resource Management-Current Planning Division

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

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

SUBJECT: REVISED-WATER REQUIREMENTS FOR TENTATIVE TRACT MAP 5971/UGM

General

T-5971-UGM, R-10-006, and A-10-006, filed by Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, pertaining to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of Gould No. 97 Canal, 7062 East Dakota Avenue, APN 310-280-53 Portion. A-10-006 proposes to amend the 2025 Fresno General Plan and the McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential, 4.99-10.37 du-acre. R-10-006 requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L-UGM, Storage-Limited, Mini Storage Facility-Urban Growth Management, zone district to the R-1-UGM, Single Family Residential-Urban Growth Management, zone district. A-10-006 and R-10-006 have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property in accordance with T-5971-UGM.

Water Service

The nearest water main to serve the proposed project is a 12-inch main located in North Armstrong Avenue. The following water improvements shall be required prior to providing City water service to the project:

1. As a result of the maximized hydraulic capacity in the region, occupancy approvals for Tract 5971 shall not exceed **30** per year until either the water storage tank or the pipeline connecting the City of Clovis is completed and operational. The cost of construction of the raw water pipeline shall be reimbursed in accordance with established UGM policies.
2. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
3. Separate water services with meters shall be provided to each lot created.

4. Dedicate a 20-foot water main easement thru the East Dakota Avenue Alignment from Outlot 'A' of Tract 5971 west to North Applegate Avenue.
5. All water main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the water main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8-feet of the water main.
6. 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.
7. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
8. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.
9. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Water Fees

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

1. Wet-tie(s), water service(s) and/or meter(s) installation(s)
2. Frontage Charge
3. Transmission Grid Main Charge: Area E
4. UGM Water Supply Area Number: 501s

City of



DEPARTMENT OF PUBLIC UTILITIES

August 25, 2010

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

THROUGH: Robert Weakley, Chief of Operations *R Weakley*
Department of Public Utilities, Solid Waste Division

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

SUBJECT: TT 5971/UGM, R-10-006, and A-10-006 Solid Waste Conditions of Approval
Location: West side of North Locan Avenue between East Shields and East Ashlan Avenue; Immediately south of the Gould No. 97 Canal (APN 310-280-53 Portion)

The Department of Public Utilities, Solid Waste Division has completed a review of the Tentative Tract Map 5971 that was submitted by Lore Engineering, Inc., on behalf of Norclo, LP. The following requirements and conditions are to be placed on this tentative tract map as a condition of approval by the Department of Public Utilities.

General Requirements:

- Tract 5971 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.
- The owners, lessees or other tenants of the residential dwellings on service day, before 5:30 a.m., shall place their solid waste containers at the edge of the curb approximately 4 feet apart and shall not block any vehicle accesses, nor be placed within any traffic circle, in accordance with the City of Fresno's Solid Waste Management Division Standards.
- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Section (c)(11). No solid waste container nor residential rubbish shall be allowed to remain at the curblines after 8:00 p.m. on the collection day.
- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Section (c)(10). No material container shall be stored in the front yard or side yard on a street as said yards are described in Chapter 12, Articles 2 and 3 of this Code, unless the container is screened from view from the street in accordance with that article of the Code.

Special Conditions:

If project is going to be constructed in phases, all streets shall connect to one another or a temporary turnaround shall be provided. Turnaround shall be clear of all vehicles and shall be large enough to accommodate a solid waste vehicle with a turning radius of 44' feet.

Covenant Requirements

There shall be no parking allowed in the cul-de-sacs on the solid waste service day. All lots that are part of a cul-de-sac shall be clear of all vehicles by 5:30 a.m.

- Lots 1, 2, 3, and 9 on North Leanna Avenue

City of



FIRE DEPARTMENT

Date: July 29, 2010

To: WILL TACKETT, Planner II
Planning and Development Department , Advance Planning

From: MIKE SCHMIDT, Supervising Fire Prevention Inspector
Fire Department, Fire Prevention & Investigative Services

Subject: T-5917-UGM, R-10-006, and A-10-006, filed by Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, pertain to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of Gould No. 97 Canal, 7062 East Dakota Avenue, APN 310-280-53 Portion. A-10-006 proposes to amend the 2025 Fresno General Plan and the McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential, 4.99-10.37 du-acre. R-10-006 requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L-UGM, Storage-Limited, Mini Storage Facility-Urban Growth Management, zone district to the R-1-UGM, Single Family Residential-Urban Growth Management, zone district. A-10-006 and R-10-006 have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property in accordance with T-5971-UGM.

This project is within 3 miles of Clovis Fire Station No. 44.

This project is subject to city wide fire service fees.

Access is acceptable as conditioned below.

Hydrants

Public streets hydrant(s) must be installed. Coordinate street hydrant locations with Public Works.

Provide residential fire hydrants and fire flow per Public Works standards.

Fire hydrants shall be installed, tested, approved, and all surface access roads shall be installed and made serviceable prior to and during the time of construction. The hydrant 4 1/2" outlet shall face the access lane.

General

Two means of ingress/egress must be provided. This access must be maintained during all phases of development. See **"Emergency Access" below.**

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.

Emergency Access Only Roadways

Emergency accesses are required to be dedicated fire protection easements.

Road surface shall be of an all weather construction.

Gates, posts or other barriers suitable to the Fire Department are required to be installed at the entrance to an "emergency access only" roadway.

The entrance to all emergency accesses shall be posted with permanent signs: "FIRE ACCESS (6" LETTERS) vehicles removed at owner's expense (2" letters) FRESNO POLICE DEPARTMENT 621-2300 (1" letters).

All gates on the "emergency access roadway" shall be fitted with a Police/Fire bypass lock (BEST LOCKS: Padlock 21B700 series or Cylinder lock 1W7B2). Gates/fences shall not obstruct the minimum width required for fire lanes.

Show proposed emergency access path all the way to a public way and **provide an approved covenant** for the use and maintenance of that access path.

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

550.10 "BV"

CITY OF FRESNO - PLANNING AND DEVELOPMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-10-006, REZONE APPLICATION NO. R-10-006; AND,
TENTATIVE TRACT MAP NO. 5971/UGM

FMFCD

Return Completed Form to:

Will Tackett, Planning Division
Email: Will.Tackett@fresno.gov
Telephone: 559-621-8063
Planning & Development Department
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006, and Tentative Tract Map No. 5971/UGM, filed by Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, pertain to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal. **Plan Amendment Application No. A-10-006** proposes to amend the 2025 Fresno General Plan and McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential (4.99-10.37 du/acre). **Rezone Application No. R-10-006** requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L/UGM (Storage/Limited, Mini Storage Facility/Urban Growth Management) zone district to the R-1/UGM (Single Family Residential/Urban Growth Management) zone district. Plan Amendment Application No. A-10-006 and Rezone Application No. R-10-006 have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property in accordance with **Tentative Tract Map No. 5971/UGM**.

APN: por. 310-280-53 ZONING: (E) S-L/UGM, (P) R-1/UGM ADDRESS: 7062 East Dakota Avenue

DATE ROUTED: July 27, 2010

COMMENT DEADLINE: August 25, 2010

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
TRACT 5971

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 II 456-3292 8/25/10
Name and Title Telephone Number Date

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

File No. 210.45

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

PAUL RIDENOUR, DERREL'S MINI
STORAGE/NORCLO, LP
3265 W. ASHLAN AVE.
FRESNO, CA 93722

PROJECT NO: 5971
ADDRESS: SWC LOCAN AND GOULD CANAL
APN: 310-280-53

SENT: 8/25/10

Drainage Area(s)	Preliminary Fee(s)
BV	\$78,104.00
TOTAL FEE: \$78,104.00	

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

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

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

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

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

- 1. a. Drainage from the site shall BE DIRECTED TO THE SOUTHWEST OF THE PROPOSED TRACT
- _____ b. Grading and drainage patterns shall be as identified on Exhibit No.

FR TRACT No. 5971

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

FR TRACT No. 5971

- c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".
 X None required.
3. The following final improvement plans shall be submitted to the District for review prior to final development approval:
 X Grading Plan
 X Street Plan
 X Storm Drain Plan
 X Water & Sewer Plan
 X Final Map
 Other
 None Required
4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 X c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available. -
 d. See Exhibit No. 2.
5. The proposed development:
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 X Does not appear to be located within a flood prone area.
6. 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

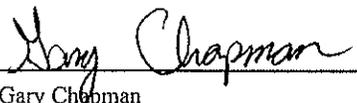
Page 3 of 4

FR
TRACT
No. 5971

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



Gerald E. Lakeman
District Engineer



Gary Chapman
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

HAL LORE, PE, LORE ENGINEERING, INC.

620 DEWITT AVE., SUITE 101

CLOVIS, CA 93612

FR TRACT No. 5971

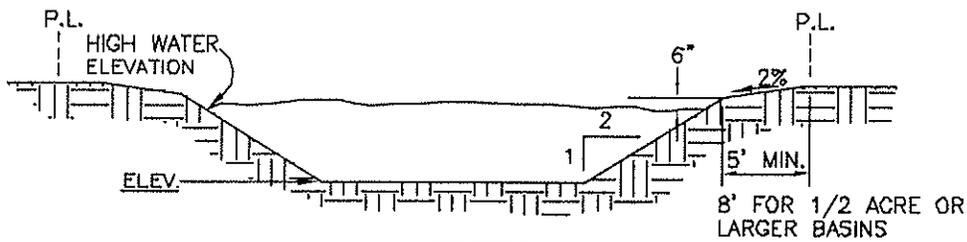
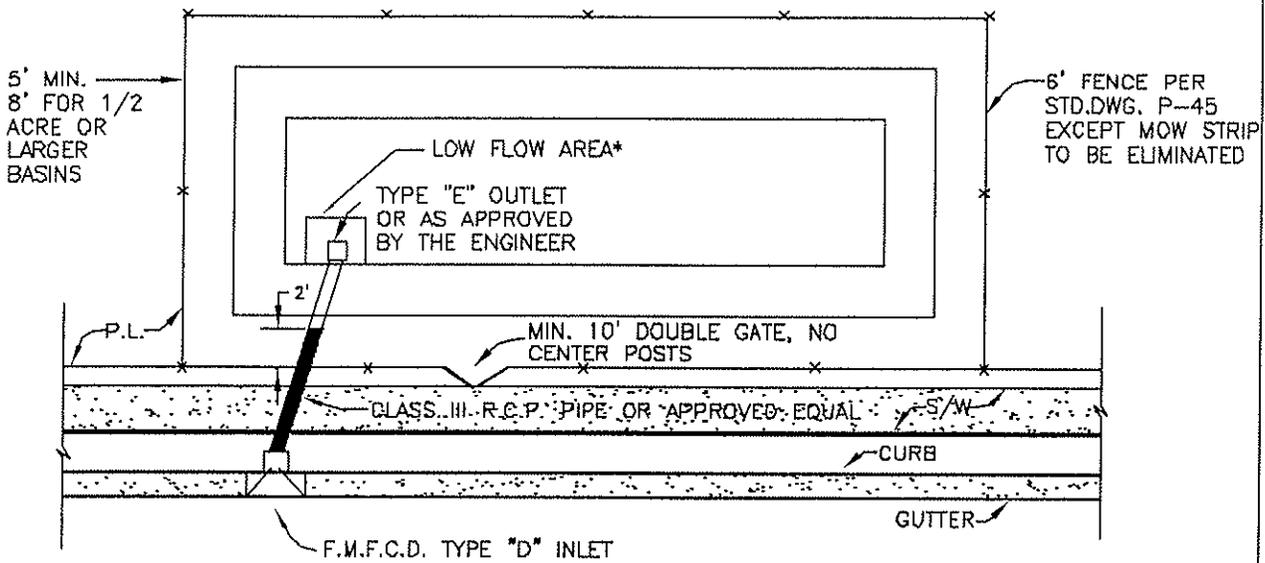
OTHER REQUIREMENTS
EXHIBIT NO. 2

Originally it was anticipated that this project site would be an expansion of the Derrel's Mini Storage located to the west and the existing 18" SDR 64 plastic storm drain (shown on Exhibit No. 1) would be extended to pick up the expansion area. The area is now planned for residential use and public street runoff must flow thru the existing privately owned 18" to receive drainage service. In addition, the SDR 64 is below District standards. Therefore, the developer must enter into an agreement with the District to allow public runoff to drain thru the 18" storm drain and also for the developer to accept responsibility for the maintenance and integrity of the pipe. The agreement will need to be executed prior to approval of the grading plan for Tract 5971.

Major storm flows shall be directed east to Locan Avenue.

Development No. Tract 5971

PLAN VIEW OF TYPICAL TEMPORARY PONDING BASIN



SECTION

NOTES: DESIGN MINIMUMS

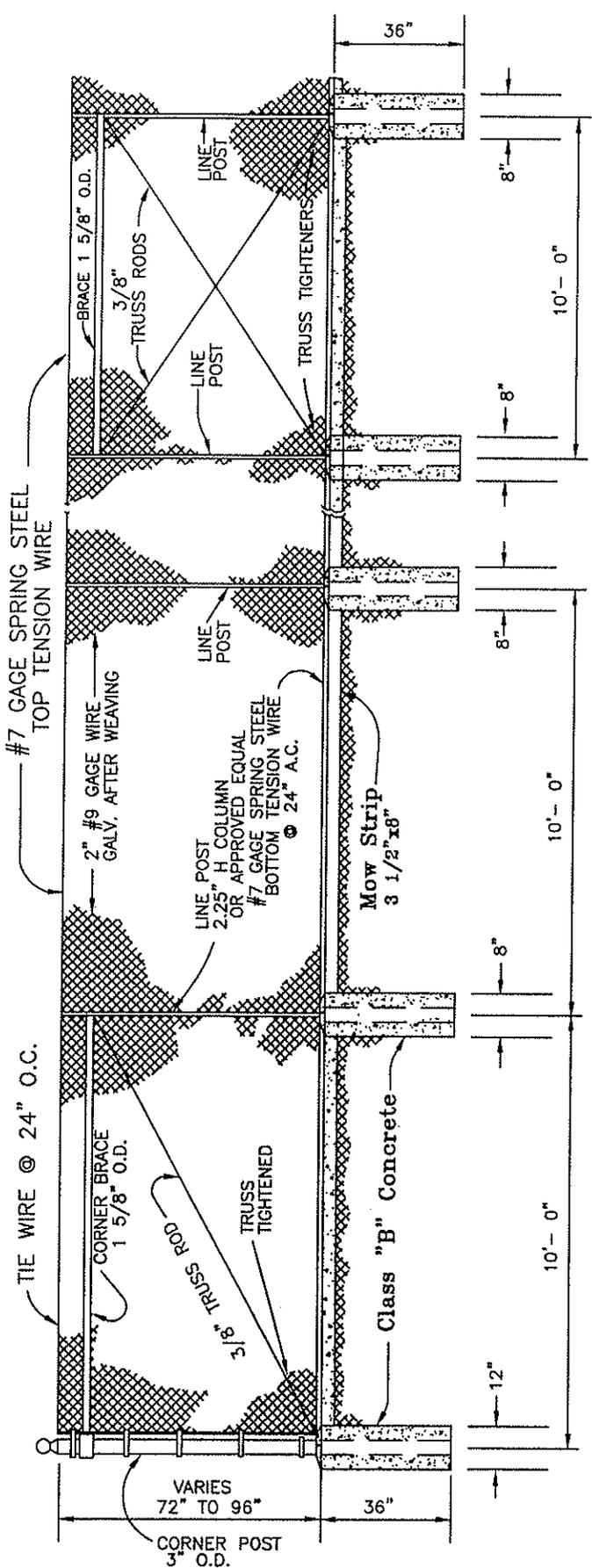
1. OVERFLOW MUST BE TO THE STREET.
 2. DESIGN WATER SURFACE ELEVATION SHALL BE TWO FEET BELOW THE LOWEST INLET FLOW LINE OR POND PERIPHERAL ELEVATION, WHICHEVER IS LOWER.
 3. REQUIRED CAPACITY: $V=CIA$ WHERE V =REQUIRED BASIN CAPACITY IN CUBIC FEET, C =RUNOFF COEFFICIENT, I =RAINFALL FROM A DESIGN STORM (0.35 FEET), AND A =TRIBUTARY AREA IN SQUARE FEET.
 4. PROVIDE COMPOSITE "C" CALCULATIONS.
 5. THE ENGINEER MAY REQUIRE AN 8' WIDE VEHICLE RAMP WITH A MAX. SLOPE OF 15% IN 1/2 ACRE OR LARGER BASINS.
 6. TEMPORARY PONDING BASINS SHALL BE FENCED WITHIN 7 DAYS TIME AFTER THEY BECOME OPERATIONAL OR WHEN REQUIRED BY THE ENGINEER.
 7. THE CITY ENGINEER MAY CONSIDER OTHER BASIN DESIGN ALTERNATIVES, AS A SUBSTITUTE FOR PROVIDING THE 2 FOOT FREEBOARD, WHEN THE BASIN SIZE IMPACTS PROJECT FEASIBILITY.
 8. LOCKS FOR THE GATE TO BE #5 MASTER LOCKS, NO. 1C95, 3203 OR 0855.
- * SIZE AND DEPTH OF LOW FLOW AREA TO BE DETERMINED BY THE ENGINEER.

TEMPORARY PONDING BASIN

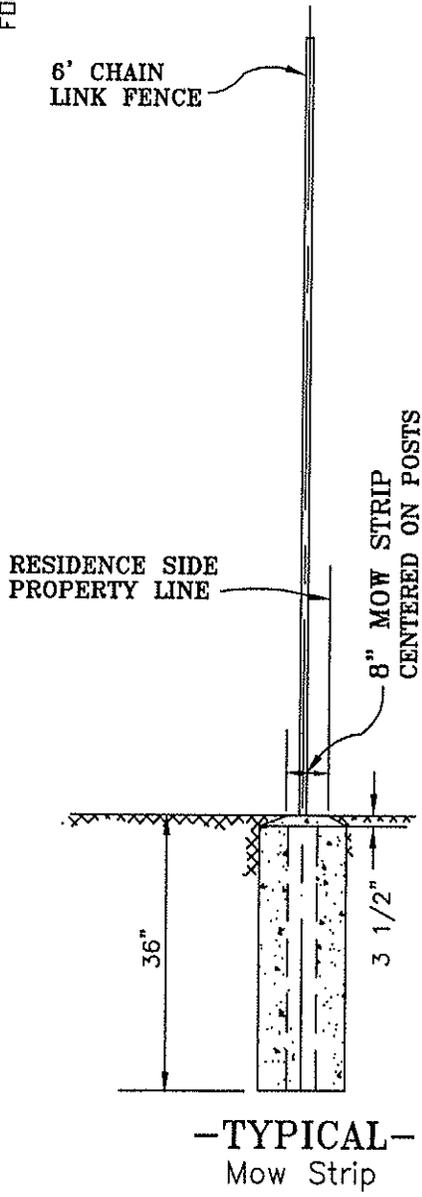
REF. & REV.
DEC., 2004

CITY OF FRESNO

P-62



LINE POSTS @ 1000' MAX. INTERVALS
 BRACED & TRUSSED IN BOTH DIRECTIONS
 REFER TO STATE SPECIFICATIONS EXCEPT
 FOR GATES WHICH ARE 9 GAUGE.



CHAIN LINK FENCE CONSTRUCTION DETAILS

REF. & REV.
 AUG. 2002

CITY OF FRESNO

P-45

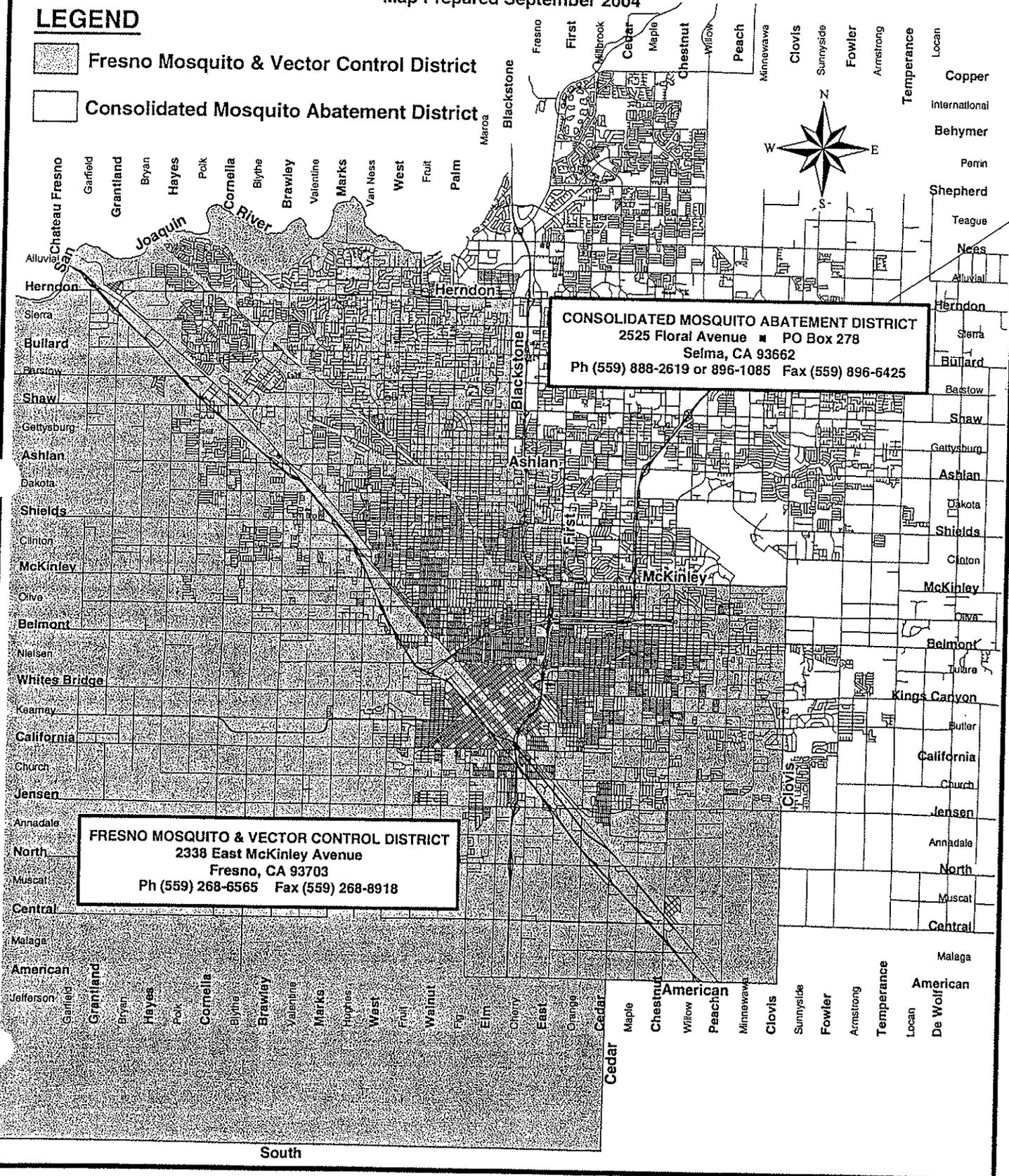


Mosquito Control District Boundary Map (For the Fresno - Clovis Area)

Map Prepared September 2004

LEGEND

-  Fresno Mosquito & Vector Control District
-  Consolidated Mosquito Abatement District



GUIDELINES FOR PONDING BASIN / POND CONSTRUCTION AND MANAGEMENT TO CONTROL MOSQUITO BREEDING

Immature mosquitoes develop in shallow water habitats. Fresno has enough year-round urban runoff from sprinklers, car washing, and pool drainage to keep water in drainage basins even in the summer--when mosquitoes breed the fastest. The design and management of ponding basins and ponds is of critical importance for mosquito control. Following are some new guidelines for these facilities:

- *1. Ponding basins and ponds with fluctuating water levels should have a "low flow" area, a deeper area or sump where drainage will accumulate, instead of a uniform flat bottom. This allows for water to accumulate to a greater depth, and helps "mosquito fish" survive. The low flow area should be located at the pond inlet and should be at least four feet deeper than the rest of the basin floor. The rest of the basin should be graded so that drainage is directed into this low flow area.
- *2. Side slopes of ponds and ponding basins should be as steep as is compatible with safety and grading considerations. They should have a slope ratio of 1:2 (vertical:horizontal).
3. Decorative ponds and artificial wetlands should be constructed so that water depths are maintained in excess of four feet, to preclude invasive emergent vegetation such as cattails.
- *4. Ponds and ponding basins should be constructed to provide for free, unobstructed access around their entire perimeter by vehicle and/or by foot, to allow for maintenance and mosquito abatement activities.
- *5. All ponding basins should be enclosed in chain-link fencing at least six feet tall (to City of Fresno Public Works Standards), with double gates to provide an unobstructed total opening at least ten feet wide (no center post between the gates). Gates should be secured with a standard padlock to allow for access by maintenance workers and mosquito and vector control personnel: a No. 5 MasterLock™ with key numbers 1C95, 3203 or 0855.
6. Ponds and ponding basins should be constructed to allow easy de-watering when needed.
7. Ponding basin and pond edges should be maintained free of excess vegetation and trash that would harbor insects and support mosquito breeding when it falls or blows into the water.
8. Ponding basins and ponds should be managed to control algae and emergent vegetation (plants that emerge from shallow water), to remove harborage for mosquito breeding and to allow "mosquito fish" and other mosquito predators better access to their prey.
9. Ponding basins and ponds should maintain water quality that supports the survival of "mosquito fish" (*Gambusia affinis*, available from local mosquito and vector control agencies). Use caution when selecting herbicides and pesticides for use in or near ponding basins and ponds, because many pesticides are toxic to fish.

* The asterisked guidelines modify the current City of Fresno Public Works Standard No. P-62 for Temporary Ponding Basins.



"Stormwater Management and Vector Breeding Habitats"

The Public Health Problem

- Stormwater management regulations and practices developed by environmental management agencies address the environmental problem of sediments and other pollutants entering surface waters but do not address public health issues, such as preventing habitat production for disease-carrying mosquitoes and other vectors.
- Certain stormwater management structures designed to reduce sediment and other pollutant loads in runoff (e.g., dry detention basins, retention ponds, media filtration devices, below-ground devices) frequently hold standing water for more than 3 days, creating potential mosquito breeding habitats. This in turn leads to the potential for mosquito-borne diseases such as West Nile virus and St. Louis encephalitis.
- Even those stormwater facilities that are properly designed and constructed to minimize mosquito breeding habitat may collect standing water if they are not maintained properly, thus creating the potential for mosquito breeding.

Methods to Address this Public Health Issue

A more integrated, systems-based approach is needed when developing and implementing solutions to environmental problems such as stormwater-runoff management. Local vector-control agencies (where they exist) or environmental health programs should be consulted during preconstruction design review to ensure that vector breeding habitat is minimized. These agencies and programs should also be consulted when developing maintenance schedules for stormwater management structures.

Taking the following actions can help to ensure that mosquito-management programs incorporate a systems-based approach:

- Properly design and construct stormwater control structures (especially regarding slopes, pipe inverts, and volumes) to minimize the inadvertent creation of standing water. Water should be held less than 72 hours whenever possible (shorter than minimum mosquito-breeding time).
- Minimize mosquito breeding for longer term or permanent stormwater storage (> 4-days) by introducing mosquito fish, by larvaciding, and by developing vegetation management plans. Include design depths greater than 4 feet to limit emergent vegetation that can enhance mosquito breeding habitat (e.g., cattails).
- Make resources available and allocate specific responsibility for ongoing operation and maintenance of stormwater facilities, including monitoring and treatment if necessary. Clean accumulated sediments and clear brush and other debris to minimize standing water build-up



July 28, 2010

Will Tackett
Development and Resource Management Department
Planning Division
2600 Fresno St, Room 3076
Fresno CA 93721-3604

SUBJECT: Tentative Tract Map No. 5971/UGM
West side of North Locan Avenue between East Shields and East Ashlan
Avenues, immediately south of the Gould #97 Canal

Dear Will:

The purpose of this letter is to provide school district information relative to the above-referenced subdivision and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/owner and the State Department of Real Estate.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: *Reagan Elementary School*
Address: *3701 Ashlan Ave, Clovis Ca 93619-9221*
Telephone: *(559) 327-8900*
Capacity: *725*
Enrollment: *675 (CBEDS enrollment 2009-10 school year)*

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than Reagan Elementary, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

Governing Board
Sandra A. Bengel
Christopher Casado
Brian D. Heryford
Ginny Hovseplan
Elizabeth J. Sandoval
F. Scott Troescher
Jim Van Volkinburg, D.D.S.

Administration
David E. Cash, Ed.D.
Superintendent
Michelle Steagall, Ed.D.
Associate Superintendent
Steve Ward
Associate Superintendent
Janet Young, Ed.D.
Associate Superintendent

(continued on next page)

2. Intermediate School Information:

School Name: *Reyburn Intermediate School*
Address: *2901 DeWolf, Clovis CA 93619-5226*
Telephone: *(559)327-4500*
Capacity: *1,489*
Enrollment: *1,117 (CBEDS enrollment 2009-10 school year)*

3. High School Information:

School Name: *Clovis East High School*
Address: *2940 Leonard Ave, Clovis CA 93619-8446*
Telephone: *(559) 327-4000*
Capacity: *2,873*
Enrollment: *2,2302 (CBEDS enrollment 2009-10 school year)*

3. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
4. The District currently levies a school facilities fee of \$3.23 per square foot for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

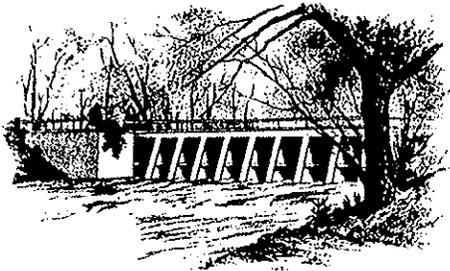
The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Steve Ward
Associate Superintendent
Administrative Services



Your Most Valuable Resource - Water

OFFICES OF
FRESNO
IRRIGATION DISTRICT

PHONE (559) 233-7161
FAX (559) 233-8227
2907 SOUTH MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2218

August 26, 2010

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

RE: Plan Amendment No. A-10-006, Rezone No. R-10-006, Tentative Tract Map No. 5971,
FID's Gow Canal No. 99, Gould Canal No. 97, S/E Ashlan and Temperance Avenues

Dear Mr. Tackett:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment No. A-10-006, Rezone No. R-10-006 and Tentative Tract Map No. 5971 Applications, being filed concurrently, to request authorization to amend the 2025 Fresno General Plan and the McLane Community Plan from Office Commercial to medium density residential land use designation and to rezone the subject property from the S-L/UGM (*Storage/Limited, Mini Storage Facility/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district to allow the construction of a 61-lot conventional single family residential subdivision on 12.18 net acres located southeast of Ashlan and Temperance Avenues, APN: 310-280-53, and has the following comments and conditions:

General Comments and Conditions:

1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
2. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
3. FID requires its easement/property be shown on the final map with proper recording information. FID must also be made party to signing the final map.
4. If a fence will be installed between the development and open canals, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban

BOARD OF
DIRECTORS

President JEFFREY G. BOSWELL, Vice-President JEFF NEELY
STEVE BALLS, RYAN JACOBSEN, GEORGE PORTER, General Manager GARY R. SERRATO

developments. Footings of retaining walls and/or block/masonry walls shall not encroach onto FID property/easement areas.

5. FID has additional comments regarding the subject proposal and requires the applicant and/or the applicant's Engineer contact FID at their earliest convenience to discuss specific requirements.
6. All construction must occur outside FID's irrigation season which is typically a 6-month run between March and August.
7. The proposed development may negatively impact local groundwater supplies. A significant portion of its water supply is imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.
8. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.

Gow Canal:

1. FID's Gow Canal runs south along the east edge of the subject property, west of Locan Avenue, as shown on the attached FID exhibit map.
2. In 2004 FID's Board of Directors received a request from the Developer (Norclo L.P.) requesting that FID and the City of Fresno defer improvements along Locan Avenue and piping the Gow Canal. FID approved this request by Board Action on April 21, 2004. See the attached copy of the Engineering Action Request for reference. Such improvements were not expected to occur for another 7 to 10 years. However, since that time this new proposed development will cause FID to move forward with its original requirements to have the Gow Canal substituted with new 24-inch inside diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
3. FID requires the applicant grant to FID an exclusive pipeline easement for the Gow Canal along Locan Avenue. The exclusive easement will be 15-feet to 20-feet wide at a minimum. The applicant will need to meet with FID to determine the pipeline alignment and easement width. The width of the easement is based on the size of pipeline. For example, a 24-inch pipeline requires a 20-foot (minimum for this situation) easement. FID recommends that the pipeline be centered in the easement. FID would reduce the easement width to approximately 15 feet if it's parallel and adjacent to a major road such as Locan Avenue.
4. FID does not allow FID owned property or easements to be in common use with public utility easements but will, in certain instances, allow its property to be in common use

with landscape easements if the City of Fresno enters into an appropriate agreement with FID.

Gould Canal:

1. For informational purposes; FID's Gould Canal runs west along the north edge of the subject property as shown on the attached FID exhibit map. On June 16, 2006 the developer, Norclo L.P., Quitclaimed property along the southern side of the Gould Canal to FID. See the attached copy of Document No. 2006-0126440 as reference. This action created FID's required deeded property for this canal.
2. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Gould Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
 - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
 - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.
 - ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route storm waters, and is one of the larger canals used to convey the storm water, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.
 - iii. Maintenance – This reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at the Locan and Temperance Avenues bridge and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.

- b. Canal Access – FID will continue to access the Gould Canal from Locan and Temperance Avenues. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID proposes a 50-foot wide drive approach narrowing to a 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 62). The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). The City has not recently supported this particular FID requirement, therefore a drive approach acceptable to all parties will need to be worked out if FID's standard is not supported by the City. Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc. An access gate was permitted and installed approximately 55-feet west of Locan Avenue on the south bank of the Gould Canal under Encroachment Agreement No. 2009-0081256, Recorded June 15, 2009. FID will require this gate to be relocated to a minimum of 115-feet as indicated on the attached Detail No. 62 referenced above.
3. If a utility is required to cross the Gould Canal, FID will require an agreement for that purpose. It will either be an Encroachment Agreement or Common Use of Easements Agreement.

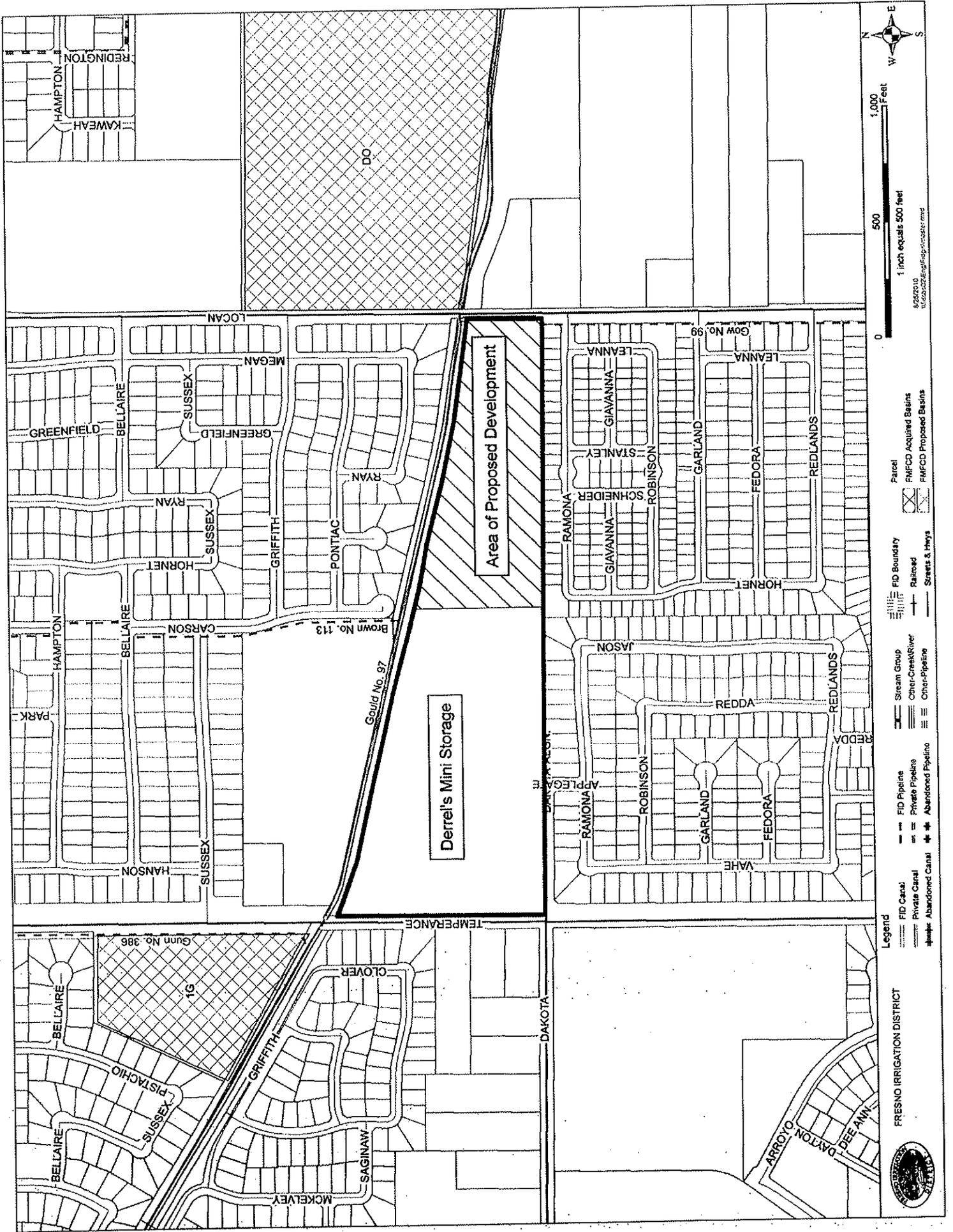
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact James Shields at 233-7161 extension 319 or jshields@fresnoirrigation.com.

Sincerely,



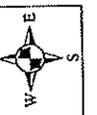
William R. Stretch, P.E.
Chief Engineer

Attachment



Derrell's Mini Storage

Area of Proposed Development



6/27/2010
 N:\020225\Eng\sp\mapbasin.mxd

- Legend**
- FID Canal
 - Private Canal
 - Abandoned Canal
 - FID Pipeline
 - Private Pipeline
 - Abandoned Pipeline
 - FID Boundary
 - Stream Group
 - Other-Creek/River
 - Other-Pipeline
 - Railroad
 - Streets & hwy's
 - Parcel
 - FMFCD Acquired Basins
 - FMFCD Proposed Basins





ENGINEERING ACTION REQUEST

April 21, 2004 Board Meeting

Agenda Item No. _____

CANAL: Gow No. 99
FID JOB No.: 1319
ACTIVITY: Developer Pipeline Project
PARTY: Derrel's Mini Storage
LOCATION: N/W Dakota & Locan Avenues
DESCRIPTION: Deferral of Piping Open Canal

FINANCIAL CONSIDERATIONS:

PROJECT ESTIMATE	<u>TBD</u>
COST TO DISTRICT	<u>\$0.00</u>
PROJECT FEES	<u>TBD</u>

SUMMARY

Derrel's Mini Storage is planning to develop APN 310-280-24 located northwest of Dakota & Locan Avenues. The Developer is requesting that FID and the City of Fresno defer improvements along Locan Ave. and piping the Gow Canal. Their request is based on the fact the project will be built in 10-phases. The first phase is not scheduled for construction for at least 2 to 3 years with subsequent phases, (II through X), constructed only as demand dictates. The initial phase to be constructed is along Temperance Avenue. Current projections suggest Phases II to X might take 7 to 10 years to be developed. It is also possible the last phases may never be built with the associated property being sold for residential development. Attached is a letter from the Developer requesting the deferral and e-mail from the City of Fresno approving the deferral.

The reach of the Gow Canal in question is 360 feet which will be substituted with 24"Ø ASTM C-361 A-25 RGRCP in the future. Attached is an exhibit of the proposed development with the different phases.

Board Policy 100.1 states, "Pipeline Substitution Agreements are limited to a maximum term of one year. Deferral of Pipeline Substitution Agreements may be given in periods of up to one year. Deferral of an Agreement will require a review of both design drawings and the existing agreement to ensure that all terms and conditions are consistent with current District specifications and policies. A fee for deferral of an Agreement will be charged equal to ½ the initial review and preparation fees."

RECOMMENDATION

Staff recommends that the Board approve the following:

1. The project be approved as a variance to Board Policies' No. 100.1, 100.2 and 101. The piping of the canal shall be deferred until the road improvements are made along Locan Avenue or at an earlier date if requested by the Developer.
2. FID will not require a Pipeline Substitution and Easement Agreement at this time. The agreements will be required when the canal is piped coinciding with the Locan street improvements that will be required as the City or the development dictates. Staff does not recommend that an easement be granted at this time because the pipeline and easement alignment could change based on the design of the pipeline, development and street improvements.
3. FID will not require a Pipeline Deferral Agreement (see item #2 above). This document shall serve as FID's authorization for deferral.
4. That the President, Chief Engineer and Secretary be authorized to sign and accept all agreements, documents and maps pertaining to all phases of the project which may include improvement plans (grading & drainage, FMFCD, street, water and sewer) and tract/parcel maps.
5. The Developer grant FID an easement for the Gould Canal which traverses along the north side of the development as part of Phase I.
6. FID waives all plan review fees for the Gow Canal until the pipeline plans have been submitted. FID will however charge fees associated with the review of the other segments associated with the project.

OFFICE USE

Approved / Disapproved
Participation Approved
Comments:

Date: 4/21/2004 _____

FOR THE BENEFIT OF
THE CITY OF FRESNO

RECORDING REQUESTED BY:

And When Recorded Mail This Deed To:

FRESNO IRRIGATION DISTRICT
2907 S. MAPLE AVE.
FRESNO, CA. 93725
559-233-7161

APN: 310-280-24

PROPERTY ADDRESS:
Fresno Ca. 93725

*FID JOB 1319
GOULD NO. 97*



FRESNO County Recorder

Robert C. Werner

DOC- 2006-0126440

Friday, JUN 16, 2006 11:16:34

Ttl Pd \$0.00

Nbr-0002211894

GSF/R7/1-6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

NORCLO L.P., a California Limited Partnership

Does hereby remise, release and forever quitclaim to Fresno Irrigation District, a California Corporation, the following described real property.

See attached Exhibit "A" & "B"

Norclo L.P., a California Limited Partnership

By: Ridenour Corporation, a California Corporation
General Partner

By: Derrel J. Ridenour, President

By: Derrel A. Ridenour, Secretary

ATTACH NOTARY ACKNOWLEDGEMENT

*LES 5023
MAY 20*

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Lots 46, 55 and 56 of Eggers Colony recorded January 9, 1891 in Book 4 of Plats at Page 60, Fresno County Records located in the South half of the Northwest quarter of Section 23, Township 13 South, Range 21 East, Mount Diablo Base and Meridian; in the County of Fresno, State of California, lying North of the following described line:

COMMENCING at the West quarter corner of said Section 23; thence North $00^{\circ}06'02''$ West, along the West line of the Northwest quarter of said Section 23, a distance of 932.41 feet to a point on the South side of the Gould Canal, said point being the **TRUE POINT OF BEGINNING**;

Thence along the South side of the said Gould Canal the following courses:

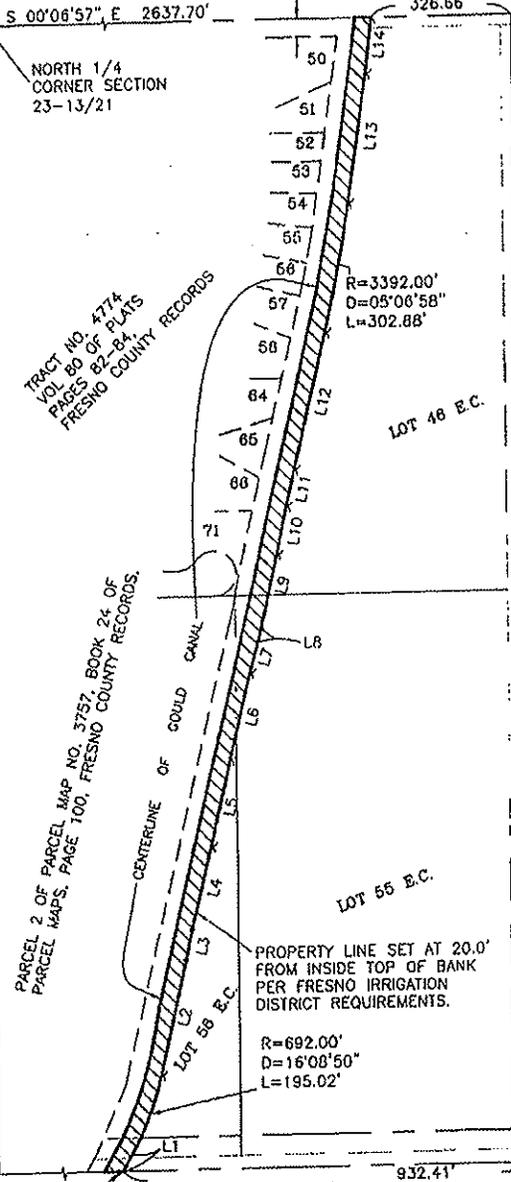
South $60^{\circ}57'03''$ East, a distance of 43.48 feet to the beginning of a 692.00 foot radius tangent curve, concave Northeasterly; thence Southeasterly, along said curve, through a central angle of $16^{\circ}08'50''$, an arc distance of 195.02 feet; thence South $77^{\circ}05'53''$ East, a distance of 268.52 feet; thence South $77^{\circ}44'00''$ East, a distance of 73.88 feet; thence South $76^{\circ}30'53''$ East, a distance of 199.23 feet; thence South $77^{\circ}20'11''$ East, a distance of 203.96 feet; thence South $76^{\circ}18'45''$ East, a distance of 205.56 feet; thence South $74^{\circ}18'25''$ East, a distance of 75.26 feet; thence South $76^{\circ}18'38''$ East, a distance of 31.14 feet; thence South $77^{\circ}30'38''$ East, a distance of 176.48 feet; thence South $78^{\circ}19'58''$ East, a distance of 113.41 feet; thence South $77^{\circ}06'42''$ East, a distance of 85.86 feet; thence South $76^{\circ}31'29''$ East, a distance of 323.49 feet to the beginning of a 3392.00 foot radius tangent curve, concave Northeasterly; thence Southeasterly, along said curve, through a central angle of $05^{\circ}06'58''$, an arc distance of 302.88 feet; thence South $81^{\circ}38'27''$ East, a distance of 297.19 feet; thence South $83^{\circ}27'05''$ East, a distance of 129.37 feet to a point on the East line of the South half of the Northwest quarter of said Section 23, said point being the terminus of said line.



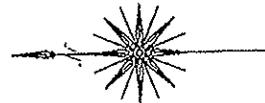
EXHIBIT "B"

NORTH LOCAN AVENUE

CENTER 1/4 CORNER SECTION 23-13/21



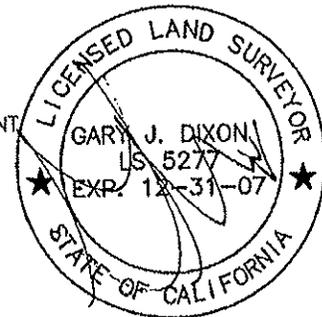
LINE	BEARING	DISTANCE
L1	N 60°57'03" W	43.48'
L2	N 77°05'53" W	268.52'
L3	N 77°44'00" W	73.88'
L4	N 76°30'53" W	199.23'
L5	N 77°20'11" W	203.96'
L6	N 76°18'45" W	205.56'
L7	N 74°18'25" W	75.26'
L8	N 76°18'38" W	31.14'
L9	N 77°30'38" W	176.48'
L10	N 78°19'58" W	113.41'
L11	N 77°06'42" W	85.86'
L12	N 76°31'29" W	323.49'
L13	N 81°38'27" W	297.19'
L14	N 83°27'05" W	129.37'



SCALE: 1"=400'



INDICATES AREA TO BE QUITCLAIMED TO FRESNO IRRIGATION DISTRICT.



NORTHWEST 1/4 CORNER SECTION 23-13/21

WEST 1/4 CORNER SECTION 23-13/21



W.O. 02-135

FIRM NAME: DIXON & ASSOC.
 ADDRESS: 55 SHAW #215
 CLOVIS, CA 93612
 SURVEYOR: GARY J. DIXON
 L.S. NO.: 5277
 TELEPHONE: (559) 297-4200

PORTION THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TO BE QUITCLAIMED TO FRESNO IRRIGATION DISTRICT

F.B. No. _____
 Dr. By: GMR
 Ch. By: _____
 Date: 05-25-06
 SCALE: 1" = 400'

SHEET 1 OF 1

FRESNO IRRIGATION DISTRICT

ACCEPTANCE FORM

This is to certify that the interest in real property conveyed by the deed or grant dated June 6, 2006 from NORCLO L.P., a California Limited Partnership, to Fresno Irrigation District, a public corporation, is hereby accepted by the undersigned officer or agent on behalf of the Board Of Directors pursuant to authority conferred by resolution of the Board Of Directors adopted on January 27, 2004 and the grantee consents to recordation thereof by its duly authorized officer.

Dated June 15, 2006

By: Gary R. Serrato
GARY R. SERRATO, Secretary



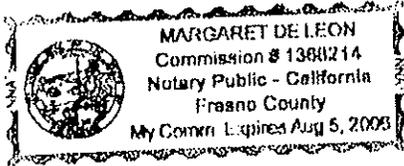
6

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Fresno } ss.

On 6/15/06 before me, Margaret DeLeon, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Derrel J. Ridenour + Derrel A. Ridenour
Name(s) of Signor(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret DeLeon
Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: _____ Number of Pages: 3

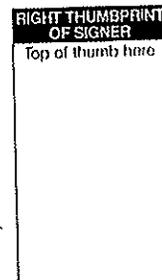
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



12

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno } ss.

On June 15, 2006 before me, Lynn B Rowe Notary Public

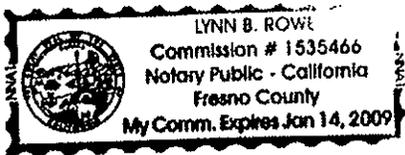
personally appeared GARY R SERRATO

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Lynn B Rowe
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Acceptance Form - Quitclaim Deed / NORCLO L.P.

Document Date: June 15, 2006

Number of Pages: 2 + 2 pgs A+B

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer is Representing: _____

6

NOTES:

(1) DIMENSIONS AND NOTES ARE FOR LAYOUT PURPOSES ONLY. A SCALED DRAWING SHALL BE PREPARED AND SUBMITTED WITH ALL PLAN SETS PRIOR TO CONSTRUCTION.

(2) IF CULVERT/BRIDGE STRUCTURE CAN COLLECT TRASH ON ITS PIERS, DEVELOPER MUST PROVIDE A SAFE ACCESS TO TRASH PIER RIDER. GALVANIZED STEEL OR CONCRETE CATWALK WITH CHAIN-LINK BARRIER MAY NEED TO BE INCORPORATED INTO CULVERT DESIGN (ON THE UPSTREAM SIDE OF THE BRIDGE/CULVERT STRUCTURE).

(3) DRAINAGE WILL NOT BE ACCEPTED IN THE CANAL AND SHALL BE ROUTED AWAY FROM FID PROPERTY/DRIVE BANKS. SLOPE DRIVE BANKS MINIMUM OF 2% AWAY FROM THE CANAL WITH PROVISIONS MADE FOR RAINFALL. RUNOFF TO BE CONVEYED TO NEARBY PUBLIC STREETS OR DRAINAGE SYSTEM BY DRAINAGE SWALES OR OTHER FID ACCEPTABLE ALTERNATIVES.

(4) WITHIN FID EASEMENT/RIGHT-OF-WAY AREA, ALL EXISTING TREES, BUSHES, DEBRIS, OLD CANAL STRUCTURES, PUMPS, CANAL GATES, AND OTHER NON OR IN-ACTIVE FID AND PRIVATE STRUCTURES MUST BE REMOVED.

(5) RAISED BANKS-1.0 TO 1.5 FEET OF FREEBOARD IS REQUIRED.

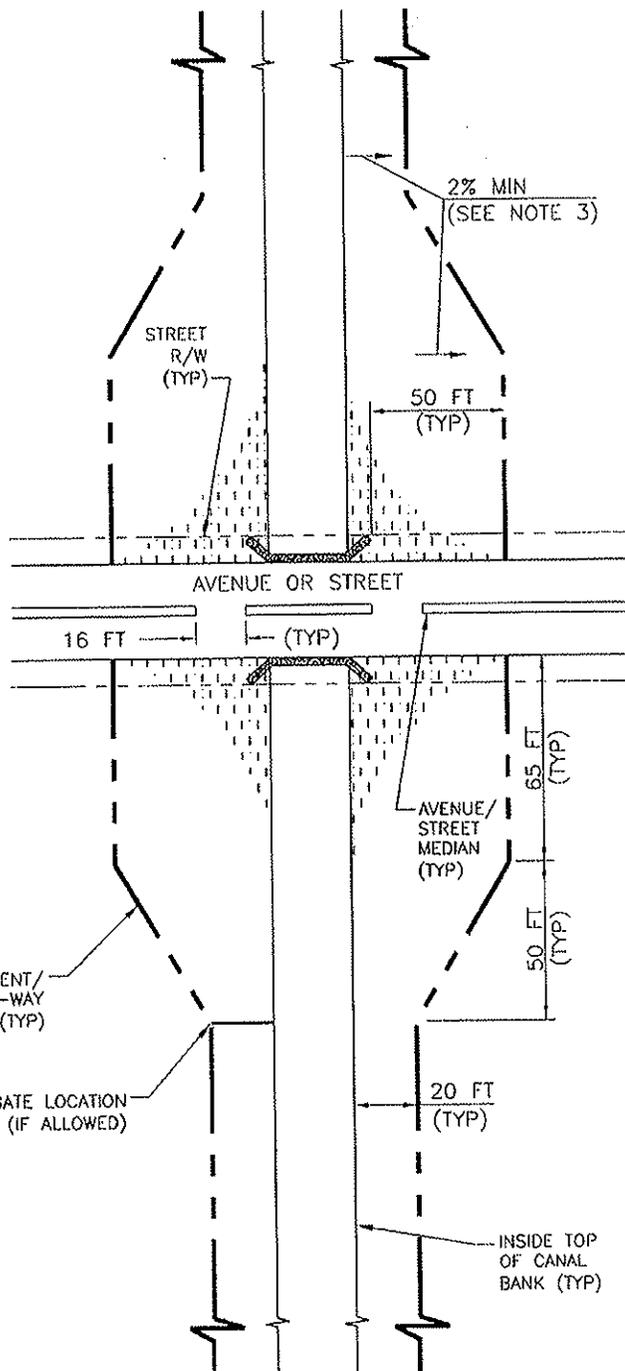
(6) BLOCK/MASONRY WALL SHALL BE REQUIRED BETWEEN THE OPEN CANALS AND DEVELOPMENT. CHAIN-LINK FENCING IS AN ACCEPTABLE ALTERNATIVE WITH INTEGRATED VISUAL BARRIERS (SLATS, SCREENS, SHEETING, ETC.) APPROVED ON A CASE-BY-CASE BASIS. WOOD FENCING WILL NO LONGER BE ACCEPTED.

(7) LINE CANAL BANKS OR RAISE SURROUNDING GRADE ELEVATIONS TWELVE (12) INCHES ABOVE HIGH-WATER (HW)

(8) IF AN ACCESS GATE IS PERMITTED BY FID, GATE MUST BE PLACED A MINIMUM OF 115 FT AWAY FROM ROAD, WHERE DRIVEBANK NARROWS TO 20 FT.

(9) THREE (3) INCH THICK GRAVEL BASE MAY BE REQUIRED AT THE ENTRANCE TO EACH DRIVE BANK AS DETERMINED BY FID ENGINEER.

(10) DRIVEWAY APPROACH WIDTH TO BE APPROVED BY FID ENGINEER.



DRIVE APPROACH IN URBAN AREAS

NOT TO SCALE



July 28, 2010

Will Tackett
City of Fresno
Development and Resource Management Department
Planning Division
2600 Fresno Street, Room 3076
Fresno, CA 93721-3604

**Agency Project: Plan Amendment Application A-10-006,
Rezone Application R-10-006
Tentative Tract Map No. 5971/UGM**

District CEQA Reference No: 20100613

Dear Mr. Tackett:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of Fresno General Plan Amendment A-10-006, Rezone Application R-10-006, and Tentative Tract Map No. 5971/UGM to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property, located at 7062 East Dakota, in Fresno, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

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

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

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

If you have any questions or require further information, please call John Gallup at (559) 230-5940.

Sincerely,

David Warner
Director of Permit Services

for 
Arnaud Marjollet
Permit Services Manager

DW: jg



County of Fresno

Department of Public Health
Edward L. Moreno, M.D., M.P.H., Director-Health Officer

August 4, 2010

999999999
LU0015741
PE 2602

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

Dear Mr. Tackett:

PROJECT NUMBER: A-10-006, T-5971/UGM, R-10-006

Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006, and Tentative Tract Map No. 5971/UGM, filed by Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, pertain to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal. **Plan Amendment Application No. A-10-006** proposes to amend the 2025 Fresno General Plan and McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential (4.99-10.37 du/acre). **Rezone Application No. R-10-006** requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L/UGM (Storage/Limited, Mini Storage Facility/Urban Growth Management) zone district to the R-1/UGM (Single Family Residential/Urban Growth Management) zone district. Plan Amendment Application No. A-10-006 and Rezone Application No. R-10-006 have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property in accordance with Tentative Tract Map No. 5971/UGM.

APN: portion 310-280-53

ZONING: Existing S-L/UGM, Proposed R-1/UGM

ADDRESS: 7062 East Dakota Avenue

Recommended Conditions of Approval:

- Construction permits for the 61-lot residential subdivision should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the 61-lot residential subdivision should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Department of Health Services, Division of Drinking Water and Environmental Management (DDWEM). For more information call (559) 447-3300.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 445-3271 for more information.
- The Fresno County Department of Public Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects. As city boundaries expand, community services are provided to areas originally served only by individual domestic and agricultural wells. Improper abandonment of such wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

Prior to destruction of any existing agricultural well(s), a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Transportation of these materials on public roadways may require special permits and licensure.

The Department of Public Health is available to provide consultation in cooperation with your city in order to encourage the proper destruction of wells and safeguard our water quality. City staff may contact Wayne Fox, Supervising Environmental Health Specialist, Water Surveillance Program, at (559) 445-3357 for more information.

- Appropriate measures should be incorporated into the project to minimize potentially significant short-term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. Construction specifications for the project should require that all construction equipment be maintained according to the manufacturers' specifications, and that noise generating construction equipment be equipped with mufflers. In addition, consideration should be given to limiting noise-generating construction activities to daytime hours as specified in your municipal code.

REVIEWED BY:

Janet Gardner

Digitally signed by Janet Gardner
DN: cn=Janet Gardner, o=Environmental Health Division,
ou=Fresno County Public Health Department,
email=jgardner@co.fresno.ca.us, c=US
Date: 2010.08.04 15:08:58 -07'00'

R.E.H.S., M.P.H.
Environmental Health Specialist III

(559) 445-3271

jg

cc. Wayne Fox, Environmental Health Division



PUBLIC WORKS DEPARTMENT

DATE: November 5, 2010

TO: WILL TACKETT, Supervising Planner
Planning and Development Department

FROM: JOE PAFF, Senior Engineering Technician
Public Works Department

SUBJECT: CONDITIONS FOR TENTATIVE TRACT NO. 5971 RELATING TO
COMMUNITY FACILITIES MAINTENANCE DISTRICT

1. The property owner shall be responsible for providing for the maintenance of certain public improvements associated with TT5971.
2. Maintenance of landscaping or hardscaping in side-lots shall be the responsibility of the property owner and is NOT eligible for inclusion in a City maintenance district with the one exception listed in , below.
3. These improvements **may** be maintained by a City Community Facilities Maintenance District designed for maintaining features of Commercial, Industrial and/or Multi-Family property.
4. Should the property owner choose not to include the maintenance of these items in a CFD, the property owner shall provide for the maintenance of all of the items in a manner approved by the City of Fresno City Engineer.

Specifically:

- A. The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located adjacent to North Locan Avenue adjacent to this project.
- B. The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located in the entry any median island and any traffic circles located within project.
- C. The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located adjacent to the East Dakota Avenue entry to this project.
- D. The property owner shall be responsible for providing for the maintenance of all curbs and gutters, valley gutters, sidewalks, street lights and street signage within the local public street rights-of-way within this project.

- E. The property owner shall be responsible for providing for the maintenance of the landscaping and hardscaping located in Outlot A and along the South side of South Dakota Avenue within this project.
- F. The property owner shall be responsible for constructing and maintaining a 6' block wall on the South side of Outlot A and along the South side of the Tract where it borders East Dakota Ave east of Outlot A within the project with the exception of the link to open space located in tract 5935.
- G. The property owner shall be responsible for constructing and maintaining a mow strip between Outlot A and the open space located in tract 5935.

5. All features to be placed into a City maintenance district must have construction plans approved by the City of Fresno Department Public Works.

If you have any questions, please call Joe Paff at 621-8695.

Environmental Assessment
dated August 13, 2010

CITY OF FRESNO

MITIGATED NEGATIVE DECLARATION

The revisions contained herein have been determined to be necessary but none of the circumstances described in Sections 15073.5 and 15074.1 of the California Environmental Quality Act (CEQA) Guidelines call for recirculation of the Mitigated Negative Declaration.

Notice of Intent was filed with:

FRESNO COUNTY CLERK
2221 Kern Street
Fresno, California 93721

on

August 13, 2010

The full Initial Study and the Master Environmental Impact Report No. 10130 are on file in the Planning and Development Department,
Fresno City Hall, 3rd Floor
2600 Fresno Street
Fresno, California 93721
(559) 621-8277

ENVIRONMENTAL
ASSESSMENT
NUMBER:

A-10-06/R-10-06/T-5971

APPLICANT:

Lore Engineering, Inc.
620 Dewitt Avenue, Suite 101
Clovis, CA 93612

Norclo, L.P.
3265 West Ashlan Avenue
Fresno, CA 93722

PROJECT LOCATION:

West side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal
In the City of Fresno, Fresno County, California
(APN: 310-280-53)
36°47'13" N Latitude and 119°39'26" W Longitude
Mount Diablo Base & Meridian, Township 13 S Range 21 E,
Section 23

PROJECT DESCRIPTION:

Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, has filed Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006 and Tentative Tract Map No. 5971/UGM pertaining to an approximately 12.18 net acre portion of property (hereinafter referred to as the "subject property") located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal. Plan Amendment Application No. A-10-006 proposes to amend the 2025 Fresno General Plan and McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre subject property from Office Commercial to Medium Density Residential (4.99-10.37 dwelling units/acre). Rezone Application No. R-10-006 requests authorization to subsequently rezone the subject property from the S-L/UGM (*Storage/Limited, Mini Storage Facility/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. These applications have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property at an overall density of approximately 5.01 dwelling units per acre, in accordance with Tentative Tract Map No. 5971/UGM.

The Subdivision Map Act (Section 66400 et. Seq. of the California Government Code) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the applicable general plan and applicable specific 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 Fresno Municipal Code (FMC) the proposed R-1 (Single Family Residential) zone district is consistent with the proposed Medium Density Residential planned land use designation, which allows for residential development at densities between 4.99-10.37 dwelling units per acre.

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

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 California Environmental Quality Act.

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

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

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

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

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

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

PREPARED BY:
Will Tackett, Planner III

SUBMITTED BY:



DATE: November 8, 2010

Mike Sanchez, Planning Manager
DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT

<p style="text-align: center;">CITY OF FRESNO</p> <p style="text-align: center;">NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION</p>	<p>Filed with:</p> <p style="font-size: 2em; text-align: center;">FILED</p> <p style="text-align: center;">AUG 13 2010</p> <p style="text-align: center;">FRESNO COUNTY CLERK By <u>Blanca H. Avalos</u> DEPUTY</p> <p>FRESNO COUNTY CLERK 2221 Kern Street, Fresno, CA 93721</p>
<p>Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006 and Tentative Tract Map No. T-5971</p> <p>Assessor's Parcel Numbers: 310-280-53 (portion of)</p>	
<p>APPLICANT:</p> <p>Lore Engineering 620 Dewitt Avenue, Suite 101 Clovis, California 93612</p>	
<p>PROJECT LOCATION:</p> <p>± 12.18 net acres of a portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal, in Fresno, California, Fresno County</p> <p>36°47'13" N Latitude, - 119°39'26" W Longitude</p> <p>Mount Diablo Base & Meridian, Township 13 S, Range 21 E, Section 23</p>	
<p>PROJECT DESCRIPTION: Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, has filed Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006 and Tentative Tract Map No. 5971/UGM pertaining to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal. Plan Amendment Application No. A-10-006 proposes to amend the 2025 Fresno General Plan and McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential (4.99-10.37 dwelling units/acre). Rezone Application No. R-10-006 requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L/UGM (<i>Storage/Limited, Mini Storage Facility/Urban Growth Management</i>) zone district to the R-1/UGM (<i>Single Family Residential/Urban Growth Management</i>) zone district. These applications have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property at an overall density of approximately 5.01 dwelling units per acre, in accordance with Tentative Tract Map No. 5971/UGM.</p>	
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that 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.</p> <p>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</p>	

of the MEIR and Air Quality MND pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and the Air Quality MND was adopted and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete and the Air Quality MND was adopted, has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR, Air Quality MND, proposed environmental finding of a mitigated negative declaration and the initial study may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604. Please contact McKencie Contreras at (559) 621-8066 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 September 7, 2010. Please direct comments to McKencie Contreras, Planner, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to McKencie.Contreras@fresno.gov; or comments can be sent by facsimile to (559) 498-1026.

These development applications and this proposed environmental finding have been tentatively scheduled to be heard by the Planning Commission on September 15, 2010 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:
McKencie Contreras, Planner

SUBMITTED BY:



DATE: August 13, 2010

Mike Sanchez, Planning Manager
CITY OF FRESNO DEVELOPMENT AND
RESOURCE MANAGEMENT
DEPARTMENT

**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

1. **Project title:**
Plan Amendment Application No. A-10-06;
Rezone Application No. R-10-06; and,
Tentative Tract Map No. 5971/UGM
2. **Lead agency name and address:**
City of Fresno
2600 Fresno Street
Fresno, CA 93721
3. **Contact person and phone number:**
Will Tackett, Planner III
City of Fresno
Planning & Development Department
(559) 621-8063
4. **Project location:**
West side of North Locan Avenue between East Shields and East Ashlan Avenues;
immediately south of the Gould No. 97 Canal.

Fresno, California, Fresno County
Assessor's Parcel Numbers (APN[s]): 310-280-53 por.
36° 47' 13" N Latitude - 119° 39' 26" W Longitude
Mount Diablo Base and Meridian, Township 13 S Range 21 E, Section 23
5. **Project sponsor's name and address:**
Lore Engineering, Inc.
620 Dewitt Avenue, Suite 101
Clovis, CA 93612 ; *on behalf of,*

Norclo, L.P.
3265 West Ashlan Avenue
Fresno, CA 93722
6. **General plan designation:**
Existing - Office Commercial
Proposed - Medium Density Residential (4.99-10.37 du/acre)
7. **Zoning:**
Existing - S-L/UGM (Storage/Limited, Mini Storage Facility/Urban Growth Management)
Proposed - R-1/UGM (Single Family Residential District/Urban Growth Management)

8. **Description of project:**

Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006 and Tentative Tract Map No. 5971/UGM have been filed by Lore Engineering, Inc., on behalf of Norcio, L.P., property owner, pertaining to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of the Gould No. 97 Canal. **Plan Amendment Application No. A-10-006** proposes to amend the 2025 Fresno General Plan and McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential (4.99-10.37 dwelling units/acre). **Rezone Application No. R-10-006** requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L/UGM (*Storage/Limited, Mini Storage Facility/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. These applications have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the property at an overall density of approximately 5.01 dwelling units per acre, in accordance with **Tentative Tract Map No. 5971/UGM**.

9. **Surrounding land uses and setting: (Briefly describe the project's surroundings)**

	Planned Land Use	Existing Zoning	Existing Land Use
North	Low Density Residential (City of Clovis)	R-1 <i>Single Family Residential – 6000 Sq. Ft. (City of Clovis)</i>	Single Family Residential
South	Medium Density Residential	R-1/UGM <i>Single Family Residential District/Urban Growth Management</i>	Single Family Residential
East	Southeast Growth Area (SEGA)	AE-20 <i>Exclusive Agricultural District – 20 Acre (County of Fresno)</i>	Rural Residential
West	Office Commercial	S-L/UGM <i>Storage/Limited, Mini Storage Facility District/Urban Growth Management</i>	Mini Storage

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

Planning & Development Department, Building & Safety Services Division; Department of Public Works; Department of Public Utilities; Department of Community Health; City of Fresno Police & Fire Departments; Fresno Metropolitan Flood Control District; Department of Transportation; Fresno Irrigation District; Clovis Unified School District; City of Fresno Parks, After School, Recreation & Community Services Department; Fresno Area Express (FAX); San Joaquin Valley Air Pollution Control District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

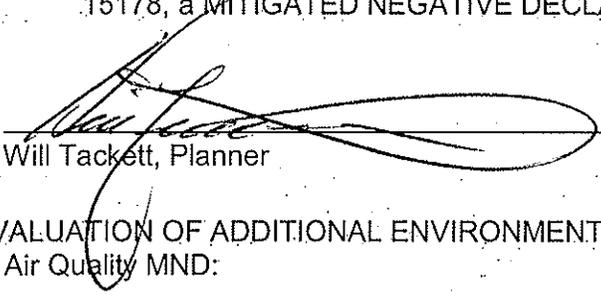
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



I find that, with the project specific mitigation imposed, the project will not have additional significant adverse effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130 ("MEIR"), SCH No. 2001071097 (please refer to attached Exhibits A and C) and Mitigated Negative

Declaration No. A-09-02/SCH No. 2009051016. Pursuant to CEQA Guidelines Section 15178, a MITIGATED NEGATIVE DECLARATION will be prepared.

X


Will Tackett, Planner

08/13/10
August 13, 2010

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

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:
 - a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR or Air Quality MND.
 - b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, but that impact is less than significant;
 - c. "Less Than Significant with Mitigation Incorporation" means there is a potentially significant impact related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND, however, with the mitigation incorporated into the project, the impact is less than significant.
 - d. "Potentially Significant Impact" means there is an additional potentially significant effect related to the threshold under consideration that was not previously examined in the MEIR or Air Quality MND.
2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
4. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is

required.

5. A "Finding of Conformity" is a determination based on an initial study that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR and Air Quality MND because it would have no additional significant effects that were not examined in the MEIR or the Air Quality MND.
6. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
7. Earlier analyses may be used where, pursuant to the tiering, program EIR or MIER, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in the MEIR or another earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
8. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
9. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
10. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
11. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance

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

No public or scenic vista will be obstructed by the development and no valuable vegetation will be removed. The project will not damage any scenic resources nor will it degrade the visual character or quality of the subject site and its surroundings, as the project site is in an area comprised of existing single family residences to the north, single family residential tracts currently under construction to the south, a newly constructed mini-storage site to the west and rural residences to the east across North Locan Avenue. The development of the site will not create a new source of substantial light or glare which would affect day or night time views in the project area, as the project will be conditioned with requirements for development that will assure that lights are located in areas that will minimize light sources to the neighboring properties. As a result, the project will have no impact on aesthetics.

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:				

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

The subject property currently remains vacant and is surrounded predominantly by urban uses. The subject property is currently designated for Office Commercial planned land uses under the 2025 Fresno General Plan; and, has been approved for development for use as a mini-storage facility. The subject plan amendment application proposes to change the planned land use designation for the subject property to Medium Density Residential, which is what the subject property was originally designated and evaluated for under the 2025 Fresno General Plan. The site does not fall into any of the categories listed above and does not have a Williamson Act contract. There are no existing agricultural uses of the subject property; and, the project does not have the potential to facilitate future conversion of agricultural lands within the vicinity. There are no forested lands occurring within the City sphere of influence. Therefore, no environmental impacts related to agricultural are anticipated as a result of the proposed project.

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

The San Joaquin Valley Air Pollution Control District has reviewed the proposed project and has provided (in its memorandum dated July 28, 2010) that the project specific emissions of criteria pollutants are not expected to exceed District significance thresholds. Furthermore, the project will be subject to District Rule 9510 (Indirect Source Review) and will therefore be required to submit and Air Impact Assessment (AIA) application to the District which may result in further requirements for project design elements and/or payment of applicable off-site mitigation fees.

The project will not occur at a scale or scope with potential to contribute substantially or cumulatively to existing or projected air quality violations, impacts, or increases of criteria pollutants for which the San Joaquin Valley region is under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors). The proposed project will comply with all applicable air quality plans. Therefore, no violations of air quality standards will occur and no net increase of pollutants will

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

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

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

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

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

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

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

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

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

greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks are not completed.

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

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
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

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

There are no aspects of this project that will result in impacts to water supply or quality beyond those analyzed in the Master Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan or MND. The project will not substantially alter existing drainage patterns of the site or area or substantially increase the rate or amount of runoff in a manner which would result in flooding, exceed planned storm water drainage systems, or provide substantial sources of polluted runoff. The site is not located within a flood prone or hazard area. The subject property is proposed to be developed at an intensity and scale permitted by the proposed planned land use and proposed zoning designation for the site, which were originally evaluated and analyzed by MEIR No. 10130 prior to adoption of the 2025 Fresno

General Plan. Thus, the proposed development project will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted planned land use designation; resulting in additional impacts on water supply from increased demand.

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

Although the project includes a proposed amendment to the 2025 Fresno General Plan and McLane Community Plan in order to change the planned land use designation for the subject property for the purposes of facilitating the proposed development, the subject property was originally planned (and potential impacts analyzed and assessed within the MEIR) for Medium Density Residential (4.99-10.37 du/acre) land uses by the 2025 Fresno General Plan. However, in 2005 the City Council approved a general plan amendment (A-03-05) to change the planned land use designation of the subject property to Office Commercial for the purpose of the mini-storage facility which has been approved for development on the subject property. Plan Amendment Application No. A-10-06 proposes to revert the planned land use for the subject property back to its originally intended use designation.

Therefore, the proposed project will not conflict with any applicable land use plan, policy or regulation of the City of Fresno. The proposed project, including the design and improvement of the subject property, is found; (1) To be consistent with the goals, objectives and policies of the applicable 2025 Fresno General Plan and McLane Community Plan; (2) To be Suitable for the type and density of development; (3) To be safe from potential cause or introduction of serious public health problems; and, (4) To not conflict with any public interests in the subject property or adjacent lands.

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

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.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

The proposed project will not expose persons to excessive noise levels. Although the project will create additional activity in the area, the project will be required to comply with all noise policies from the 2025 Fresno General Plan and noise ordinance of the Fresno Municipal Code. The project is not located within the vicinity of an airport or other sources of excessive noise levels, therefore there will be no exposure to excessive noise.

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

The subject site is proposed to be designated for Medium Density Residential planned land uses. Although the project will be intensifying the use of the currently undeveloped site, the project site is currently planned for Office Commercial planned land uses by the 2025 Fresno General Plan. Properties within the vicinity of the subject property have been developed and continue to develop at the intensity and scale designated by the 2025 Fresno General Plan. Therefore the proposed project will not either directly or indirectly induce substantial population growth in the area. Furthermore, the subject property is currently vacant and therefore, the proposed project does not have the potential to displace existing housing or residents as a result of development thereon.

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

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

The proposed project can be adequately served by emergency and public utility services within the vicinity; this finding has been verified by the City of Fresno Fire and Police Departments; the Clovis Unified School District; and the Department of Public Utilities. The performance objectives of the 2025 Fresno General Plan and McLane Community Plan have been met.

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 --				

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

The proposed project proposes an Outlot for recreational use and open space purposes. However, the proposed project will not result in the physical deterioration of existing parks or recreational facilities; and, will not require expansion of existing recreational facilities or affect recreational services beyond what was analyzed in the Master Environmental Impact Report No. 10130/SCH No. 2001071097 for the 2025 Fresno General Plan.

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?				X
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?				X

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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/Traffic Engineering Division staff has reviewed the proposed traffic yield from the proposed single family residential development and the expected traffic generation will not adversely impact the existing and projected circulation system as analyzed in MEIR No. 10130. Furthermore, the design of the proposed subdivision has been evaluated and determined to be consistent with respect to connectivity and compliance with City of Fresno standards, specification and policies. Therefore, no substantial increase in hazards is expected to result.

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

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

The Department of Public Utilities has determined that adequate sanitary sewer and water services will be available to serve the proposed project subject to the provision and construction of standard connections, extensions, and installations of facility infrastructure; and, completion of incremental expansions to facilities for planned water supply, treatment, and storage.

Due to deficient groundwater quality and quantities, the 1996 Fresno Metropolitan Water Resources Management Plan and other subsequent studies, identified the need to construct a 2-million gallon (2MG) steel water storage tank and pumping facility ("T-3 Water Storage and Treatment Facility") in southeast Fresno to meet existing area peak water demand periods. After 2004, and based on market conditions, there was a sharp increase in development within the UGM 501s area. Due to this growth, and local groundwater quality and supply conditions, revisions for an increase to water storage tank capacity (3 MG) and utilization of surface water treatment facilities were proposed.

From 2004-2005, sixteen test holes had been drilled by developers within the UGM 501s area. Of these sixteen test holes, six were abandoned due to a lack of water, and the other ten were discovered to be low yielding 730 gallons per minute (730 gpm) average when compared to the average well (1,288 gpm) within the City. Additional hydraulic studies during 2005 determined that the limited groundwater supply in the UGM 501s will be incapable of sustaining current and planned developments. Therefore, in order to ensure public health, public safety, and livability,

UGM fee rates within the 501s Growth Area were adjusted in January of 2006, based upon estimated costs for water supply and well-head treatment projects necessary to meet projected water demands within the UGM 501s area and in order to provide water resources and infrastructure for existing and anticipated area developments.

Although new development has slowed, the T-3 Water Storage and Treatment Facility project is critical for several existing approved and planned tracts. Several tracts in the area are required to construct various pieces of the T-3 infrastructure in-lieu of constructing a well, knowing T-3 will be their primary source of water. However, recent economic considerations and further study respective to limited groundwater supply have prolonged completion of the proposed facility.

Therefore, as a result of the maximized hydraulic capacity in the region, occupancy approvals for the proposed residential subdivision will be restricted to 30 per year until the T-3 Facility is completed or the pipeline connecting the City of Clovis is completed and operational. The restriction on annual occupancy approvals is therefore considered to be an interim mitigation measure intended to reduce potential impacts to a level less than significant until implementation of the 2025 Fresno General Plan policies, mitigation measures of the MEIR and Water Resources Management Plan is complete; providing an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

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. The impact to storm drainage facilities will be less than significant given that the developer will be required to provide drainage services.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposed project is considered to facilitate planned growth rather than new residential growth in the immediate vicinity; and, occurs at a size and scope which is neither a direct or indirect detriment to the quality of the environment through reductions in habitat, populations, or examples of local history (through either individual or cumulative impacts).

The proposed project does not have the potential to degrade the quality of the environment or reduce the habitat of wildlife species and will not threaten plant communities or endanger any floral or faunal species. Furthermore the project has no potential to eliminate important examples of major periods in history.

Therefore, as noted in preceding sections of this Initial Study, there is no evidence in the record to indicate that incremental environmental impacts facilitated 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.



DATE: August 25, 2010

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

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

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

SUBJECT: Public Works Conditions of Approval
TT 5971, (Locan : Between Shields and Ashlan)
NORCLO LP / Lore Engineering, Inc.

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

General Conditions:

1. **Curb Ramps:** Provide curb ramps at all corners within the limits of this subdivision.
2. **Pedestrian Easements:** **Identify** all pedestrian easements on the map.
 - a. Major Streets: A 2' dedication for a pedestrian easement is required. **(See Exhibit "D")**
 - b. Local Streets constructed to **API-1** and /or **API-2:** A 1' pedestrian easement is required on all streets with driveway approaches.
3. **Overhead Utilities:** Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.
4. **Intelligent Transportation Systems (ITS):** Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.
5. **Entrances:** (local street / major street intersections) Dedicate a minimum of 60' of street right of way and construct concrete medians to Public Works Standard **API-14**. A 52' transition is required from the proposed 60' right of way entrances to the 50' right of way streets. **No parking is allowed within the limits of the proposed median.**
6. Design local streets with a minimum of 250' radius.
7. **Local Street Intersections:** The intersection of two local continuous streets shall have a minimum of 160' offset measured from center line to center line.
8. **Plan Submittal:** Submit the following plans, as applicable, in a single package, to the Planning and Development Department for review and approval: Street Construction, Signing, Striping, Traffic Signal and Streetlight and Trail Lighting, Signing and Striping.
9. Street widening and transitions shall also include utility relocations and necessary dedications.
10. **Irrigation /Canal Requirements:** The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. **All piping shall be located outside of the proposed street right of way.** Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and

approval. **Identify the proposed easement and provide a final cross sectional detail on the map.**

Frontage Improvement Requirements:

Major Streets:

Locan Avenue: Collector

1. Dedicate 47' of property, from section line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards. Clovis has dedicated 47'-42' north of this map. Transition to the north to meet Clovis standards. **Coordinate with the City of Clovis.** (I was unable to coordinate with Clovis and stay within timelines for this map.)
2. Construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D"**. **A 2' Pedestrian Easement is required. Identify on the map.**
3. Construct 20' of permanent paving (measured from face of curb) within the limits of this subdivision.
4. Construct an underground street lighting system to Public Works Standard E-1 within the limits of this subdivision. Spacing and design shall conform to Public Works Standard E-8 for Collector Streets.
5. Relinquish direct vehicular access rights to Locan Avenue from all lots within this subdivision.

Interior Streets:

Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standards. All driveways shall be constructed to Public Works Standards **API-8** and **P-4**. Sidewalk patterns shall comply with Public Works **API Standards** for 50' streets.

1. Provide parking on the north side of Dakota adjacent to Lot 41. (per Gary Witzel)
2. Provide "No Parking" signs for the south side of Dakota Avenue across from Lot 41.
3. Identify the proposed FID easement across Dakota Avenue.
4. Identify the proposed FID easement across lots 1, 2, 10 and 11.

Specific Mitigation Requirements: This tract will generate **46 a.m. / 62 p.m.** peak hour trips; therefore, a Traffic Impact Study (TIS) **is not required.**

1. Relinquish direct vehicular access rights to :
 - a. the north property line of lot 1.
 - b. the south property line of lot 10.
2. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
3. Revise PPPUE to read PPUE.
4. Recordation of LLA 2010-05 is required prior to finalizing this map.

Traffic Signal Mitigation Impact (TSMI) Fee:

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

This TSMI fee is credited against signal installation and Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) anticipated to build out the 2025 General Plan circulation element and included in the Nexus Study for the TSMI fee. Project specific impacts that are not consistent with the 2025 General Plan, Public Works P69 standards, and/or already incorporated into the TSMI fees infrastructure costs are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next update and the applicant agrees to pay the new calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited/reimbursable with this fee they should work with the Department of Public Works and identify with a Professional Engineers estimate the costs associated with the improvements prior to paying the TSMI fee at time of building permit.

Fresno Major Street Impact (FMSI) Fee :

This Map is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees.

Fresno Major Street Impact (FMSI) Requirements:

Locan Avenue: Collector (Growth Area Street)

1. Dedicate and construct (2) 17' center section travel lanes and a 12' center two-way left turn lane within the limits of this subdivision. Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.
2. Design and construct a **Major Street Bridge** at the intersection of Locan and the Gould Canal. The timing of the bridge construction shall occur **prior** to close out of this subdivision **or** at such time that the City Engineer deems necessary, whichever is earlier. **Coordinate with City of Clovis.**

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 building permits.

State of California Department of Transportation (Caltrans) Fees: No comment



LORE ENGINEERING, INC.

CIVIL ENGINEERING • CONSULTING • PLANNING
620 DEWITT AVENUE, SUITE 101, CLOVIS, CA 93612
PH: 559-297-5200 FAX: 559-297-5205

TO: Mr. Bryan Jones
Traffic Engineering Manager
City of Fresno Traffic Engineering Department
2600 Fresno St.
Fresno, Ca 93721

DATE: May 2, 2010
JOB NO.: DMS.0903

PROJECT: Tentative Tract Map 5971 – Dakota and Locan Avenues

SUBJECT: Traffic Impact Comparison

Mr. Jones, pursuant to our meeting on April 12, 2010 to discuss the proposed 62 Lot Tentative Tract Map 5971 you had requested that a traffic volume impact comparison be prepared between the existing anticipated traffic volume for the future Phase II & III area (yet to be constructed) of the Derrel's Mini Storage site located near Dakota and Locan Avenue, with the proposed land use change (of the Phase II & III area) to single family homes (R-1) being submitted by the land owner.

The future Phase II & III Derrel's Mini Storage project (which is proposed to be abandoned) contains 234,500 sf of useable storage floor plan area within the facility. The City's average daily traffic volume factor for mini storage facility is 1.43 trips/1000 sf of facility. Consequently the anticipated average daily volume for traffic impacts with Phase II & III of the Derrel's facility is calculated to be 335 trips.

The proposed Tentative Tract Map 5971 has 62 single family units consisting of two phases with Phase II consisting only of 7 lots. Based on the City's average daily traffic volume factor of 10 trips/household, the average daily trips for the proposed residential project would consist of 630 trips per day.

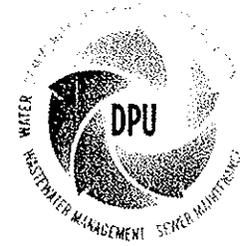
As part of the Derrel's Mini Storage project entitlements (Phases I, II & III), the property was rezoned and the City's 2025 general plan was amended from single family residential land use to the now current office/commercial designation. The approval of the Derrel's Mini Storage project at that time likely resulted in a reduction of traffic volume from the City's 2025 general plan as this area was planned to be single family residential as part of the 2025 general plan. With the current single family residential land use now proposed again for the remaining area of the Derrel's Mini Storage project (phase II & III) and the proposed reversion of the City's General Plan back to the single family residential designation the net impacts of the the land use change would likely be less than significant as the City had originally intended for single family residential land use at this parcel.

Please review and comment as to the traffic impact data presented above and contact us with any questions or if further study or mitigation is required, thank you.

Hal M. Lore, PE
Lore Engineering Inc



DEPARTMENT OF PUBLIC UTILITIES



Providing Life's Essential Services

Date: August 2, 2010

To: WILL TACKETT, Planner III
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT 5971 UGM,
REZONE 10-006 & PLAN AMENDMENT 10-006

General

T-5971-UGM, R-10-006, and A-10-006, filed by Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, pertain to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of Gould No. 97 Canal, 7062 East Dakota Avenue, APN 310-280-53 Portion. A-10-006 proposes to amend the 2025 Fresno General Plan and the McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential, 4.99-10.37 du-acre. R-10-006 requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L-UGM, Storage-Limited, Mini Storage Facility-Urban Growth Management, zone district to the R-1-UGM, Single Family Residential-Urban Growth Management, zone district. A-10-006 and R-10-006 have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property in accordance with T-5971-UGM.

Sanitary Sewer Service

The nearest sanitary sewer main to serve the proposed project is an 8-inch main located in North Locan Avenue north of East Shields Avenue. The following sewer improvements shall be required prior to providing City sewer service to the project:

1. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in North Locan Avenue from the existing 8-inch main north across the project frontage.
2. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
3. Separate sewer house branches are required for each lot.
4. Abandon any existing on-site private septic systems.
5. Street easements and/or deeds shall be recorded prior to approval of improvement plans.

6. All underground street utilities shall be installed prior to permanent street paving.
7. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Sewer System. Depict neighboring parcels and proposed plans for their continued service.
8. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge
2. Oversize Sewer Charge
3. Trunk Sewer Charge: Fowler
4. Wastewater Facilities Charge (Residential Only)
5. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.

Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" in the amount of \$574 per living unit or living unit equivalent for the impending fees.

Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.



Providing Life's Essential Services

DEPARTMENT OF PUBLIC UTILITIES-WATER DIVISION

DATE: October 12, 2010

TO: WILL TACKETT, Planner III
Department of Planning and Resource Management-Current Planning Division

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

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

SUBJECT: **REVISED-WATER REQUIREMENTS FOR TENTATIVE TRACT MAP 5971/UGM**

General

T-5971-UGM, R-10-006, and A-10-006, filed by Lore Engineering, Inc., on behalf of Norclo, L.P., property owner, pertaining to an approximately 12.18 net acre portion of property located on the west side of North Locan Avenue between East Shields and East Ashlan Avenues; immediately south of Gould No. 97 Canal, 7062 East Dakota Avenue, APN 310-280-53 Portion. A-10-006 proposes to amend the 2025 Fresno General Plan and the McLane Community Plan to change the planned land use designation of the approximately 12.18 net acre portion of the subject property from Office Commercial to Medium Density Residential, 4.99-10.37 du-acre. R-10-006 requests authorization to subsequently rezone the approximately 12.18 net acre portion of the subject property from the S-L-UGM, Storage-Limited, Mini Storage Facility-Urban Growth Management, zone district to the R-1-UGM, Single Family Residential-Urban Growth Management, zone district. A-10-006 and R-10-006 have been filed in order to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property in accordance with T-5971-UGM.

Water Service

The nearest water main to serve the proposed project is a 12-inch main located in North Armstrong Avenue. The following water improvements shall be required prior to providing City water service to the project:

1. As a result of the maximized hydraulic capacity in the region, occupancy approvals for Tract 5971 shall not exceed **30** per year until either the water storage tank or the pipeline connecting the City of Clovis is completed and operational. The cost of construction of the raw water pipeline shall be reimbursed in accordance with established UGM policies.
2. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
3. Separate water services with meters shall be provided to each lot created.

4. Dedicate a 20-foot water main easement thru the East Dakota Avenue Alignment from Outlot 'A' of Tract 5971 west to North Applegate Avenue.
5. All water main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the water main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8-feet of the water main.
6. 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.
7. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
8. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.
9. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Water Fees

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

1. Wet-tie(s), water service(s) and/or meter(s) installation(s)
2. Frontage Charge
3. Transmission Grid Main Charge: Area E
4. UGM Water Supply Area Number: 501s



July 28, 2010

Will Tackett
City of Fresno
Development and Resource Management Department
Planning Division
2600 Fresno Street, Room 3076
Fresno, CA 93721-3604

**Agency Project: Plan Amendment Application A-10-006,
Rezone Application R-10-006
Tentative Tract Map No. 5971/UGM**

District CEQA Reference No: 20100613

Dear Mr. Tackett:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of Fresno General Plan Amendment A-10-006, Rezone Application R-10-006, and Tentative Tract Map No. 5971/UGM to facilitate approval of a proposed 61-lot conventional single family residential subdivision of the respective portion of the subject property, located at 7062 East Dakota, in Fresno, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).

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) 230-6080 FAX: (559) 230-6061

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

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

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

If you have any questions or require further information, please call John Gallup at (559) 230-5940.

Sincerely,

David Warner
Director of Permit Services

for 
Arnaud Marjollet
Permit Services Manager

DW: jg

TENTATIVE TRACT MAP NO. 5971

GOVERNMENT CODE §66020(d)(1)

A protest filed pursuant to subdivision (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments to be completed with development.

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Fowler	\$344/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. Fowler Trunk Sewer Interim Fee Surety [1]	\$574/living unit
g. House Branch Sewer Charge [2]	N/A
<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
h. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
i. Frontage Charge [1]	\$6.50/lineal foot
j. Transmission Grid Main Charge [1]	\$643/gross acre (parcels 5 gross acres or more)
k. Transmission Grid Main Bond Debt [1] Service Charge	\$243/gross acre (parcels 5 gross acres or more)
l. UGM Water Supply Fee [2] Service Area: 501s	\$1,738/living unit
m. Well Head Treatment Fee [2] Service Area: 501	\$79/living unit

- | | |
|--|------------------|
| n. Recharge Fee [2]
Service Area: 501 | \$56/living unit |
| o. 1994 Bond Debt Service [1]
Service Area: 501 | \$93/living unit |

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
p. Fire Facilities Impact Fee – Citywide [4]	\$539/living unit
q. Park Facility Impact Fee – Citywide [4]	\$2278/living unit
r. Quimby Parkland Dedication Fee [2]	\$1120/living unit
s. Citywide Regional Street Fee [3]	\$8,361/adj. acre
t. New Growth Area Major Street Fee [3]	\$18,790/adj. acre
u. Police Facilities Impact Fee – Citywide [4]	\$624/living unit
v. Traffic Signal Charge [1]	\$450.94/living unit
w. Street Acquisition/Construction Charge [2]	N/A

Notes:

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST
For Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006 and
Tentative Tract Map No. 5971/UGM

This monitoring checklist for the above noted environmental assessment is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), as required under Assembly Bill 3180, and is intended to establish a project-specific reporting/monitoring program for Plan Amendment Application No. A-10-006, Rezone Application No. R-10-006 and Tentative Tract Map No. 5971/UGM. Verification of implementation of these mitigation measures, in addition to the applicable measures specified for this project per the Mitigation Monitoring Checklist prepared for this project pursuant to Master Environmental Impact Report No. 10130 - 2025 Fresno General Plan, will be required upon the application for subdivision of the project site, special permits, or grading on the project site. The captions below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

MITIGATION MEASURES FOR ENVIRONMENTAL ASSESSMENT NO. A-10-06/R-10-06/T-5971

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 August 13, 2010.	Applicant	Processing and review of project proposal prior to approval.	City of Fresno Planning & Development Department; City of Fresno, Departments of Public Works and Utilities, San Joaquin Valley Air Pollution Control District.
Applicant shall pay all applicable Citywide development impact fees, regional transportation mitigation fees and interim fee sureties in accordance with the attached fee schedule for Tentative Tract Map No. 5971.	Applicant	Prior to recordation of Final Map.	City of Fresno Planning & Development Department. City of Fresno Departments of Public Works and Utilities.
Occupancy approvals for Tract 5971 shall not exceed 30 per year until either the T-3 Water Storage Tank and Treatment Facility or pipeline connecting the City of Clovis is completed and operational.	City of Fresno	Prior to issuance or approval of occupancies of future residential units within proposed subdivision tract.	City of Fresno Planning & Development Department; City of Fresno, Public Utilities Department, Water Division

EXHIBIT D

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

Project/EA No. A-10-06/R-10-06/T-5971

Date: August 13, 2010

Mitigation Monitoring Checklist

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

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>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.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning; Planning and Development Dept.</p>	<p>X</p>	<p></p>	<p></p>	<p>X</p>	<p></p>	<p></p>
<p>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.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning; Planning and Development Dept.</p>	<p></p>	<p></p>	<p></p>	<p>X</p>	<p></p>	<p>X</p>

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

Project/EA No. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	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; Planning and Development Dept.</p>				X		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:</p> <ol style="list-style-type: none"> 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. 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 	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning; Planning and Development 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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F	
Traffic Impact Studies.									
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; Planning and Development 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; Planning and Development 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; Planning and Development 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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

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	Planning and Development Department 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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

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	Planning and Development Department Dept. 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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

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 Planning and Development Dept	X		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 Planning and Development Department			X	X	X		
D-3. The City shall implement the future water supply plan described in the City of Fresno Metropolitan Water Resources Management Plan Update and shall continue to update this Plan as necessary to ensure the cost-effective use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities			X	X			
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban stormwater pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department	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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

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	Planning and Development Department					X	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	Planning and Development Department					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	Planning and Development Department					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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

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

<p>D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management and use of all sources of water available to the planning area, and shall periodically update this plan to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development. Project-specific and city-wide water conservation measures shall be directed toward assisting in reaching the goal of balancing City groundwater operations by 2025.</p>	Ongoing	Department of Public Utilities	X		X	X		
--	---------	--------------------------------	---	--	---	---	--	--

<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		
---	---------	--------------------------------	--	---	--	---	--	--

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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

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

<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>	<p>Prior to approval of land use entitlement</p>	<p>Department of Public Utilities</p>				X			

<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			

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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F																															
<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 rowspan="2">FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES (Analysis shall include acreage to all street centerlines.)</th> <th colspan="3">PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:</th> </tr> <tr> <th>01/01/2005 THROUGH 12/31/2010</th> <th>01/01/2010 THROUGH 12/31/2024</th> <th>AFTER 01/01/2025</th> </tr> </thead> <tbody> <tr> <td>Single family residential</td> <td>3.8</td> <td>3.5</td> <td>3.5</td> </tr> <tr> <td>Multi-family residential</td> <td>6.5</td> <td>6.2</td> <td>6.2</td> </tr> <tr> <td>Commercial and institutional</td> <td>2</td> <td>1.9</td> <td>1.9</td> </tr> <tr> <td>Industrial</td> <td>2</td> <td>1.9</td> <td>1.9</td> </tr> <tr> <td>Landscaped open space</td> <td>3</td> <td>2.9</td> <td>2.9</td> </tr> <tr> <td>South East Growth Area</td> <td>3.4</td> <td>3.2</td> <td>3.2</td> </tr> </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 (Analysis shall include acreage to all street centerlines.)	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:			01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025	Single family residential	3.8	3.5	3.5	Multi-family residential	6.5	6.2	6.2	Commercial and institutional	2	1.9	1.9	Industrial	2	1.9	1.9	Landscaped open space	3	2.9	2.9	South East Growth Area	3.4	3.2	3.2	Prior to approval of development project	Department of Public Utilities				X		X
FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES (Analysis shall include acreage to all street centerlines.)	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:																																							
	01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025																																					
Single family residential	3.8	3.5	3.5																																					
Multi-family residential	6.5	6.2	6.2																																					
Commercial and institutional	2	1.9	1.9																																					
Industrial	2	1.9	1.9																																					
Landscaped open space	3	2.9	2.9																																					
South East Growth Area	3.4	3.2	3.2																																					

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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY							
			A	B	C	D	E	F		
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	Planning and Development Department							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	Planning and Development Department			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	Planning and Development Department	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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

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

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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY						
			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 Planning and Development Department	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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY						
			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/ Planning and Development 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.; Planning and Development Dept.	X				X		
I-1. Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement	Planning and Development Dept.							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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE		WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
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	Planning and Development 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	Planning and Development 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	Planning and Development Dept.						X
I-5.	Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE						
			A	B	C	D	E	F	
<p>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.</p>	<p>Ongoing/prior to approval of land use entitlement and during construction</p>	<p>Planning and Development Dept.</p>							X
<p>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:</p> <ul style="list-style-type: none"> a. Amending construction plans to avoid the resources. b. Setting aside sites containing these resources by deeding them into permanent conservation easements. c. Capping or covering these resources with a protective layer of soil before building on the sites. d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them. e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft. 	<p>Ongoing/prior to approval of land use entitlement</p>	<p>Planning and Development Dept.</p>	X					X	

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

Project/EA No. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	COMPLIANCE VERIFIED BY						
			A	B	C	D	E	F	
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	Planning and Development 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	Planning and Development Dept./ Historic Preservation Commission staff.	X						X
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff							X
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.							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. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

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

<p>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.)</p> <p>The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4.</p> <ul style="list-style-type: none"> ■ Site Planning. See Chapter V for more details. ■ Barriers. See Chapter V for more details. ■ Building Designs. See Chapter V for more details. 	<p>Ongoing/upon submittal of land use entitlement application</p>	<p>Planning and Development Dept.</p>								X
---	---	---------------------------------------	--	--	--	--	--	--	--	----------

<p>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.</p>	<p>Ongoing/prior to building permit issuance</p>	<p>Planning and Development Dept.</p>								X
---	--	---------------------------------------	--	--	--	--	--	--	--	----------

<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>	<p>Ongoing</p>	<p>Planning and Development Dept.</p>								X
---	----------------	---------------------------------------	--	--	--	--	--	--	--	----------

A - Incorporated into Project
B - Mitigated

C - Mitigation in Process
D - Responsible Agency Contacted

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

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

Project/EA No. A-10-06/R-10-06/T-5971

Date: August 13, 2010

MEIR Mitigation Monitoring Checklist

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

<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	Planning and Development 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	Planning and Development Dept.					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) 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.

The City has processed 110 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 1,000 acres, representing approximately one percent of the land area within the 2025 Fresno General Plan boundary. The impacts of these amendments are minimal and not significant in relation to the balance of the density and intensity of the land uses impacted by the plan amendment applications.

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

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

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

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

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

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

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

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

Analysis of global climate change analysis was not part of the MEIR in 2002, due to lack of scientific consensus on the matter and a lack of analytical tools. However, under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases have been reduced along with the other regulated air pollutants. At this point in time, detailed analysis and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks of the California Environmental Protection Agency Air Resources Board and the Governor's Office of Planning and research are not completed. The information available does not support any conclusion that Plan Amendment No. A-10-006, Rezone Application No. R-10-006, Tentative Tract Map No. 5971/UGM, or other City projects would have a significantly adverse impact on global climate change. Similarly, there is insufficient information to conclude that global climate change would have a significantly adverse impact upon the City of Fresno or specific development projects.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

and standards and continues to adopt new standards as appropriate to insure the safety of residents and protection of property improvements.

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

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

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

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

- Construction of solar panel generator facilities at the Municipal Services Center (MSC) and at Fresno-Yosemite International Airport. The MSC facility, completed in 2004, generates 3.05 GWh 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

MEIR REVIEW SUMMARY

Page 8

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

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

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

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

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

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

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

APPENDIX

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

EXECUTIVE SUMMARY

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

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

Analysis of global climate change analysis was not part of the MEIR in 2002, due to lack of scientific consensus on the matter and a lack of analytical tools. However, under the MEIR and General Plan mitigation measures and policies for reducing all forms of air pollution, levels of greenhouse gases have been reduced along with the other regulated air pollutants. At this point in time, detailed analysis and conclusions as to the significance of greenhouse gas emissions and strategies for mitigation are still not feasible, because the legislatively-mandated greenhouse gas inventory benchmarking and the environmental analysis policy formulation tasks of the California Environmental Protection Agency Air Resources Board and the Governor's Office of Planning and research are not completed. The information available does not support any conclusion that Plan Amendment No. A-10-006, Rezone Application No. R-10-006, Tentative Tract Map No. 5971/UGM or other City projects would have a significantly adverse impact on global climate change. Similarly, there is insufficient information to conclude that global climate change would have a significantly adverse impact upon the City of Fresno or specific development projects.

SUPPORTING DATA AND ANALYSIS

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

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

The 2025 Fresno General Plan and its MEIR gave emphasis to pursuing cleaner air as an 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.

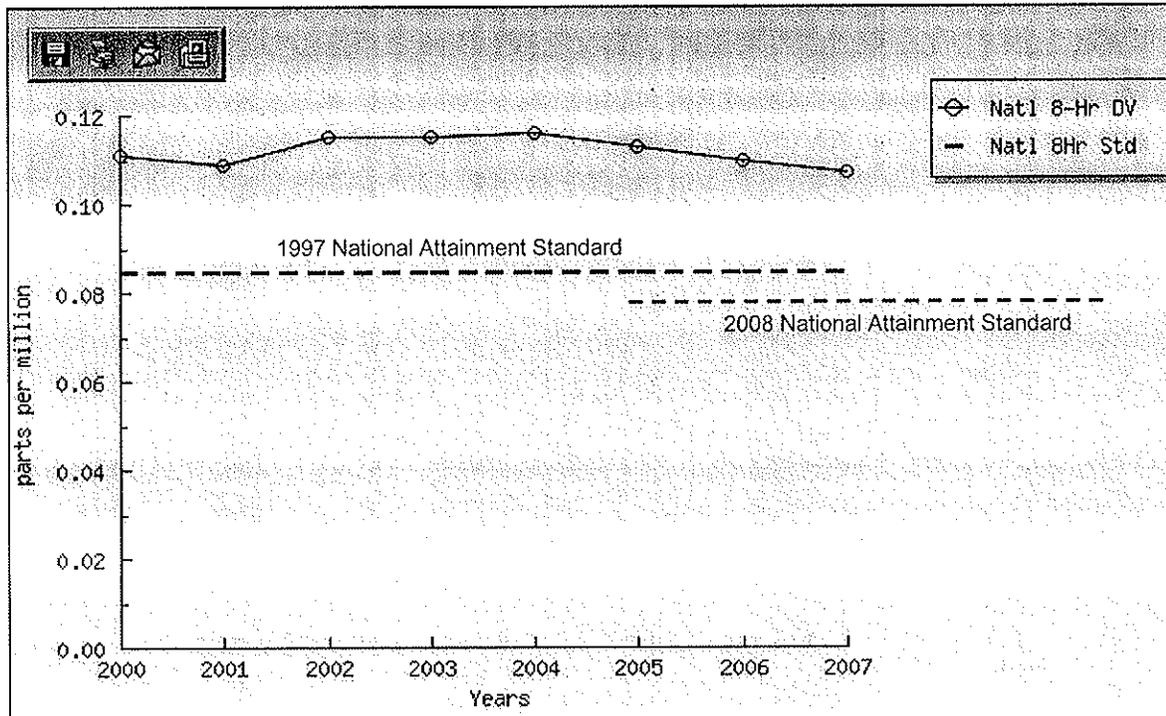
There are no new (*i.e.*, unforeseen in the MEIR) reasonable mitigation measures which have become available since late 2002 that would assure the reduction of cumulative (city-wide) air quality impacts to a less than significant level at project buildout, even with full compliance with attainment plans 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):



Ozone Trends Summary: San Joaquin Valley Air Basin



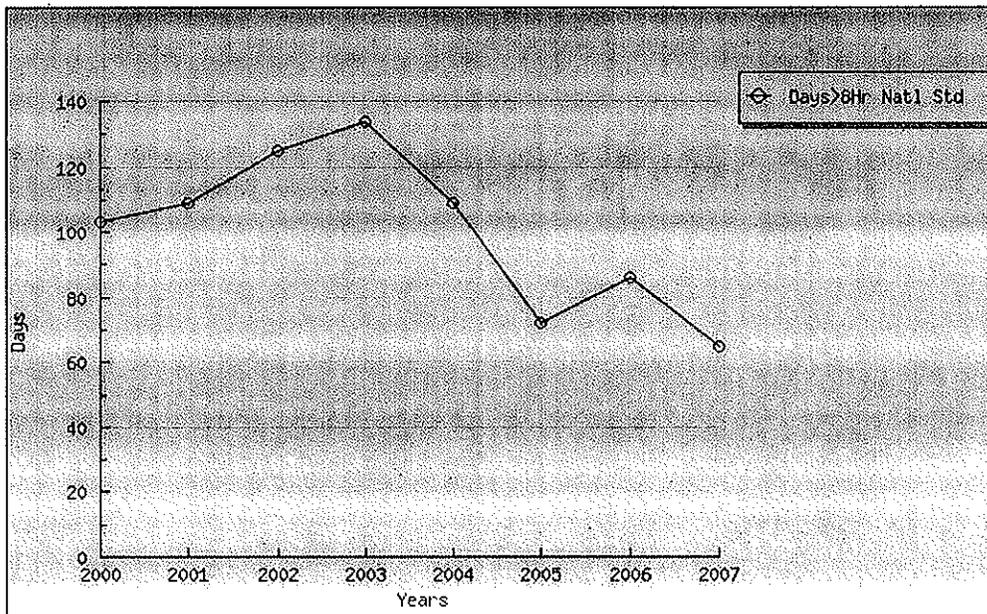
GRAPH NOTES: The "National 1997 8-Hour Ozone Design Value" is a three-year running average of the fourth-highest 8-hour ozone measurement averages in each of the three years (computed according to the method specified in Title 40, Code of Federal Regulations, Part 50, Appendix I).

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.

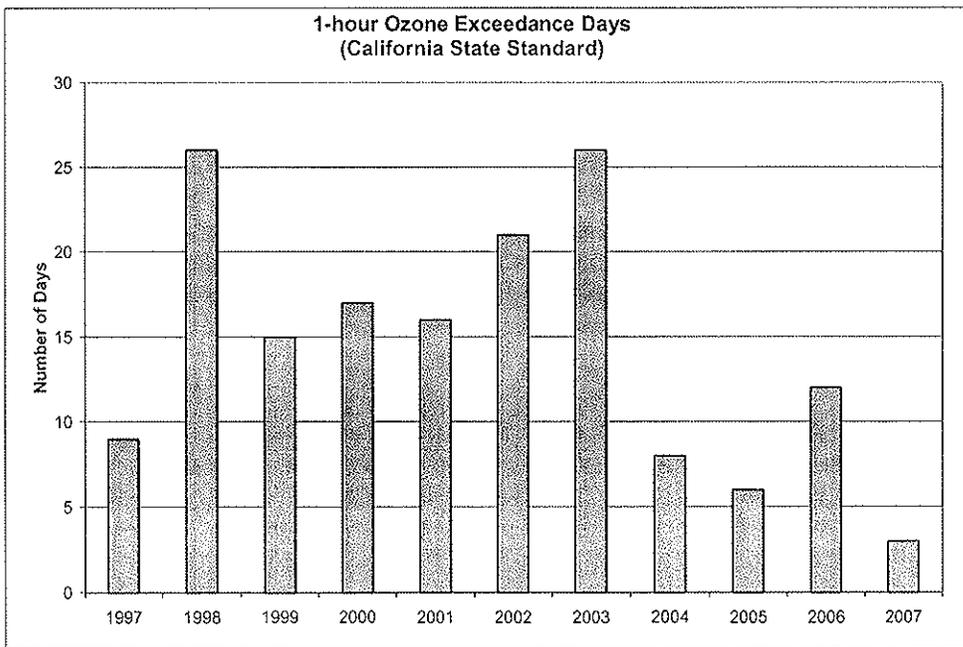
The California Clean Air Act has a different calculation method for its 8-hr oxidant [ozone] standard design value, and an attainment standard that is lower (0.070 ppm). The ozone improvement trend under the state Clean Air Act 8-hour ozone standard parallels the trend for the national 8-hour standard.

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:

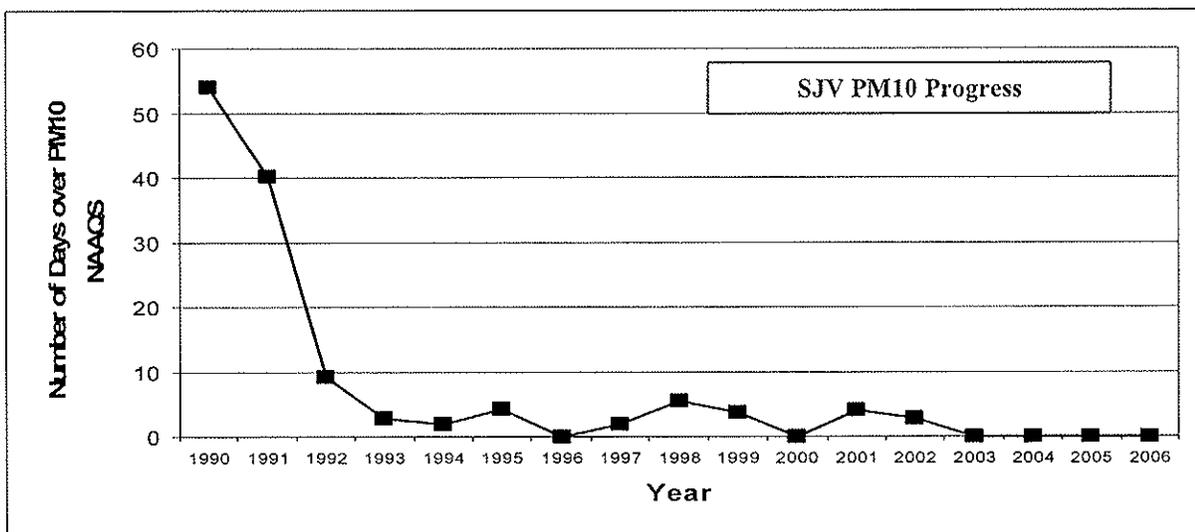


The current ozone attainment plan for the San Joaquin Valley Air Basin, in place when the MEIR for the 2025 Fresno General Plan was certified, is linked to a federal designation of "Serious Nonattainment." While ozone/oxidant air quality conditions are showing a trend toward improvement, the rate of 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.

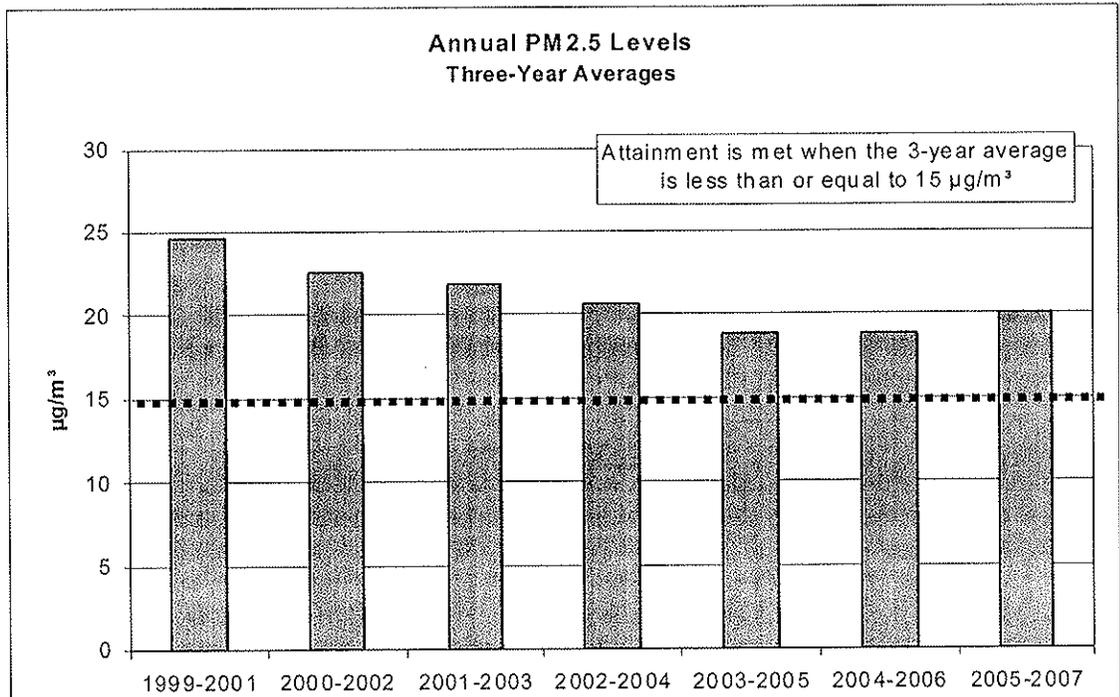
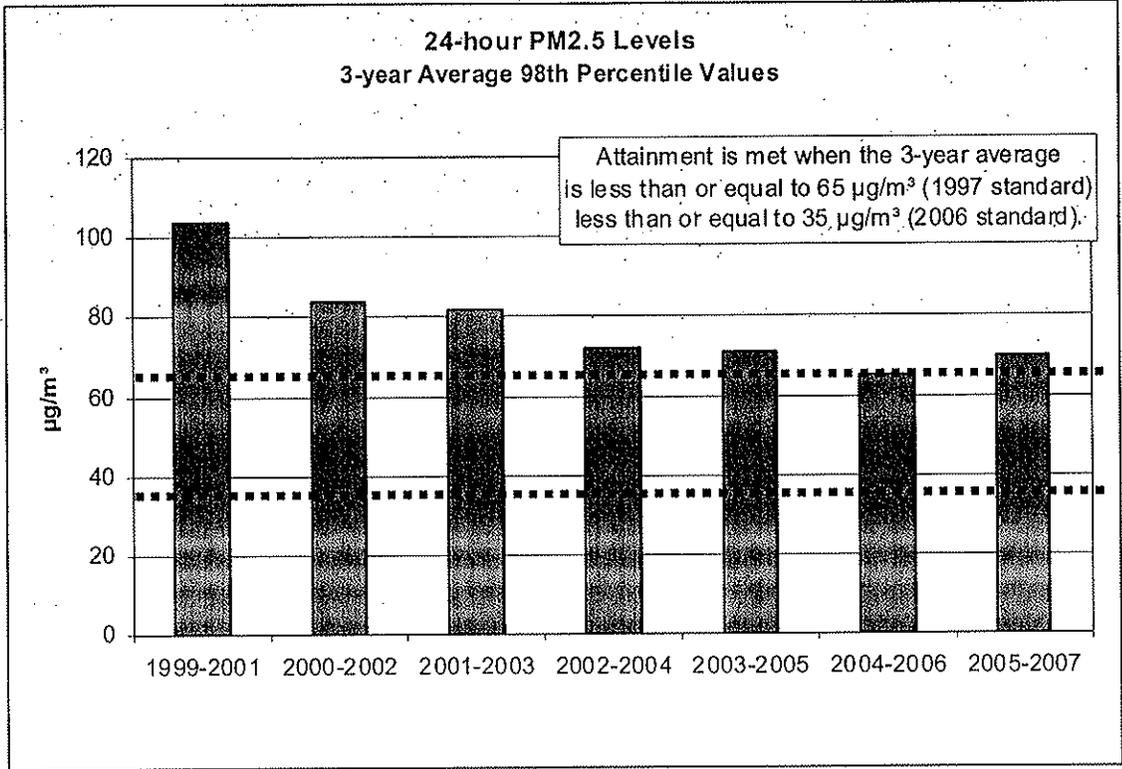
In March of 2006, the San Joaquin Valley Air Pollution Control District adopted Rule 9510, its Indirect Source Review Rule. Full implementation of this Rule has been delayed due to litigation (mitigation fees are being collected and retained in holding accounts), but projects are already being evaluated 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:

- ▲ Codification of the state's goal by requiring that California's GHG emissions be reduced to 1990 "baseline" levels by 2020.
- ▲ 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 (PM_{2.5}) 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.