City of FRESNO

REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-C
COMMISSION MEETING 11.18.15
APPROVED BY
MLS for JC DEPARTMENT DIRECTOR

November 18, 2015

FROM: MIKE SANCHEZ, Assistant Director MLS
Development & Resource Management Department

BY: RALPH KACHADOURIAN, Supervising Planner
Development Services Division

SUBJECT:

Consider an appeal regarding Conditional Use Permit Application No. C-15-123, approved by the Director of the Development and Resource Management Department on October 12, 2015 granting authorization to relocate an existing business operation known as PARC Environmental, located at 2706 South Railroad Avenue, to an established industrial zoned and designated parcel at 2864 Dorothy Avenue. PARC Environmental is a High Speed Rail impacted business and the relocation of their facility and operations is due to acquisition of the Railroad Avenue property by the California High Speed Rail Authority.

1. **ADOPT** a Finding of Conformity with the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH No. 2012111015), for Environmental Assessment (EA) No. C-15-123.

2. **DENY** the appeal and **UPHOLD** the action of the Development and Resource Management Department Director approving Conditional Use Permit No. C-15-123, for the relocation and re-establishment of PARC Environmental, which proposes the construction and use of a ±15,657 square-foot corporate office/warehouse building for with construction yard for hazardous material storage and transfer facility, subject to conditions of approval.

EXECUTIVE SUMMARY

Conditional Use Permit Application No. C-15-123 and related Environmental Assessment No. C-15-123 was filed by Doug Hensen with Don Pickett & Associates on behalf of PARC Environmental, and pertains to ±2.05 acres of undeveloped property at 2864 East Dorothy Avenue, located at the southwest corner of East Dorothy Avenue and South Angus Street. The applicant is requesting authorization for the construction and use of a ±15,657 square-foot corporate office/warehouse building with construction yard for hazardous material storage and transfer facility.

The Conditional Use Permit application was conditionally approved on October 12, 2015 and the decision by the Director was appealed through written correspondence received by the Development Services Division within the required 15-day appeal period. Therefore in accordance with FMC Section 12-406, the appeal of this special permit must now be considered by the Planning Commission at a public hearing.

PROJECT INFORMATION

PROJECT	Conditional Use Permit Application No. C-15-123: Proposes the relocation and re-establishment of PARC Environmental, a High Speed Rail Impacted business with the construction and use of a ±15,657 square-foot corporate office/warehouse building with construction yard for hazardous material storage and transfer facility.
APPLICANT	Doug Hensen, Don Pickett & Associates.
LOCATION	2864 Dorothy Avenue; located at the southwest corner of East Dorothy Avenue and South Angus Street; APN 328-200-87S **(Council District 3, Councilmember Baines)**
SITE SIZE	±2.05 acres (undeveloped)
PLANNED LAND USE	Heavy Industrial
ZONING	M-3 *(Heavy Industrial)*
ENVIRONMENTAL FINDING	A Finding of Conformity with the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH No. 2012111015), for EA No. C-15-123 was filed on September 11, 2015.
PLAN COMMITTEE RECOMMENDATION	None; the District 3 Plan Implementation Committee scheduled for September 14, 2015, did not have a quorum to review the proposed project.
STAFF RECOMMENDATION	Staff recommends that the Planning Commission deny the appeal and approve the Finding of Conformity for Environmental Assessment (EA) No. C-15-123, and the Conditional Use Permit Application No. C-15-123 with the recommended conditions of approval.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Heavy Industrial	M-3, Heavy Industrial	Undeveloped
East	Heavy Industrial	M-3, Heavy Industrial	Industrial Use Building with lot
South	Heavy Industrial	M-3, Heavy Industrial	Office Uses w/parking
West	Heavy Industrial	M-3, Heavy Industrial	Undeveloped

ENVIRONMENTAL FINDING

Environmental Assessment (EA) No. C-15-123 for the conditional use permit application analyzed the proposed project through an Initial Study and was determined to be a subsequent project that is fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan. Therefore, the Development and Resource Management Department filed a Finding of Conformity for this project on September 11, 2015.

BACKGROUND / ANALYSIS

PARC Environmental is an established business operating in the City of Fresno since 1985, and is a State and County licensed facility that provides temporary asbestos storage from construction/demolition projects, which are transported by truck to the facility and kept in sealed, leak-proof containers and placed within Department of Transportation approved 40-yard dumpsters. The dumpsters are transported to a designated and State-licensed landfill facility located outside of the City & County of Fresno.

As a regulated facility, their operation handles hazardous materials in a manner that meets the regulations as set forth in Health & Safety Code (HSC) Division 20, Chapter 6.95, and California Code of Regulations (CCR), Title 22, Division 4.5. The operation is also subject to a Hazardous Materials Business Plan pursuant to the requirements of the Fresno County Health Department, which is the Certified Unified Program Agency (CUPA). (CUPA's, are certified by the California Environmental Protection Agency - CalEPA).

The business operating hours are from 5:00am to 5:00pm, Monday – Friday and on emergency call 24 hours/day, 7-days/week. Their operation has a total of 25 office and warehouse employees, with 6 supply trucks including several company owned vehicles that will be parked on-site.

Land Use Plans and Policies

The proposed facility would be considered a solid waste transfer station in the M-3 zone district per Section 12-228.3-B-52 of the Fresno Municipal Code (FMC), and is a use permitted subject to a conditional use permit. FMC Section 12-105-S-19.3 defines a solid waste transfer station as a facility for receiving and temporarily holding solid wastes (such as asbestos) for transfer to a solid waste disposal facility or waste-to-energy plant. A solid waste transfer station may include scales, compactors, wash racks, facilities for the transfer of solid wastes from small to larger containers or vehicles for transport, and facilities for incidental separation of recoverable resources.

The proposed project will not conflict with any applicable land use plan or policy and is therefore consistent with the Fresno General Plan, Edison Community Plan, and the North Avenue Industrial Triangle Specific Plan.

The M-3, Heavy Industrial zone district (FMC Section 12-228) is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base. This zone classification is also consistent with the Fresno General Plan where the designation of Heavy Industrial accommodates the broadest range of industrial uses including manufacturing, assembly, wholesaling, distribution and storage activities that are essential to the development of a balanced economic base. General Plan objectives provide for in-fill development with policies to promote the development of vacant, underdeveloped and re-developable land within the city limits where urban services are available.

Overall, even as a displaced business impacted by High Speed Rail, the proposed project will keep an established business within the City Limits; maintains both the property tax base and company employees; provides new in-fill development on a vacant industrial designated parcel consistent with General Plan goals and policies; and is a use that is licensed and regulated by State and local agencies to continuously insure safe operations both on and off-site.

Opposition to Director Approval

Staff received two letters, dated October 16 from the Golden West Planning Committee, and October 23, from the Deliverance Temple Undenominational Holiness Church, requesting the DARM Director to rescind approval of the conditional use permit application on the basis that the project, as a hazardous waste transfer station, would further exacerbate the poor health conditions that currently exist within the West Fresno community by allowing another undesirable business.

In response to the appellants concerns, PARC Environmental specializes in asbestos removal which is a hazardous material that they have handled, sealed, stored and transported in an extremely safe manner in accordance with State and local regulations. The use itself will not negatively impact residents within the West Fresno Community since the project is located within a specific area designated for heavy industrial land uses; is on a site situated between two State Route freeways (41 & 99); is adjacent to other established commercial/industrial

uses; and is not near residential subdivisions or schools. Therefore, the proposed use will not create new or additional health related impacts to the immediate and surrounding community.

District Committee

On September 14, 2015, the project was scheduled to be reviewed by the District 3 Plan Implementation Committee however, the project was not considered due to lack of a quorum.

Conditional Use Permit Findings

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

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 12-405-A-2.	
a. All applicable provisions of this Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,	
Finding a:	The proposed project site is ±2.05 acres in size. The subject property is within an existing industrial designated development area and on a parcel that will be developed and utilized consistent with the property development standards within the Fresno Municipal Code. Multi-department/agency review of the proposed project (Conditional Use Permit Application No. C-15-123) has demonstrated that the proposal will meet all applicable requirements of the Fresno Municipal Code. Based on review of the existing site and proposed facility operations, it has been determined that the site is adequate in size and shape to accommodate said use.
b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,	
Finding b:	Staff from the Public Works Department, Transportation Services Division has determined that the proposed project will be accommodated by the existing streets and highways in the area as the surrounding roadway improvements to the industrial area were designed to facilitate the traffic generated by existing and anticipated uses and accommodates city services that will meet the needs of the proposed project.
c. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. The third finding shall not apply to uses which are subject to the provision of Section 12-306-N-30 of this Code.	

Finding c:	The staff of the Development and Resource Management Department has determined that the proposed project will not be detrimental to the public welfare or be injurious to property or improvements in the area in which the property is located since the use will operate in accordance with the regulations of both the State of California and Fresno County Environmental Health - the local Certified Unified Program Agency (CUPA), and with the various conditions of approval established through the conditional use permit application review process.

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan, the Edison Community Plan and the North Avenue Industrial Triangle Specific Plan; its compatibility with the surrounding existing uses; and importantly, to retain an existing and well established business in the City of Fresno that has been impacted by the path of the California High Speed Rail Authority project.

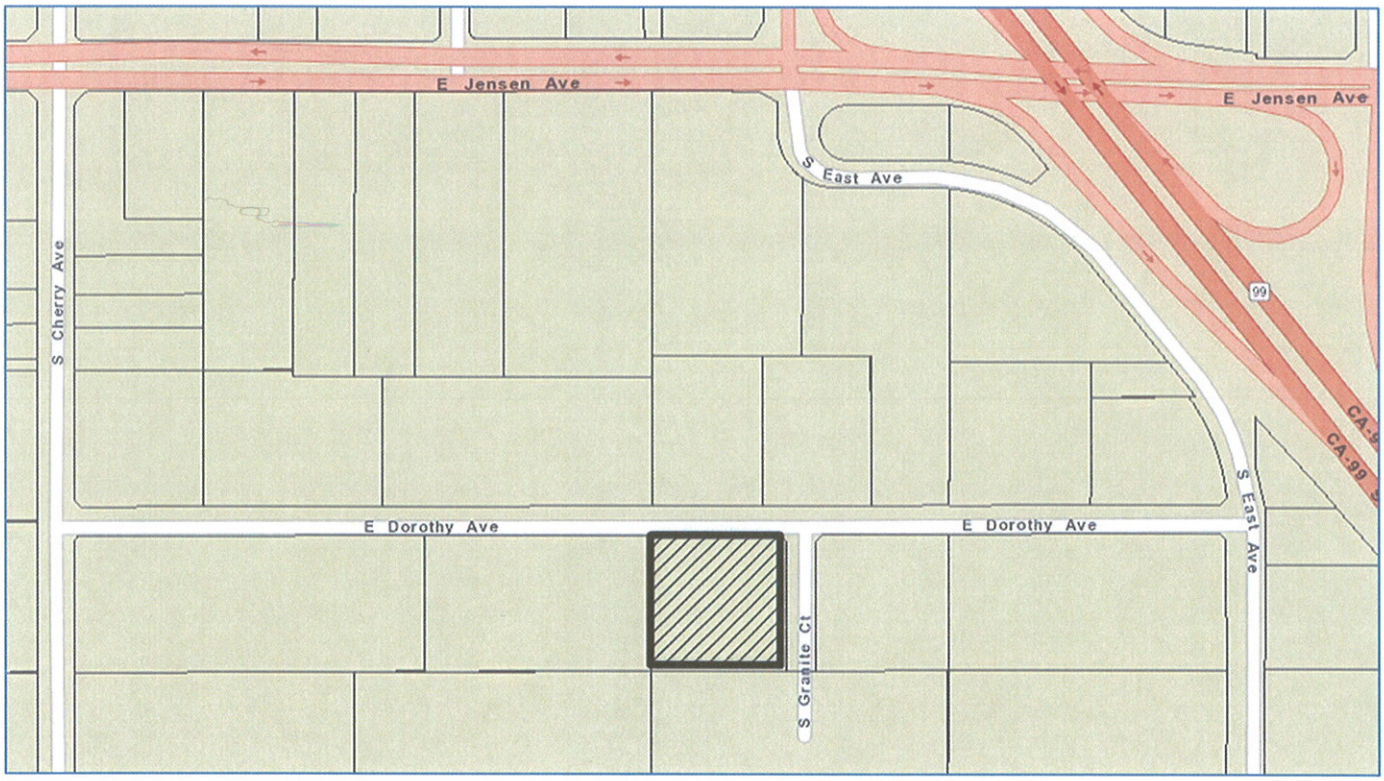
These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that the conditional use permit is appropriate for the proposed use.

CONCLUSION

Action by the Planning Commission regarding the conditional use permit application and associated environmental assessment is final unless appealed to the City Council in accordance with Section 12-406-J of the Fresno Municipal Code.

Attachments:
- Vicinity Map
- Zone District Map
- Current Facility & Relocation Site Map
- Aerial Photograph of the Site
- Appellants Letters dated October 16, 2015 and October 23, 2015
- Public Hearing Notice Mailing List Vicinity Map
- Conditions of Approval for Conditional Use Permit Application No. C-15-123
- Environmental Assessment (EA) No. C-15-123

VICINITY MAP



Subject Site

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONAL USE PERMIT NO.
C-15-123

PROPERTY ADDRESS

2864 East Dorothy Avenue

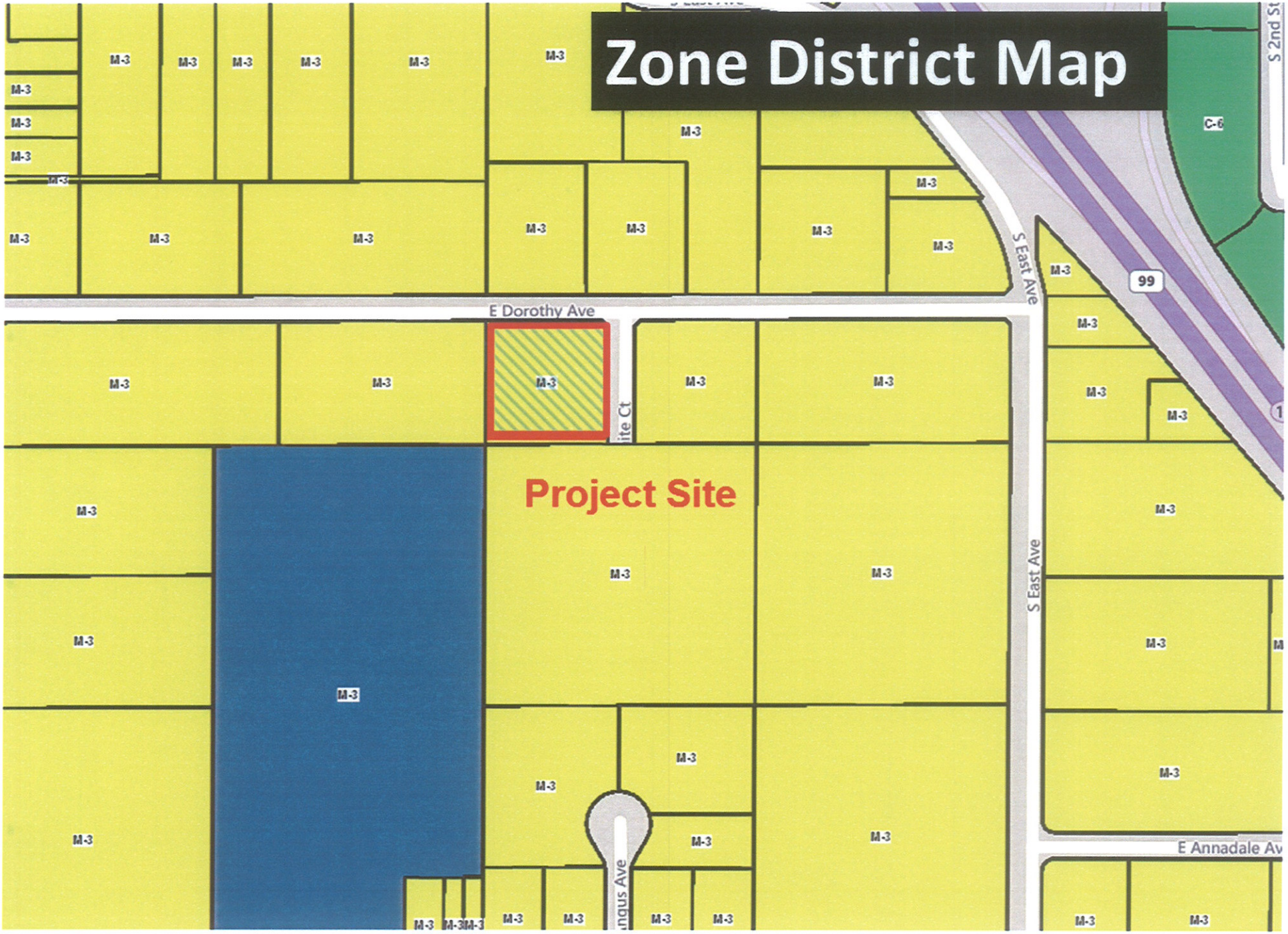
Not To Scale

APN: 328-200-87S

Zone Districts: M-3 (Heavy Industrial)

By: R. Kachadourian, September 9, 2015

Zone District Map



PARC Environmental Current Facility & Relocation Site
0.81 Mile
New Location
Current Facility
E Jensen Ave
E Garrett Ave
S East Ave
S 2nd St
S Golden State Blvd
S Railroad Ave
S Pullman Ave
E Calwa Ave
S 4th St
S Cherry Ave
E Dorothy Ave
E Date Ave
E Annadale Ave
S Angus Ave
E Commerce Ave
99
130

PARC Environmental Relocation Site
E Dorothy Ave
E Dorothy Ave
S Granite Ct
bing
100 m
300 ft

olden estside lanning ommittee

RECEIVED
OCT 23 2015
DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

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

Ms. Jennifer K. Clark
Development and Resource Management Dept. Director
2600 Fresno Street, Room #3043
Fresno, CA 93721-2198

October 16, 2015

Dear Ms. Clark,

The Golden Westside Planning Committee is in complete opposition to your granting approval for conditional use permit No. C-15-123. This permit allows for said business to operate storage and transfer operation of hazardous material in our community. During your tenure as director of planning, you certainly must have become aware of the horrific conditions which exist in our community as a result of the over whelming number of undesirable businesses of this nature being located in West Fresno.

We cannot believe you would be unaware of the outage our community would feel regarding your approval of this permit. With all of the statistical data available to you which addresses the poor health conditions such businesses have brought to our community, it is impossible to find any reason for your approval of this permit. We would hope that you would direct your staff to read the California Environment report and other documents, which detail in great clarity the health issues that another facility will only serve to exacerbate. Hopefully this approval would then be rescinded.

Thank you,

Debbie Darden – Chairperson

Debbie Darden

Golden Westside Planning Committee

Deliverance Temple Undenominational Holiness Churches
Minister Christopher L. Murray, Pastor • Bishop Thomas Butler, Founder

Ms. Jennifer K. Clark
Development and Resource Management Dept. Director
2600 Fresno Street, Room #3043
Fresno,Ca 93721-2198
October 23, 2015

Dear Ms. Clark,

The Deliverance Temple Undenominational Holiness Church is in complete opposition to your granting approval for conditional use permit No. C-15-123. The West Fresno community for years has been the target area for such facilities with no concern for the families and churches residing in the community. It has been written in many articles that the people living in West Fresno have the worse lifespan due to poor quality health stemming from the detrimental hazardous and transfer station facilities that operate in our neighborhood. We have an enormous amount of undesirable businesses existing in our community and we ask, why you would continue to promote putting in such businesses in an area where residents have clearly stated that they do not wish to have any more of these types of facilities built in their neighborhood?

We would ask that you rescind this approval on behalf of the community and the churches and from this point forward, take in consideration the data reports available on health issues brought on by adding facilities like these that will cause and do more harm than good in West Fresno. The West Fresno residents are working with city leaders on a Southwest Specific plan to bring in the right businesses to a much underserved community.

Thank you,

Chris Murray

Bishop Chris Murray

Main Office: 311 East North Avenue • Fresno, California 93706 • (559) 442-5673
Church #2: 1918 Blake Street • Berkeley, California 94704 • (510) 845-0904

)99408 AddrList

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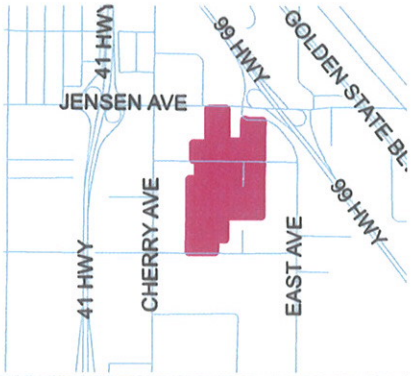
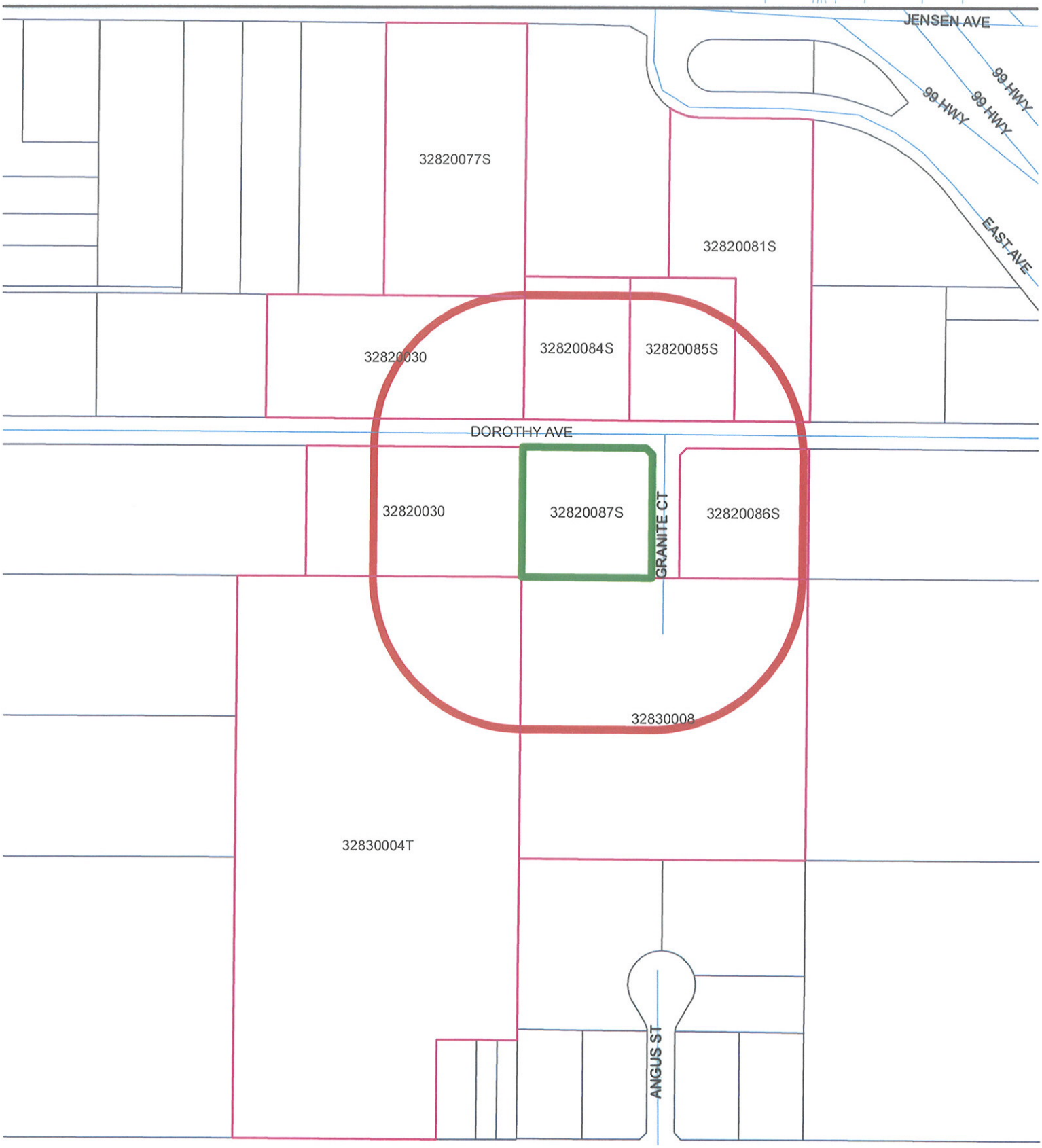
2820087S



\ddress List Map, c:\gisdm5\automap\adrlist.mxd, Mon Oct 12 13:38:45 2015



CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL
NOVEMBER 18, 2015

CONDITIONAL USE PERMIT APPLICATION NO. C-15-123
(*HIGH SPEED RAIL IMPACTED BUSINESS*)

PARC Environmental, 2864 East Dorothy Avenue
(APN: 328-200-87S)

The Planning Commission will consider approval of Conditional Use Permit Application No. C-15-123, at a noticed public hearing on November 18, 2015 at 6:00 p.m. Staff recommends that the special permit application be approved subject to the conditions listed in this document.

Project Description: Authorization to relocate and re-establish PARC Environmental, a High Speed Rail impacted business, with the construction and use of a ±15,657 square-foot corporate office/warehouse building with construction yard for hazardous material storage and transfer facility at 2864 East Dorothy Avenue. The subject site is zoned M-3 (*Heavy Industrial*), and the proposed project is a permitted use subject to a conditional use permit.

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

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

Planner to check when completed		
☐	1.	Development shall take place in accordance with the revised site, landscape, irrigation and exterior elevation plans, stamped Exhibits C-1, C-2, C-3, and A-1, submitted on October 6, 2015.
☐	2.	Comply with all conditions and requirements as commented in writing from the partner Agencies and City Departments prior to issuance of grading and building permits.
☐	3.	Prior to issuance of grading and building permits, the project planner shall review plans for compliance with these conditions of approval.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

   1) Development shall take place in accordance with the policies of the Fresno General Plan, Edison Community Plan and the North Avenue Industrial Triangle Specific Plan.

   2) Development shall take place in accordance with provisions of the M-3 *(Heavy Industrial)* zone district and all applicable sections of the Fresno Municipal Code.

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

   4) Development shall take place in accordance with the operational statement regarding PARC Environmental, submitted by Douglas Hensen, Don Pickett & Associates, Inc., dated August 17, 2015.

   5) Signage identifying the business use shall be installed per the requirements of the zoning district and be installed in compliance with the applicable sections of the Fresno Municipal Code.

   6) Any changes to the approved site plan will be subject to review and approval by the Development & Resource Management Department.

PART C

1. City and Other Services

   a) Development shall comply with all provisions in the attached memoranda and letters from the following Departments/Agencies: City of Fresno Public Works Department, Traffic Engineering Division (dated 9/3/15); Department of Public Utilities – Planning/Engineering Division (dated 9/4/15), Water Division (dated 9/4/15), Solid Waste Management Division (dated 9/1/15; Fresno Fire Department (dated 8/26/15); Fresno County Department of Public Health (dated 8/25/15); Fresno Metropolitan Flood Control District (dated 8/31/15); and as applicable, the San Joaquin Valley Air Pollution Control District (email dated 9/11/15).

   b) Development shall comply with the requirements in the attached letter dated August 11, 2015, and the email correspondence, dated September 21, 2015, from Andrew Benelli, Assistant Director of Public Works, Traffic Engineering Division, regarding

the overhead utility lines, sidewalks requirements, and replacement PG&E pole street lighting to LED luminaires for the project.

2. Miscellaneous Requirements

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

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

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

iii) Existing and proposed grade differentials between the subject property and adjoining properties zoned or planned for industrial uses.

b) Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

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

APPEALS

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Section 12-405 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed. In the event you wish to appeal any of these conditions, you must state your appeal (in writing or in testimony) at or prior to the Planning Commission hearing for this project scheduled on November 18, 2015 at 6:00 p.m. or thereafter.

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced within four years from the date of approval (presumably on November 18, 2019). There is no extension. All improvements must be installed prior to the operation of the proposed use, unless otherwise stated in the conditions of approval.

Enclosures:
- Exhibit 1: Project Plan Exhibits C-1, C-2, C-3, A-1, dated October 6, 2015
- Exhibit 2: Comment Memorandums, Letters and Emails from Partner Agencies & City Departments
- Exhibit 3: Applicant's Operation Statement/Letter, dated August 17, 2015
- Exhibit 4: General Notes and Requirements for Entitlement Applications

Exhibit 1
Project Plan Exhibits

Sheets C-1, C-2, C-3, and A-1
October 16, 2015

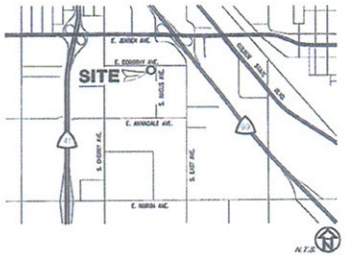
SITE NOTES

1. OCCUPANCY GROUP: B-U-1 TYPE OF CONSTRUCTION: 2B
2. PLANS AND PERMITS REQUIRED FOR ALL FUTURE DEVELOPMENT.
3. NO USE OTHER THAN THE PROPOSED OFFICE BUSINESS OWN USE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
4. SEWER AND WATER CONNECTION AND METRO FLOOD CONTROL FEES TO BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS
5. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE DEVELOPER'S RESPONSIBILITY. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. CONTACT CITY WATER DIVISION AT 621-5300
6. ANY SURVEY MONUMENTS WITHIN THIS AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET PER STANDARDS OF THE CITY OF FRESNO. CONTACT CITY ENGINEER AT 621-8288
7. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE SOUND LEVEL REQUIRED PROVIDED BY FIRE APPARATUS EMS TO WARN OR OTHER EQUIVALENT.
8. PROVIDE POLICE/FIRE BYPASS LOCK AT EACH ENTRANCE GATE. THE ENTRANCE TO THESE EMERGENCY ACCESSES SHALL BE POSTED WITH PERMANENT SIGNS: "FIRE ACCESS" (6" LETTERS).
9. PROVIDE FIRE HYDRANTS AS REQUIRED BY FIRE DEPT.
10. A BACKFLOW PROTECTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED PRIOR TO OCCUPANCY. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF FIVE (5) DAYS PRIOR TO THE FINAL BUILDING INSPECTION.
11. PROVIDE STREET-VISIBLE ADDRESS REFERRED 8' TALL ON BUILDINGS PRIOR TO FINAL INSPECTION.
12. BICYCLE/MOTORCYCLE AREAS TO BE IN A LOCATION SCREENED FROM VIEW OF PUBLIC STREETS BY A TOUGH BARRIER SUCH AS LANDSCAPING, FENCE OR WALL. CONTACT THE SOLID WASTE DIVISION AT 621-5412 FOR ACCESS & IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICES.
13. THE RECYCLING/TRASH AREA MAY NOT BE LOCATED IN A REQUIRED SETBACK AREA. EACH DIN AREA TO BE A MINIMUM 8'-0" X 10'-0" CONCRETE SLAB. SERVICE ACCESS TO BE A MINIMUM 7'-0" CLEAR OPENING. GATES MUST OPEN OUTWARD. GATE MUST BE MAINTAINED IN GOOD WORKING ORDER. CONCRETE APPROACH TO BE FLUSH WITH ADJACENT LEVEL NON SLOPED AREA. GATES, IF ANY, ARE NOT TO OPEN INTO A PARKING STALL OR LOADING ZONE. APPROPRIATE SIGNAGE SHALL BE INSTALLED TO IDENTIFY RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND PAVEMENT(S) ACCEPTED WITH BINS(S) WHENVER FEASIBLE. AREAS FOR COLLECTING AND LOADING RECYCLABLE MATERIALS SHALL BE ADJACENT TO SOLID WASTE (TRASH) COLLECTION AREAS.
14. ALL UTILITIES SHALL BE UNDERGROUND. ALL UTILITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444 48 H.
15. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. PEDESTRIAN PATHS OF TRAVEL (PPT) ALSO MEET CURRENT ADA REGULATIONS. ALL EXISTING DRIVEWAYS IN EXCESS OF 24 CROSS SLOPE PPOT TO BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
16. ALL PROPOSED LANDSCAPING AND IRRIGATION IMPROVEMENTS AND SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY AREA TO BE BRANDED SALESIA MA ACRO.
17. THE GRADE ELEVATIONS OF THE PROJECT SITE RELATIVE TO THE EXISTING GRADE OF ADJACENT RESIDENTIAL PROPERTIES SHOW A DIFFERENCE OF 7' OR MORE. THE GRADING PLAN IS TO BE APPROVED BY BOTH THE DEVELOPMENT DEPARTMENT ENGINEERING AND DEVELOPMENT DEVELOPMENT SECTION.
18. THIS PROJECT DOES NOT INCLUDE ANY HIGH-PILE STORAGE (PER CFC) OR RACK STORAGE OVER 6 FEET IN HEIGHT. ANY FUTURE HIGH PILE STORAGE WILL REQUIRE SUBMITTAL OF PLANS AND APPLICATION FOR PERMIT(S).
19. IF ANY HAZARDOUS MATERIALS ARE TO BE STORED OUTDOORS OR HOUSING, PRIOR APPROVAL MUST BE OBTAINED FROM FIRE AND HEALTH DEPARTMENTS.
20. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE ARRANGED TO REFLECT AWAY FROM ADJACENT RESIDENCES AND THE PUBLIC RIGHT-OF-WAY HIGHWAY TRAFFIC OR TO THE LIGHTING DIRECTIONS. THE AMOUNT OF LIGHT PROVIDED ACCORDING TO STANDARDS OF DEPT. OF PUBLIC WORKS, THE PLANNING & DEVELOPMENT DEPARTMENT & FRESNO POLICE DEPARTMENT.
21. WHEN REQUIRED, INSTALL A LIGHTING SYSTEM AT ALL CITY-STREET PARKING AREAS IN ACCORDANCE WITH CITY STANDARDS. (NOT TO BE WITHIN 3' OF VEHICULAR OVERHANG).
22. ALL SIGN PROPOSALS MUST BE SUBMITTED FOR SEPARATE SIGN REVIEW. CONTACT CURRENT PLANNING FOR APPROVAL.
23. WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR BANNERS ANNOUNCING SPECIAL EVENTS SUCH AS GRAND OPENING, NEW MANAGEMENT, ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
24. EACH PARKING SPACE RESERVED FOR THE DISABLED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED WITH THE WORDS "VAN ACCESSIBLE" CONSTRUCTED OF PORCELAIN ON METAL, DIGNITY TEXT, OR EQUAL, EXPLAINING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN OR PROPERLY SIGN FIRE. THE SIGN SHALL NOT BE SMALLER THAN 70 SQ. INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GROUND, OR ALTERNATIVELY, AT A MINIMUM HEIGHT OF 60" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GROUND, OR 36" FROM THE PARKING SPACE FINISHED GROUND, GROUND, OR SIDEWALK. A SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, NOT LESS THAN 17 X 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARD OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY THE FOLLOWING: _____ PHONE: _____" (CVC 22511.8, 22511.9, 22511.10). IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH PARKING PLACE SHALL HAVE A SURFACE IDENTIFICATION EMPLOYING THE SYMBOL OF ACCESSIBILITY IN BLUE PAINT, AT LEAST 3' SQUARE PER SEC. 2-1602.E. TITLE 24.
25. PROVIDE 5' LEVEL PARKING SITE LEVEL LANDINGS A MINIMUM OF 24" FROM THE STRIKE SIDE OF EVERY DOOR.
26. ALL STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A LANDING SHALL BE PROVIDED ADJACENT TO EACH STALL. THE LANDING SHALL BE 5' WIDE AND MARKED SO THAT THE INTERNATIONAL SYMBOL AND SIGN-MAY WHICH SHALL BE POSTED CORRESPONDS ON 3-FOOT POLES.
27. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WORK OR HAVE BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
28. RAMPS RAMPS SHALL CONFORM TO C.B.C., SEC. 10-302. SLOPES OF 8% OR GREATER SHALL BE PROVIDED WITH RAILS.
29. THE SLOPE ON A/C PAVING WITHIN AN ACCESSIBLE STALL AND UNLOADING ZONE SHALL NOT EXCEED 2% OR 48" PER FOOT IN ANY DIRECTION.
29. THE MAXIMUM CROSS-SLOPES OF ALL MALKS, LANDING RAMPS AND/OR HALLS SHALL NOT EXCEED 48" PER FOOT
30. LANDSCAPING MUST BE IN PLACE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
31. TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SELECTED BY THE PROPERTY OWNER AND SHALL BE OBTAINING A STREET PLANTING PERMIT AND A STREET WORK PERMIT.
32. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
33. PRIOR TO ISSUANCE OF A BUILDING PERMIT, CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEMS HAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
34. NO EXPOSED (ABOVE GROUND) UTILITY BOXES, TRANSFORMERS, METERS, OR PIPING ARE ALLOWED TO BE LOCATED IN THE FRONT LANDSCAPE AREA, FRONT SETBACK OR ON THE STREET SIDE OF THE BUILDING EXCEPT THOSE AS SHOWN ON THE SITE PLAN AND LANDSCAPE IRRIGATION PLANS.
35. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHTS-OF-WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION SPECIAL DISTRICTS. PRIOR TO ISSUANCE OF BUILDING PERMITS, ENCROACHMENT PERMITS MUST BE OBTAINED.
36. CONNECTION TO THE CITY OF FRESNO SEWER AND WATER SYSTEMS IS REQUIRED.
37. A MINIMUM OF ONE BICYCLE PARKING SPACE IS REQUIRED FOR EVERY FIVE EMPLOYEES PER SECTION 10-106-4-3.1-C OF THE FRESNO MUNICIPAL CODE. SPACES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 12-306-4-10 OF THE CODE.
38. THE BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER FRAME OR WALL ON SITE.
39. UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LENGTH OF THIS DEVELOPMENT AS PER FMC SECTION 12-1011, AND REQ. NO 18-1026MB-029 UNLESS WAIVED BY THE PUBLIC WORKS DEPARTMENT. (OVERHEAD UTILITY WAIVER IS ON FILE W/ THE CITY ENGINEER.)
40. IF ARCHAEOLOGICAL AND/OR ANIMAL TOMBS, MATERIALS IS ENCOUNTERED DURING PROJECT DEVELOPMENT, WORK SHALL IMMEDIATELY CEASE AND THE FOLLOWING SHALL BE NOTIFIED:
41. NOISE-PRINTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY SHIELDED TO PREVENT NOISE LEVELS RUNNING FOR THE SMALLEST EXCEEDING TO LEN MEASURED AT THE NEAREST PROPERTY LINE.
42. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE CONTACTED AT 456-5000 AND IF THE REMAINS ARE DETERMINED TO BE NATIVE AMERICAN, THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC) (916) 653-4082 SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (NAHC) (559) 646-2089) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL SURVEY SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECORDED OBTAINED PRIOR TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE ABSENCE.
43. IF FOSSIL FOSSILS ARE DISCOVERED, THE MUSEUM OF PALEONTOLOGY, UC BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
44. ALL PROPOSED DRIVEWAYS, ALL PUBLIC ENTRANCE DRIVES TO THIS PROPERTY MEET STATE "NORMAL" VEHICLE ESTIMATE, PARKED OR LEFT STANDING, ON THE STREET SHALL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE - 22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2000
45. WALKWAYS SHALL NOT HAVE CHANGES IN LEVEL GREATER THAN 1/2" UNLESS BEVELED WITH A SLOPE NO GREATER THAN 1 (VERTICAL) IN 2 (HORIZONTAL).
46. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING, (559) 621-8600, 10 WORKING DAYS PRIOR TO OCCUPANCY FOR STREET NAME ASSIGNMENT.
47. DEEDS(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
48. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR CONSTRUCTION AT THIS TIME. SEPARATE APPROVAL IS REQUIRED.
49. THE ENTRANCE GATE WILL REMAIN OPEN DURING BUSINESS HOURS.
50. THE REQUIRED 4' PEDESTRIAN PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATIVE CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
51. ALL IMPROVEMENTS CITY SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION STANDARDS AND SHALL BE PRIOR TO ISSUANCE OF BUILDING PERMITS. ALL WORK WITHIN THE PUBLIC STREET RIGHT OF WAY (INCLUDING PROCEDURE AND UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
52. NO HAZARDOUS MATERIALS TO BE STORED OR USED IN THE BUILDING OR PROVIDE DETAILS FOR STORAGE AND USE OF HAZARDOUS MATERIALS IN THE BUILDING. IF QUANTITIES EXCEED THE MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS LISTED IN 2010 CFC, TABLES 307.1(1) AND 307.1(2), REQUIREMENTS FOR AN H OCCUPANCY WILL NEED TO BE MET OR ADDITIONAL CONTROL AREAS MUST BE REQUIRED.

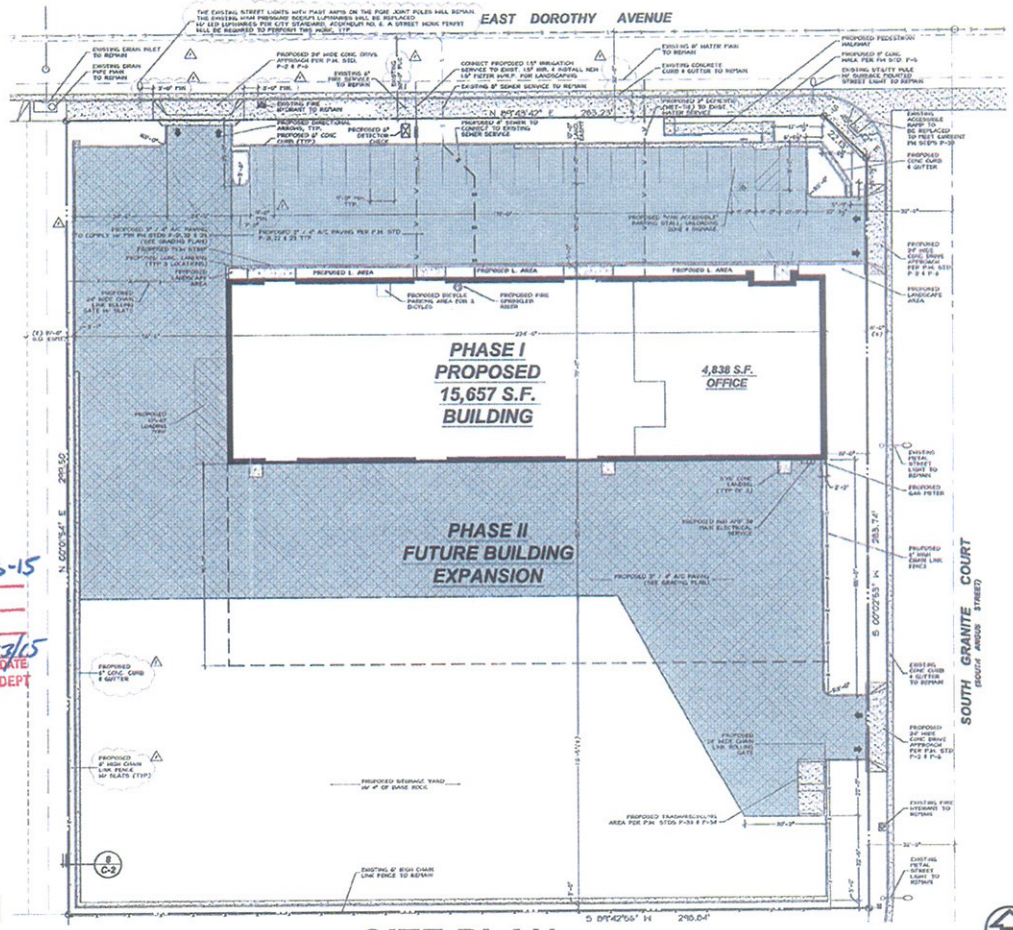
APPL. NO. C-15-123 EXHIBIT A DATE 10-6-15
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY [signature] DATE 10/13/15
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

REVISED EXHIBIT

VICINITY MAP



N.T.S.



SITE PLAN

1" = 20'-0"

SHEET INDEX

C-1 SITE PLAN
C-2 LANDSCAPE PLAN
C-3 IRRIGATION PLAN
A-1 EXTERIOR ELEVATIONS

SITE LEGEND

- PROPERTY LINE
- CENTER LINE
- PROPOSED 6" HIGH CURB
- PROPOSED 6' HIGH CHAIN LINK FENCE
- PROPOSED AC PAVING TO FH STD'S P-21, P-22 & P-23
- PROPOSED AC PAVING TO COMPLY W/ FH PH STD'S P-21, P-22 & P-23

PROJECT STATISTICS

A.P.N.	329-309-07S
LEGAL DESCRIPTION	PARCEL 0 OF PARCEL MAP NO. 2009-19 ATTACHED IN BOOK 100 OF PARCEL MAPS AT PAGE 96, FRESNO COUNTY RECORDS
ADDRESS	2864 E. DOROTHY AVE. FRESNO, CA. 93706
PROPOSED USE:	TRANSFER STATION
PROPOSED OCCUPANCY:	B-U-1
CONSTRUCTION TYPE:	2B
(1) ZONING:	M-1
(2) PLANNED LAND USE:	MIXED INDUSTRIAL
LOT AREA:	1.20 AC (52,272 SQ. FT.)
BUILDING AREA:	PLANT OF

REQUIRED PARKING STALLS (W/ 1 PARKING SPACE PER 2 PERMANENT EMPLOYEES). PER CITY OF FRESNO ORDINANCE 12-306-A-1 FOR M-1 ZONE DISTRICT
12 EMPLOYEES ÷ 2 EQUALS

4,838 S.F. OFFICE'S BUILDING
1,000 SQ. FT. ÷ 2 EQUALS

STANDARD:	REQ'D: 13	PROVIDED: 21	
ACCESSIBLE (PER CBC 11B-208.2)	REQ'D: 1	PROVIDED: 2	
TOTAL PARKING STALLS:	REQ'D: 14	PROVIDED: 23	
RATIO OF PARKING SPACES TO FLOOR AREA:	22 SPACES / 4,838 SF = 0.4%		
BICYCLE SPACES (UNDER 3.2.2 (10% OF PROVIDED STALLS))	REQ'D: 3	PROVIDED: 3	

CITY OF FRESNO
DEVELOPMENT DEPARTMENT

DATE:
MAJOR USE: _____

SET 1	Initial	SET 3	Initial
Streets		Struct	
Fees		Mech	
Zoning		Grading	
SET 2	Initial	SET 4	Initial
Building		Elect	
Fire		Plbg	

Job Address:
Set Number: ____of____
PLAN CHECK NUMBER:

Don Pickett & Associates, Inc.
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Project Location:
2864 E. Dorothy Avenue
Fresno, CA 93706

Project Title:
Proposed 15,657 s.f. Building for Parc Environmental

REGISTERED PROFESSIONAL ENGINEER
GARDNER R. RANDALL
No. C 13882
EXP. 12-31-16
STRUCTURAL
STATE OF CALIFORNIA
GARDNER BUILDING ASSOCIATES
STRUCTURAL ENGINEERS
1111 N. FRUIT AVE., SUITE 101
FRESNO, CALIFORNIA 93728
(559) 442-8000

Revisions

#	Description	Date
1	CUP NEWS	9-3-15

Job No.
15-05-DLP

Name & Address
PARC ENVIRONMENTAL
2864 E. Dorothy Avenue
Fresno, Ca.

Sheet No.
C-1

WATER BUDGET

Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

Enter Values in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Check on the blue cells to find the Peak City Name	Fresno	Name of City
ET_o of City from Appendix A	51.90	ET_o (inches/year)
Enter total landscape including SLA	8,000.00	LA (ft^2)
Enter Special Landscape Area	0.00	SLA (ft^2)
Results:		
MAWA = $(ET_o) \times [(0.62) \times (0.7 \times LA) + (0.3 \times SLA)]$	130,988.00	Gallons
	26,169.27	Cubic Feet
	207.69	HCF
	0.60	Acre-foot
	0.19	Millions of Gallons

WAWA calculations incorporating Effective Precipitation (Optional)

ET_o of City from Appendix A	51.90	ET_o (inches/year)
Landscape Area	5,694.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
Enter Effective Precipitation	3.00	Eppt (in/yr)
Results:		
MAWA = $(ET_o \times 0.62) \times [(0.7 \times LA) + (0.3 \times SLA)]$		Gallons
		Cubic Feet
		HCF
		Acre-foot
		Millions of Gallons

Estimated Total Water Use

Estimated Total Water Use (ETWU) = $(ETo)(0.62)[(PF \times HA)/IE + SLA]$

Enter Values in Pale Blue Cells	
Tan Cells Show Results	
Messages and Warnings	
Enter Irrigation Efficiency (default or overridden) (.75)	0.85
Estimated Total Water Use	0.75

Plant Water Use Type	Plant Factor
Low	0.3
Medium	0.5 - 0.6
High	0.7 - 0.9
SLA	1.00

Hydrozone	Plant Water Use Type(s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2)	PF x HA (ft^2)
1	Low	0.30	2,000	600
2	High	0.70	2,000	1,400
3	Medium	0.60	2,000	1,200
	SLA	1.00	0	0
	Total		6,000	3,200

Results:

MAWA = 107,520	ETWU = 181,541	Gallons
	24,272	Cubic Feet
	192	HCF
	0.56	Acre-foot
	0.18	Millions of Gallons

LANDSCAPE NOTES

1. OWNER TO PROVIDE A DRIP IRRIGATION SYSTEM TO EACH STREET TREE BEFORE OCCUPANCY. THE IRRIGATION SYSTEM SHALL COMPLY WITH FMC 12-306-N-23.

2. STREET TREES SHALL BE PLANTED BY THE PROPERTY OWNER. THE APPROVED LANDSCAPE PLAN SHALL SERVE AS A STREET TREE PLANTING PERMIT AND SHALL BE AT THE JOB SITE AT ALL TIMES. NOTIFY THE PARKS DIVISION TO VERIFY TREE PLANTING LOCATIONS 72 HOURS PRIOR TO ANY EXCAVATION (621-2903).

3. TREES LOCATED IN THE RIGHT OF WAY SHALL BE LOCATED WITH THE FOLLOWING MINIMUM SETBACKS:

30' FROM STREET CORNERS FOR VISIBILITY & 15' FROM DRIVEWAYS, STOP SIGNS, ALLEYS, LIGHT POLES AND POWER POLES.

10' FROM FIRE HYDRANTS AND 5' FROM SEWER LINES.

5' FROM BUILDING OVERHANGS AND 2' FROM ADJACENT CONCRETE AND ADJOINING PROPERTY LINES.

3' FROM GAS, ELECTRICAL, WATER LINES, AND BOLT DRAINS

4. DRILLING TO PIERCE HARDPAN SHALL BE REQUIRED PRIOR TO PLANTING EACH STREET TREE. NOTIFY PARKS INSPECTOR (621-2921) TWO WORKING DAYS IN ADVANCE OF DRILLING DATE FOR INSPECTION OF DRILLING OPERATIONS AND TO CHECK BACKFILLING PROCEDURES AND SAFETY BARRIERS.

5. DRILLING SHALL BE COMPLETED WITHIN THE 14 DAYS FOR WHICH CLEARANCE HAS OBTAINED FOR APPROVED VIOLATIONS. HOLES SHALL BE 3 FEET IN DIAMETER AND DRILLED TO A DEPTH WHERE VISUAL EVIDENCE OF THE INSUFFICIENCY BARD OR GRAVEL DRAINAGE SUBSTRATE IS APPARENT. THE DRAINAGE HOLE SHALL BE DRILLED TO A MINIMUM OF 10 FEET DEEP. IMMEDIATELY FOLLOWING DRILLING, THE HOLE SHALL BE BACKFILLED WITH SOIL DRILLED FROM THE HOLE. THE DRILLING CONTRACTOR SHALL NOTIFY THE PARKS INSPECTOR 24 HOURS PRIOR TO IMMEDIATELY FOLLOWING BACKFILLING. THE WHITE SPOT DESIGNATING THE PLANTING SITE SHALL BE PAINTED BLACK TO INDICATE THE SITE HAS BEEN DRILLED. THE DRILLED SITES ARE BARRICADED AND CHECKED DAILY FOR 5 WORKING DAYS FOR SOIL SETTLING. SOIL LEVELS ARE ADJUSTED AS NECESSARY DURING THIS TIME. AFTER 5 DAYS, THE BARRICADES AND EXCESS SOIL ARE REMOVED. SOIL SHALL BE ALLOWED TO SETTLE FOR A PERIOD OF 30 DAYS PRIOR TO PLANTING.

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

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

8. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

9. IRRIGATION CONTROLLER SHALL BE WEATHER OR SOIL MOISTURE BASED THAT AUTOMATICALLY ADJUSTS IRRIGATION IN RESPONSE TO PLANTS NEEDS AS WEATHER CONDITIONS CHANGE.

10. IRRIGATION CONTROLLER SHALL HAVE A RAIN SENSOR.

11. THE BP DEVICE SHALL BE TESTED AND APPROVED BY A CERTIFIED FSAA OR ASPA TESTER WITHIN 5 DAYS OF INSTALLATION. THIS BUILDING WILL NOT BE GRANTED OCCUPANCY UNTIL A VALID TEST RESULT IS SUBMITTED TO THE CITY OF FRESNO. TEST RESULTS SHALL BE SUBMITTED TO THE UTILITIES WATER DIVISION BACKFLOW COORDINATOR. DELIVER OR MAIL PUBLIC UTILITIES WATER DIVISION. A LIST OF CERTIFIED TESTERS CAN BE OBTAINED BY CALLING (559) 621-5303. TEST RESULTS CAN BE SUBMITTED TO THE CITY OF FRESNO WEBSITE AT: www.fresno.gov/government/Department/Directory/Public%20Utilities/Water/Backflow%20Prevention%20Program/Certified%20Testers.htm OR BY FAX: (559) 456-1325.

12. DESIGN AND INSTALL IRRIGATION SYSTEM TO PREVENT SPRAY ON BUILDING.

AP C-15-123 EXHIBIT L DATE 10-6-15

PROJ ENG. _____ DATE _____

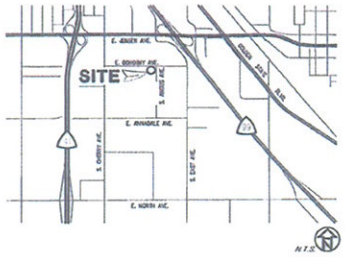
TRAFFIC ENG. _____ DATE _____

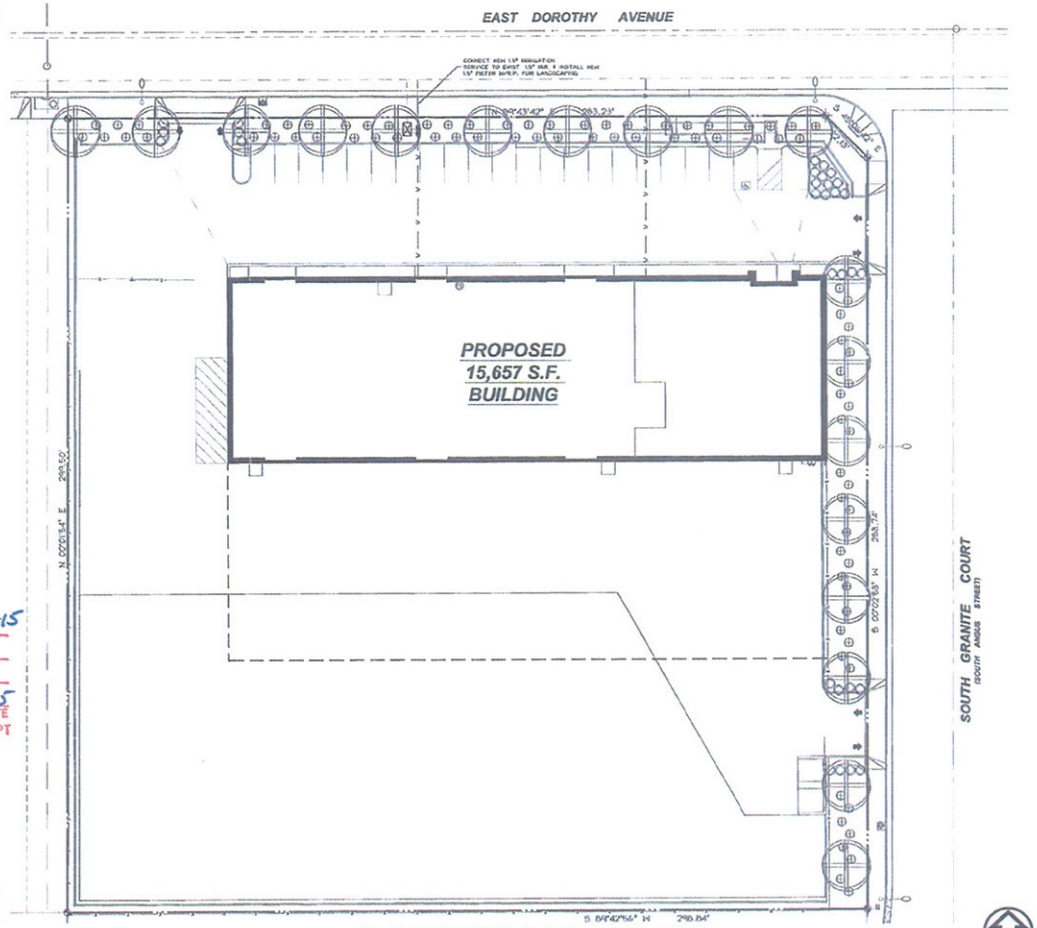
COND. APPROVED BY [signature] 10/13/15 DATE

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

REVISED EXHIBIT

VICINITY MAP





LANDSCAPE PLAN

1" = 20'-0"

PARKING LOT SHADING

12,862 S.F. OF CONC FLATWORK x 50% COVER = 6,431 S.F.

CHINESE PISTACHE (MEDIUM TREE)= 962 S.F. EA.

6,431 S.F. / 962 S.F. = 6.7 = 7 TREES REQUIRED MIN.

22 PARKING STALLS / 2 = 11 MEDIUM TREES MIN.

* MINIMUM OF 18 MEDIUM TREES TO BE PLANTED

LEGEND

SYMBOL	DESCRIPTION
⊕	PISTACIA CHINENSIS (15 GAL.) (CHINESE PISTACHE) MEDIUM SIZED TREE - 18 TOTAL
⊕	MYOPORUM PARVIFOLIUM (5 GAL.) - 05 TOTAL
○	SOCIETY GARLIC (5 GAL.) - 30 TOTAL

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Project Location:
2864 E. Dorothy Avenue
Fresno, CA 93706

Project Title:
Proposed 15,657 s.f. Building for Parc Environmental

REGISTERED PROFESSIONAL ENGINEER
GORDON R. BANDER
NO. 52385
EXPIRES 12-31-15
STRUCTURAL
STATE OF CALIFORNIA

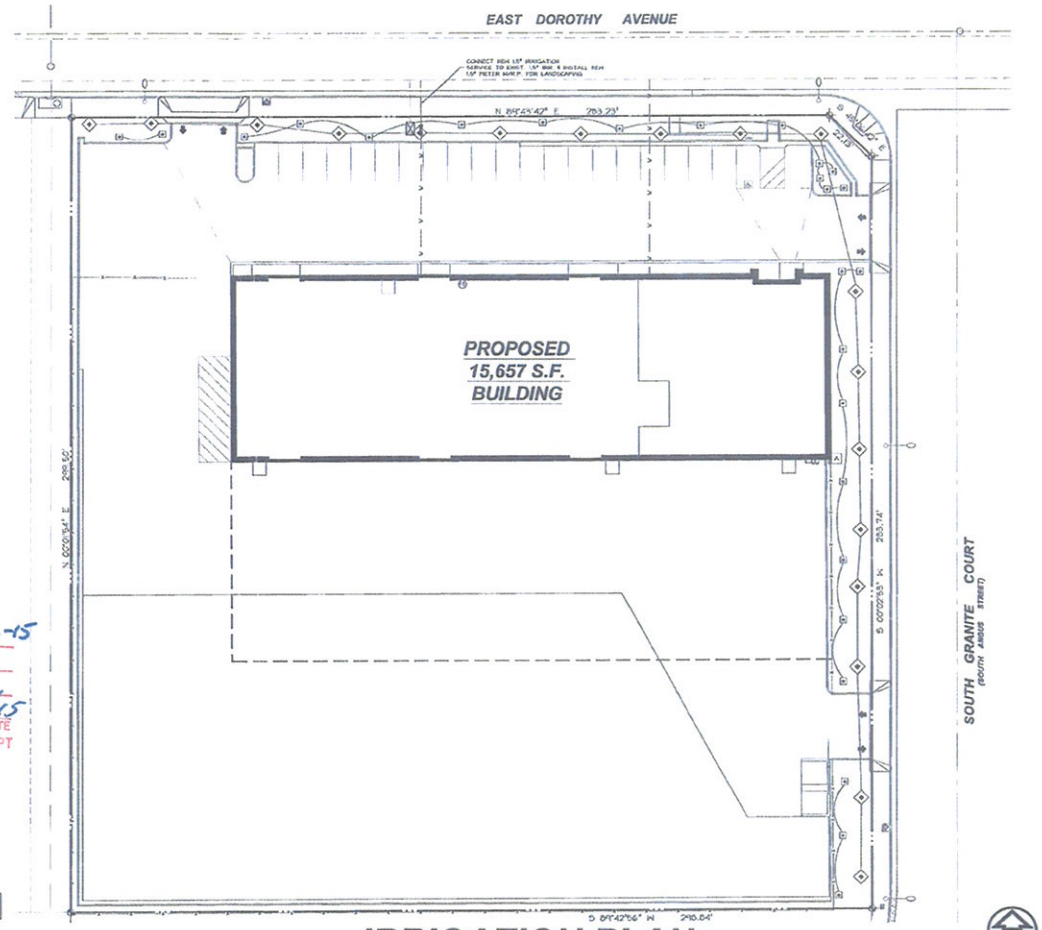
BANDER BIRNOR ASSOCIATES
STRUCTURAL DESIGN
FIRE DAMAGE
7015 N. PALM AVE. SUITE 101
FRESNO, CALIFORNIA 93711

Revisions		
#	Description	Date
1	CUP REVS	8-3-15
2		

Job No.
15-05-DLP

Name & Address
PARC ENVIRONMENTAL
2864 E. Dorothy Avenue
Fresno, Ca.

Sheet No.
C-2

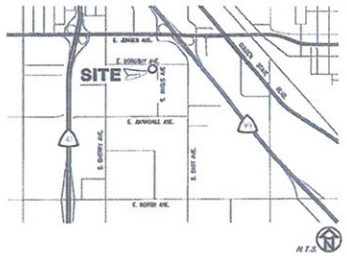


APPL. NO. G-15-123 EXHIBIT I DATE 10-6-15
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY [signature] 10/13/15 DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

REVISED EXHIBIT

IRRIGATION PLAN

VICINITY MAP



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	FLOOD BUBBLER & MAIN LINE
	AUTOMATIC IRRIGATION CONTROLER W/ RAIN SENSOR
	DRIP EMITTER
	SURFACE DRIP LINE

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Project Location:
2864 E. Dorothy Avenue
Fresno, CA 93706

Project Title:
Proposed 15,657 s.f. Building for Parc Environmental

REGISTERED PROFESSIONAL ENGINEER
CLIFFORD R. RAMER
No. C 13396
Expires 12-31-15
STRUCTURAL
STATE OF CALIFORNIA

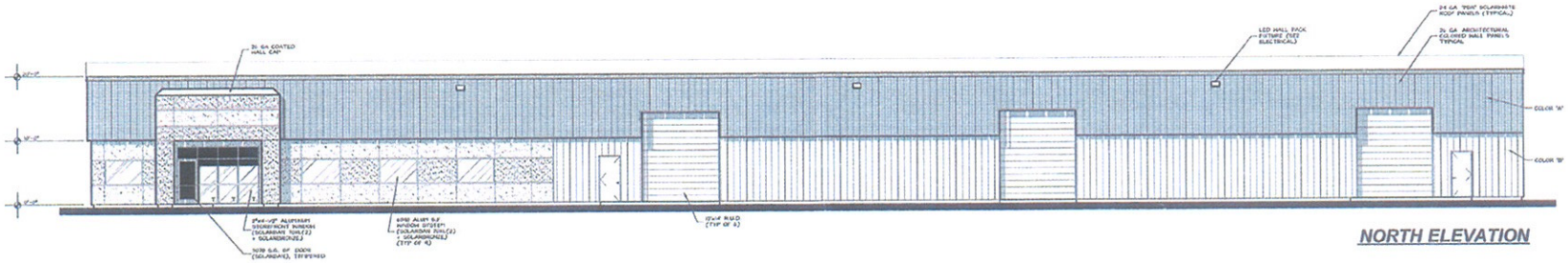
SHOOS, SANSOM ASSOCIATES
Structural Engineers
Fresno, California
Tel: (559) 442-1400 Fax: (559) 442-1401

Revisions		
#	Description	Date
1	CLIP REVS	9-3-15
2		

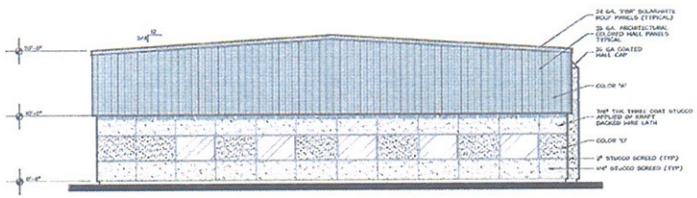
Job No.
15-05-DLP

Name & Address
PARC ENVIRONMENTAL
2864 E. Dorothy Avenue
Fresno, Ca.

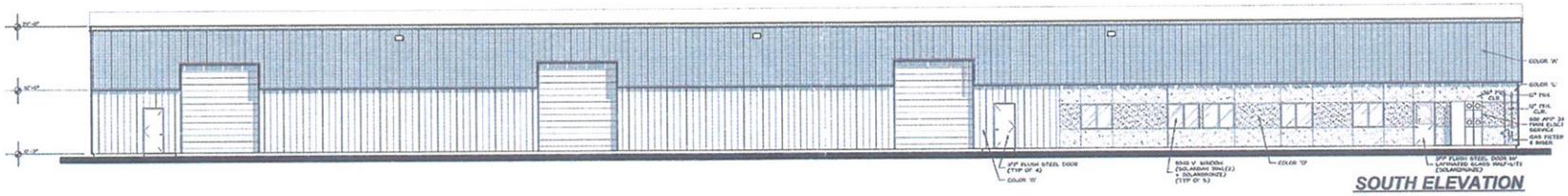
Sheet No.
C-3



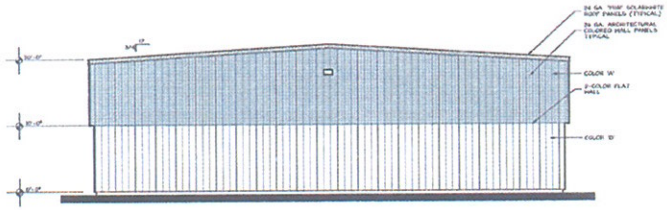
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

APPL. NO. C-15-123 EXHIBIT E DATE 10-6-15
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE 10/13/15
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

REVISED EXHIBIT

EXTERIOR ELEVATIONS

1/8" = 1'-0"

Don Pickett & Associates, Inc.
7395 N. Palm Bluffs, Suite 101
Fresno, CA 93711-5739
(559) 435-3535
Lic. No. 041612

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Project Location:
2864 E. Dorothy Avenue
Fresno, CA 93706

Project Title:
Proposed 15,657 s.f. Building for Parc Environmental

REGISTERED PROFESSIONAL ENGINEER
GALENO R. BINGON
NO. S-2134
EXPIRES 3-31-16
STRUCTURAL
STATE OF CALIFORNIA

BRONS BINGON ALCOCHEA
ENGINEERING
7395 N. PALM BLUFFS, SUITE 101
FRESNO, CALIFORNIA 93711

Revisions		
#	Description	Date
1	CUP REVD	9-3-15
2		

Job No.
15-06-DLP

Name & Address
PARC ENVIRONMENTAL
2864 E. Dorothy Avenue
Fresno, Ca.

Sheet No.
A-1

Exhibit 2
Comment Memorandums/Letters/Emails

Conditional Approvals from
Partner Agencies & City Departments

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-15-123 - HSR
HIGH SPEED RAIL (HSR)-IMPACTED PROJECT

Building & Safety Services

Return Completed Form to:
Ralph Kachadourian, Development Services/Planning
Email: Ralph.Kachadourian@fresno.gov and
Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Conditional Use Permit Application No. C-15-123-HSR was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of property located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues. The applicant proposes the construction of a ±15,657 square-foot office/warehouse building with a construction yard and a hazardous material temporary storage and transfer facility. This business is being displaced by the California High Speed Rail project. The property is zoned M-3 *(Heavy Industrial)*.

APN: 328-200-87s **ZONING: M-3** **ADDRESS: 2864 East Dorothy Avenue**

DATE ROUTED: August 21, 2015 **COMMENT DEADLINE: September 4, 2015**

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Plans / permits req'd

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY: [signature] 8151 8.24.15

Name and Title Telephone Number Date

DRC 7-21-15; Level 3 Review; Council District 3
Fresno General Plan, Edison Community Plan, North Avenue Industrial Triangle Specific Plan

L

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-15-123 - HSR
HIGH SPEED RAIL (HSR)-IMPACTED PROJECT

Public Works - Traffic Engineering

RECEIVED

AUG 21 2015

TRAF ENGIN DIV

Return Completed Form to:
Ralph Kachadourian, Development Services/Planning
Email: Ralph.Kachadourian@fresno.gov and Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Conditional Use Permit Application No. C-15-123-HSR was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of property located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues. The applicant proposes the construction of a ±15,657 square-foot office/warehouse building with a construction yard and a hazardous material temporary storage and transfer facility. This business is being displaced by the California High Speed Rail project. The property is zoned M-3 *(Heavy Industrial)*.

APN: 328-200-87s **ZONING: M-3** **ADDRESS: 2864 East Dorothy Avenue**

DATE ROUTED: August 21, 2015 **COMMENT DEADLINE: September 4, 2015**

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:
SUBMIT DEDICATION EARLY TO AVOID DELAYS (2-MONTH PROCESSING TIME)

REQUIRED CONDITIONS OF APPROVAL:
2' PEDESTRIAN EASEMENT REQ'D

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):
SEE EMAIL FOR CONDITIONS + CPI

REVIEWED BY: Jairo Mata Engineer II | 621-8714 | 9-3-15
Name and Title | Telephone Number | Date

DRC 7-21-15; Level 3 Review; Council District 3
Fresno General Plan, Edison Community Plan, North Avenue Industrial Triangle Specific Plan

City of FRESNO

DATE: September 3, 2015

TO: Ralph Kachadourian
Development and Resource Management Department

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

SUBJECT: Conditions of Approval for **C-15-123**
ADDRESS: **2864 East Dorothy Avenue**
APN: **328-200-87s**

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

X	**Deed (up to 2 month processing time)** Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by **the applicant's** engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership **prior** to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 jeff.beck@fresno.gov

PUBLIC IMPROVEMENT REQUIREMENTS

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

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

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

** Requirement to underground overhead utilities waived per attached letter from Andrew Benelli **

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

East Dorothy Avenue: Local Industrial

1. Dedication Requirement
   a. Dedicate 2' of property for pedestrian purposes behind all driveway approaches.

2. Construction Requirements:
   a. Construct a 24' driveway approach to Public Works Standards P-2 and P-6. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**. Asphalt concrete paving per City of Fresno Public Works Standard Drawing P-21 may be substituted for concrete. Provide a 10' visibility triangle at all driveways.
   b. Construct an 8' concrete sidewalk to Public Works Standard P-5.
   c. Construct an underground street lighting system to Public Works Standard E-2 within the limits of this application. Spacing and design shall conform to Public Works Standard E-9 for Locals.
   d. Remove and dispose of overhead streetlight conductors and wood pole to an approved site. Luminaire fixture and bracket shall be salvaged to the City of Fresno's storage yard. Call (559) 621-1312, 48 hours in advance.
   e. If not existing to current Public Works Standards modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. "Detectable Warning Devices" are required, if not existing. Reference Public Works Standards **P-24 thru P-27, P-28, P-30 thru P-32.**

South Granite Court: Local Industrial

1. ~~Dedication Requirement~~
   ~~a. Dedicate 2' of property for pedestrian purposes behind all driveway approaches.~~

2. Construction Requirements:
   a. Construct a 24' driveway approach to Public Works Standards P-2 and P-6. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**. Asphalt concrete paving per City of Fresno Public Works Standard Drawing P-21 may be substituted for concrete. Provide a 10' visibility triangle at all driveways.
   ~~b. Construct an 8' concrete sidewalk to Public Works Standard P-5.~~
   ** Sidewalk waived along Granite Court per attached letter from Andrew Benelli**

All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Randy Schrey) at (559) 621-8807, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. All work shall be reviewed, approved, completed and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

Two working days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA) Call 811.

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) **P-21**, **P-22**, **P-23**.
2. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A".**

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

Trip Generation: This development will generate the following Average Daily Trips (A.D.T.), as shown below:

Description/ ITE code	Size	ADT	AM Peak Hour	PM Peak Hour
Warehousing / 150	15,657 SF	56	5	5
General Office / 710	4,838 SF	53	8	7
	Total:	**109**	**13**	**12**

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

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

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

A. General Requirements

1. **Legend:** Provide line types and utility symbols
2. **Parcel of Record:** Provide a legal description of the legal lot of record.
3. **Property Lines and Easements:** Identify and dimension.
4. **Scope of work:** All items shall be listed as existing or proposed.

B. Offsite Information:

1. **Center Lines:** Identify.
2. **Street Improvements** and **Furniture:** Identify existing and proposed sidewalks (provide width), ADA ramps (provide radius), street lights (specify if wood or metal pole), etc.
3. **ADA: Identify the required 4' minimum path of travel along the public sidewalk** adjacent to property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if Title 24 requirements cannot be met.

C. **Onsite Information:**

1. **Parking Lot:**
   a. **Stalls:** Identify the 3' vehicular overhang adjacent to continuous curbing. No obstructions shall be within the 3' overhang.
   b. **Directional flow of traffic:** Identify existing and proposed directional arrows at beginning and end of aisles.
   c. **Lighting / Disability signage:** not to be within the 3' vehicular overhang
2. **Gates:** Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, **prior** to permits.

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

SITE NOTES

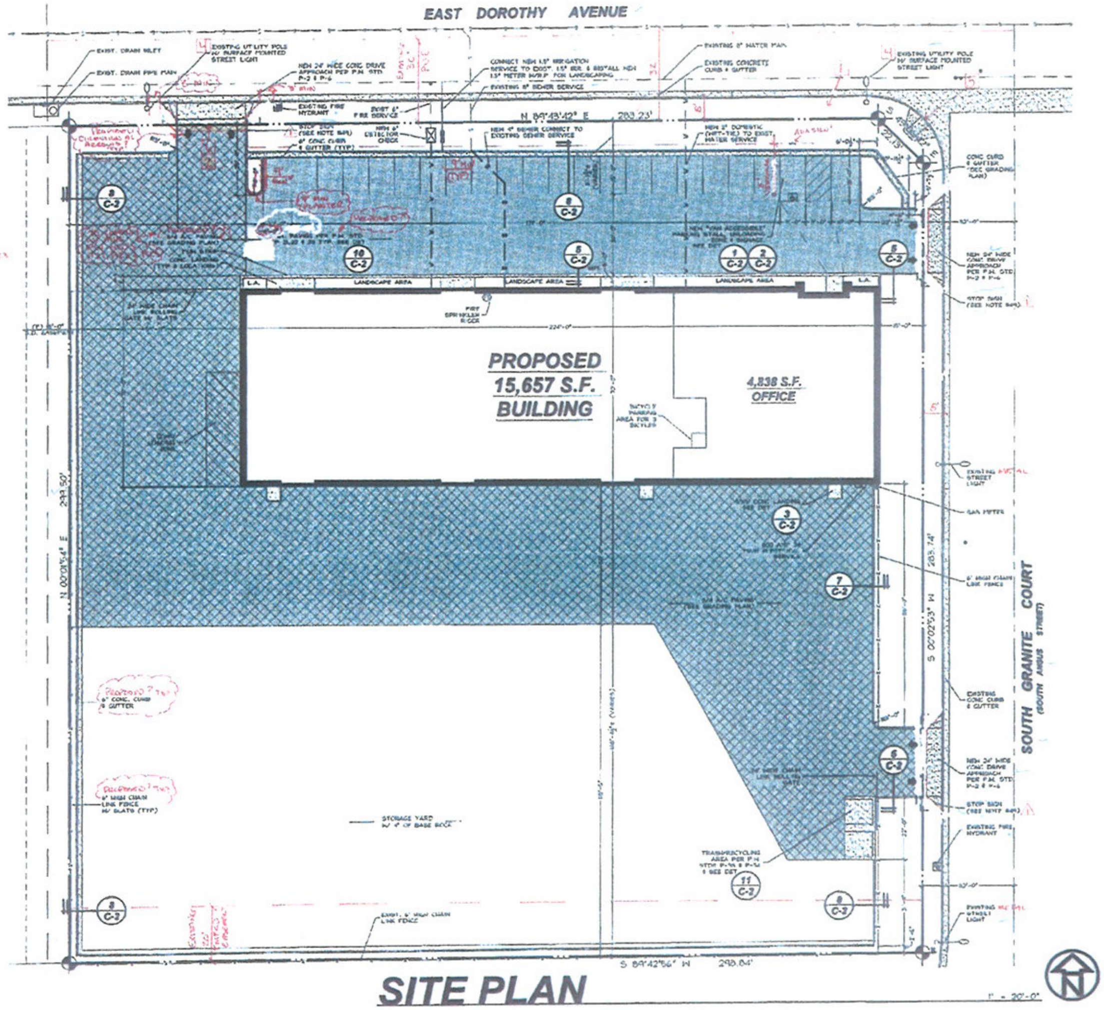
[illegible]

52. ADD TO SITE NOTES: DEEDS OF EASEMENTS FOR THE REQUIRED DEDICATIONS SHALL BE PREPARED BY THE OWNER DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS

CONSTRUCTION NOTES:

1. CONSTRUCT AN 8' CONCRETE SIDEWALK TO PW STD P-5
2. DEDICATE 2' OF PROPERTY BEHIND ALL DRIVEWAY APPROACHES FOR PEDESTRIAN PURPOSES
3. CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PW STDS E-2 & E-7 FOR LOCAL STREETS ALONG E. DOROTHY AVE
4. Remove and dispose of overhead streetlight conductors and wood pole to an approved site. Luminaire fixture and bracket shall be salvaged to the City of Fresno storage yard. Call 621-1312 48 hours in advance
5. IF NOT PAVED TO CURRENT PW STDS MODIFY OR REPAVE THE EXISTING CURB RAMP TO MEET CURRENT PW STDS
6. CONSTRUCT A CONCRETE PEDESTRIAN WALKWAY BEHIND ALL DRIVEWAY APPROACHES. CONSTRUCT CONCRETE PAVING PER PW STD P-21 ...
7. CONSTRUCT PARKING LOT PAVING TO PW STDS P21, P22 & P23

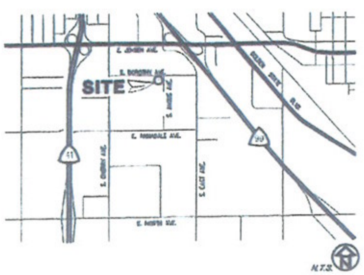
⚠ STOP SIGNS ARE NOT REQUIRED ON LOCAL STREETS
⚠ PROVIDE A LEGEND W/ LINETYPES & UTILITY SYMBOLS
⚠ PROVIDE A LEGAL DESCRIPTION OF THE CENTER LINE OF ROADS
⚠ IDENTIFY ALL ITEMS AS EXISTING OR PROPOSED
⚠ PROVIDE A CLEAR HORIZONTAL SEPARATION ... THE WATER SHALL REMAIN OPERABLE & CLEAR



SITE PLAN

1" = 20'-0"

VICINITY MAP



SHEET INDEX

C-1 SITE PLAN
C-3 LANDSCAPE PLAN
C-4 IRRIGATION PLAN
A-1 FLOOR PLAN
A-3 EXTERIOR ELEVATIONS

LEGEND:
PROPERTY LINE
CENTER LINE
PROPOSED 6' HIGH CHAIN LINK FENCE
PROPOSED AC PAVING TO PW STDS P21, P22 & P23
PROPOSED AC PAVING TO ... PW STDS P21, P22 & P23

PROJECT STATISTICS

[illegible]

CITY OF FRESNO
DEVELOPMENT DEPARTMENT

DATE:
MAJOR USE: ____

SET 1	Initial	SET 3	Initial
Streets	____	Struct	____
Fees	____	Mech	____
Zoning	____	Grading	____
SET 2	Initial	SET 4	Initial
Building	____	Elect	____
Fire	____	Plbg	____

Job Address: ____
Set Number: ____ of ____
PLAN CHECK NUMBER: ____

RECEIVED
AUG 2 1 2015
TRAF ENGIN DIV

MAKE CORRECTIONS PER TRAFFIC ENGR REVIEW

Don Pickett & Associates, Inc.
7395 N. Palm Bluffs, Suite 101, Fresno, CA 93711-5720

Copyright Notice

Project Location: 2864 E. Dorothy Avenue Fresno, CA 93706

Project Title: Proposed 15,657 s.f. Building for Parc Environmental

Revisions

Job No. 15-06-DLP

Name & Address: PARC ENVIRONMENTAL 2864 E. Dorothy Avenue Fresno, Ca

Sheet No. C-1

City of FRESNO

PUBLIC WORKS DEPARTMENT

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8650 FAX (559) 488-1045
www.fresno.gov

Scott L. Mozier
Public Works Director

August 11, 2015

Douglas Henson, P.E.
Don Pickett & Associates, Inc.
7395 N. Palm Bluffs Avenue, Suite 101
Fresno, CA 93711-5739

Re: Parcel D of Parcel Map No. 2000-18-PARC Environmental relocation

Mr. Henson,

We received your July 31, 2015 letters requesting that the City wave the requirements to;

1. Convert the existing overhead utility lines to underground and
2. Install sidewalks on the project frontages (Granite Court, and Dorothy Avenue).

We are in agreement with your request to allow the existing overhead utility line to remain in place. The project is being proposed in an area that has several existing buildings with the utilities overhead. It is unlikely that the utility distribution system will be converted to underground in the near future.

We are not in agreement with your request to develop the property without sidewalks. Sidewalks provide an important transportation element for individuals that do not own or operate motor vehicles. The City's newly adopted General Plan encourages complete streets in all zone districts. Sidewalks are required on Dorothy. Granite Court is a cul-de-sac and will have very low traffic and pedestrian volumes. No sidewalks are required on Granite Court. The PARC Environmental Relocation project is required to install a handicap ramp on the southwest corner of Dorothy and Granite Court.

Please contact me at (559) 621-8723 if you have any questions.

Thanks,

Andrew J. Benelli

Andrew Benelli, Assistant Director
City of Fresno Public Works Department

Doug Henson

From: Andrew Benelli <Andrew.Benelli@fresno.gov>
Sent: Monday, September 21, 2015 11:58 AM
To: Doug Henson
Cc: Louise Gilio; Kenneth Turner; Steve Delsid
Subject: RE: C-15-123 CP1

Doug,

The City is going to remove the requirement from the Conditions of Approval to install new street lights on metal poles on Dorothy. The existing mast arms on the PG&E joint poles can remain. However, the Standard Plans and Specifications now require LED luminaires and the existing luminaires are high pressure sodium. Please plan on replacing the luminaires. A street work permit will be required to perform this work. See Standard Plan Addendum No. 6 and the City website for a list of qualified fixtures.

Don't hesitate to contact me if you have any questions.

Thanks
Andy

Andrew Benelli
Assistant Public Works Director / City Engineer
2600 Fresno Street
Fresno, CA 93721
559.621.8723

From: Doug Henson [mailto:Doug@donpickett.com]
Sent: Friday, September 18, 2015 9:06 AM
To: Andrew Benelli
Cc: Mike Pickett
Subject: RE: C-15-123 CP1

Hi Andrew,

Have you had a chance to make a determination on the street light matter mentioned in the email below.

Thank you,

Doug Henson
Don Pickett & Associates
7395 North Palm Bluffs Avenue, #101
Fresno, California 93711-5739
Voice: (559) 431-3535

DEPARTMENT OF PUBLIC WORKS

TO: **Ralph Kachadourian, Supervising Planner**
Joanne Zuniga, Development Services Coordinator
Planning Division

FROM: **Hilary Kimber, Parks Supervisor II (559-621-1345)**
Public Works, Median Island Maintenance

DATE: October 2, 2015

SUBJECT: SITE PLAN REVIEW NO. C-15-123 HSR

The Department of Public Works offers the following comments regarding 2864 East Dorothy Avenue (APN: 328-200-87S) is located on the southwest corner of East Dorothy Avenue and South Angus Street between South Cherry and South East Avenues:

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 trail 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. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB1881.

2. There are approximately 300 lineal feet of street frontage along E. Dorothy Ave. resulting in the requirement of five (5) street trees. The proposed landscape plan by Don Pickett & Associates, Inc. submitted on August 19, 2015 shows ten (10) Chinese Pistache to be planted onsite. This exceeds the street tree requirement of onsite trees planted within ten feet of the back of the monolithic sidewalk in-lieu-of street trees.

3. The Chinese Pistache closest to the west property line shall be removed since it is located within three feet of the property line. The Chinese Pistache located on the corner of E. Dorothy Ave. and S. Angus St. shall be removed for traffic visibility of 30' clearance.

4. There are approximately 300 lineal feet of street frontage along S. Angus St. resulting in the requirement of five (5) street trees. The landscape plan shows eight (8) onsite Chinese Pistache within ten feet of the back of the monolithic sidewalk that meet that requirement as onsite trees in-lieu-of street trees.

5. Public Works requires a landscape and irrigation plan for all locations within the city right-of-way, or for trees to be planted onsite in-lieu-of street trees to the scale of 1"=20'.

City of
FRESNO

FIRE DEPARTMENT

DATE: August 26, 2015

TO: RALPH KACHADOURIAN, Supervising Planner
Development and Resource Management Department

FROM: RANDI EISNER, RE Senior Fire Prevention Inspector
Fire Department, Community Risk Reduction Unit

SUBJECT: 2864 EAST DOROTHY, C-15-123

The Fire Department's conditions of approval include the following:

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

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

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

4. ( ) Confirm the gates are manually and not electrically closed. All electrified gates shall be equipped with both the Best electric cylinder lock 1W7B2 **and** "Click to Enter" system. Gates/fences shall not obstruct minimum width required for fire lanes.

5. ( ) Items that will be addressed during the building plan review: Provide quantities of hazardous materials to be stored. Quantities in excess of 2013 CFC, Table 105.6.20 will require a Special Hazard Permit.

6. ( ) In M and S occupancies, provide written documentation of compliance with 2013 CFC, Table 5003.11.1 for storage of hazardous materials.

7. ( ) Note on plan: "No hazardous materials to be stored or used in the building." <u>or</u> provide details for storage and use of hazardous materials in the building. If quantities exceed the maximum allowable quantity per control area of hazardous materials listed in 2013 CFC, Tables 5003.1.1(1) and 5003.1.1(2), requirements for an H occupancy will need to be met or additional control areas may be required.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM

WATER & CONSERVATION • SOLID WASTE & RECYCLING • DPU

Providing Life's Essential Services

Date: September 4, 2015

To: RALPH KACHADOURIAN, Supervising planner
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT C-15-123-HSR

General

Conditional Use Permit Application No. C-15-123-HSR was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of property located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues, 2864 East Dorothy Avenue & APN: 328-200-87s. The applicant proposes the construction of a ±15,657 square-foot office/warehouse building with a construction yard and a hazardous material temporary storage and transfer facility. This business is being displaced by the California High Speed Rail project. The property is zoned M-3 (Heavy Industrial)

Sewer Requirements

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

1. Installation of a sewer house branch(s) shall be required.
2. On-site sanitary sewer facilities shall be private.
3. Abandon any existing on-site private septic systems.
4. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Charge.

3. Sewer Facility Charge (Non-Residential)

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

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

City of
FRESNO

Department of Public Utilities – Water Division

WATER & CONSERVATION • SOLID WASTE & RECYCLING • WASTEWATER & RECLAMATION • DPU

Providing Life's Essential Services

DATE: September 4, 2015

TO: RALPH KACHADOURIAN, Planner III
Development Department/Current Planning

THROUGH: MICHAEL CARBAJAL, Division Manager
Department of Public Utilities, Water Division

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

SUBJECT: WATER REQUIREMENTS FOR CONDITIONAL USE PERMIT C-15-123 HSR

General

Conditional Use Permit Application No. C-15-123-HSR was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of property located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues, 2864 East Dorothy Avenue & APN: 328-200-87s. The applicant proposes the construction of a ±15,657 square-foot office/warehouse building with a construction yard and a hazardous material temporary storage and transfer facility. This business is being displaced by the California High Speed Rail project. The property is zoned M-3 (Heavy Industrial)

Water Requirements

The nearest water mains to serve the proposed project are an 8-inch main located in East Dorothy Avenue and an 8-inch main located in South Granite Court. Water facilities are available to provide service to the site subject to the following requirements:

1) 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.

2) On-site water facilities shall be private.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES

Date: September 01, 2015

To: RALPH KACHADOURIAN, Supervising Planner
Development and Resource Management Department , Current Planning

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

Subject: Conditional Use Permit Application No. C-15-123-HSR was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of property located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues, 2864 East Dorothy Avenue & APN: 328-200-87s. The applicant proposes the construction of a ±15,657 square-foot office/warehouse building with a construction yard and a hazardous material temporary storage and transfer facility. This business is being displaced by the California High Speed Rail project. The property is zoned M-3 (Heavy Industrial)

General

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

Does Project Affect Your Agency/Jurisdiction

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

Suggestions to Reduce Impacts/Address Concerns

None.

Recommended Conditions of Approval

Curb only enclosure required.

Additional Information

Location of enclosure is acceptable.

County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

August 25, 2015

LU0018171
2602

Ralph Kachadourian
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Kachadourian:

PROJECT NUMBER: C-15-123-HSR

Conditional Use Permit Application No. C-15-123-HSR was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of property located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues. The applicant proposes the construction of a ±15,657 square-foot office/warehouse building with a construction yard and a hazardous material temporary storage and transfer facility. This business is being displaced by the California High Speed Rail project. The property is zoned M-3 (*Heavy Industrial*).

APN: 328-200-87s **ZONING: M-3** **ADDRESS: 2864 East Dorothy Avenue**

Recommended Conditions of Approval:

- Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (https://www.fresnocupa.com/ or http://cers.calepa.ca.gov/). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

REVIEWED BY:
Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno County Department of Public Health, ou=Environmental Health Division, email=ktsuda@co.fresno.ca.us, c=US
Date: 2015.08.25 15:48:25 -07'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II (559) 600-3271

kt

cc: Khambay Malavong- Environmental Health Division (CT 11.00)
Doug Henson- Owner/Applicant (doug@donpickett.com)

Ralph Kachadourian

From: Cherie Clark <Cherie.Clark@valleyair.org>
Sent: Friday, September 11, 2015 8:31 AM
To: Ralph Kachadourian
Cc: Joann Zuniga
Subject: C-15-123 (HSR)

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of **the construction of a 15,657 square-foot light industrial building to replace the current facility being displaced for the High Speed Rail project** and has no comments to offer at this time.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. To identify 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 at www.valleyair.org/rules/1ruleslist.htm.

If you have any questions or require further information, please call the District at (559) 230-6000 and ask to speak to the ISR/CEQA group.

550.10 "LL"

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT, AND ENTITLEMENT APPLICATION REVIEW OF CONDITIONAL USE PERMIT APPLICATION NO. C-15-123 - HSR
HIGH SPEED RAIL (HSR)-IMPACTED PROJECT

FMFCD

Return Completed Form to:
Ralph Kachadourian, Development Services/Planning
Email: Ralph.Kachadourian@fresno.gov and
Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:
Conditional Use Permit Application No. C-15-123-HSR was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of property located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues. The applicant proposes the construction of a ±15,657 square-foot office/warehouse building with a construction yard and a hazardous material temporary storage and transfer facility. This business is being displaced by the California High Speed Rail project. The property is zoned M-3 *(Heavy Industrial)*.

APN: 328-200-87s **ZONING: M-3** **ADDRESS: 2864 East Dorothy Avenue**

DATE ROUTED: August 21, 2015 **COMMENT DEADLINE: September 4, 2015**

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

REFER TO FMFCD NOTICE OF REQUIREMENTS FOR CUP 2015-123.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE

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

NO

REVIEWED BY: GARY CHAPMAN ENG.TECH.III 456-3292 8/31/15
Name and Title Telephone Number Date

DRC 7-21-15; Level 3 Review; Council District 3
Fresno General Plan, Edison Community Plan, North Avenue Industrial Triangle Specific Plan

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.413

PUBLIC AGENCY

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

DEVELOPER

DOUGLAS HENSON, DON PICKETT & ASSOCIATES, INC.
7395 N. PALM BLUFFS AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: **2015-123**

ADDRESS: **2864 E. DOROTHY AVE.**

APN: **328-200-87S**

SENT: 8/31/15

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
LL	$0.00	NOR Review	$72.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$365.00	Amount to be submitted with first grading plan submittal.
	Total Drainage Fee: $0.00	**Total Service Charge:**	**$437.00**	

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.

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/16 based on the site plan submitted to the District on 8/21/15 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

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

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

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

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

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

FR CUP No. 2015-123

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1. _X_ a. Drainage from the site shall BE DIRECTED TO DOROTHY AVENUE AND/OR GRANITE COURT (ANGUS STREET)

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

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

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

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

   _X_ None required.

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

   _X_ Grading Plan

   ___ Street Plan

   ___ Storm Drain Plan

   ___ Water & Sewer Plan

   ___ Final Map

   ___ Drainage Report (to be submitted with tentative map)

   ___ Other

   ___ None Required

4. Availability of drainage facilities:

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

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

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

   ___ d. See Exhibit No. 2.

5. The proposed development:

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

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

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

FR CUP No. 2015-123

5469 E. OLIVE - FRESNO, CA 93727 - (559) 456-3292 - FAX (559) 456-3194

FR CUP No. 2015-123

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

   a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

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

   c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. _X_ See Exhibit No. 2 for additional comments, recommendations and requirements.

Debbie Campbell
Design Engineer

Gary W. Chapman
Project Engineer

OTHER REQUIREMENTS
EXHIBIT NO. 2

The minimum finish floor elevation shall be 281.56 (U.S.G.S. Datum).

No surface runoff shall be directed towards the District basin.

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

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

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

Development No. CUP 2015-123

Exhibit 3

Applicant Operation Statement/Letter
August 17, 2015

Don Pickett & Associates, Inc.
7395 N. Palm Bluffs Ave., Suite 101
Fresno, CA 93711-5739
(559) 431-3535

August 17, 2015

City of Fresno
Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

RE: Operational Statement
2864 East Dorothy Avenue Fresno, CA 93706
Parcel D of Parcel Map No. 2000-18

To whom it may concern:
A Conditional use Permit (CUP) for a proposed 15,657 square foot office/warehouse building and a construction storage yard is being submitted by **Don Pickett & Associates, Inc.** on behalf of **PARC Environmental**. The **CUP** pertains to the following **2.05 acres** of property:

Site Address:	2864 East Dorothy Avenue Fresno, CA 93706
APN:	328-200-87S
Land Use (Ex.):	Heavy Industrial
Zoning (Ex.):	M-3
Community Plan:	Edison
Specific plan:	North Avenue Industrial Triangle
RDA plan:	N/A

The proposed use is consistent with the surrounding neighborhood and the 2025 General Plan. **PARC Environmental** has business hours of the facility are currently 5:00 am to 5:00 pm, Monday through Friday. They are on emergency call 24 hours 7 days a week. They currently employ 25 office and warehouse employees. There is an anticipated 1 to 5 daily guests. There are currently 6 supply trucks used. There are a number of company owned vehicles which will be parked on-site. The proposed land use of this property is an office/warehouse building with a contractor's storage yard. The building will be of steel framed construction with a stucco and metal façade very similar to the surrounding buildings in the immediate area. The building will be situated in a proposed construction storage yard and will provide parking for company vehicles and interim storage for construction materials. There will be security measures in place including surveillance cameras, site lighting, and a slatted chained-link fence. The owner states that the neighbors are aware of intent of the proposed **CUP**. The proposed 15,657 sf. building will be situated in the Northeast portion of the site and is accompanied by contractor's storage yard to the South. The entrance gate will remain open during business hours. **PARC Environmental** is a temporary asbestos storage facility which currently resides at 2706 South Railroad Ave, Fresno, CA 93625.

The proposed storage facility currently holds the following State and County permits:

DSTC Registered Transporter #3908 expires 12/31/15
DMV Motor Carrier Permit #0076559 expires 03-31-16
DOT Hazmat Registration #060914552044WY expires 06-30-17
CA CHP Hazardous Materials License #140114 expires 02-28-16
DOSH Asbestos Cert #019 expires 12-20-15
CA Contractors License #501913 expires 11-30-16

The asbestos is being transported and kept in the original sealed and leak tight containers, from the customer's project site to the proposed asbestos storage facility. The containers may be transferred from a truck to a 40 yard dumpster when it arrives at their facility. The 40 yard dumpster has been approved by DOT. The dumpsters are then transported to the disposal facility within 10 days of when the first asbestos container was added to the dumpster. The average total weight of the asbestos material being transported is 8 tons per bin. The landfill that is used for the final disposal of asbestos is the Forward Landfill in Manteca, CA. At no time are the containers opened.

This business is being displaced from its current location of over 30 years by the California High Speed Rail project.
If you have further questions, please give me a call at (559) 431-3535.

Sincerely,

Douglas Henson
Don Pickett & Associates, Inc.

Exhibit 4

General Notes and Requirements for Entitlement Applications

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Not all requirements will be applicable to all projects)

GENERAL

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

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

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

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

5. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businesstaxapplicaiton.htm

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

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

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

FENCES/WALLS, LANDSCAPING, PARKING

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SIGNAGE

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

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

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

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

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

MISCELLANEOUS

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

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

32. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to

charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

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

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

    Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, *www.casqa.org*

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

    The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (*www.casqa.org*).

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

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

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

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

38. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.

39. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.

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

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

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

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

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

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

FEES

(Not all fees will be applicable to all projects)

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

47. CITYWIDE DEVELOPMENT IMPACT FEES

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

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

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

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

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

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

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

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

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

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

49. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

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

51. SCHOOL FEES

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

52. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.

b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

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

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

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

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

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

    a) Frontage Charge (based on property frontage)

    b) Transmission Grid Main Charge (based on acreage)

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

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

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

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

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

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

    i) Meter Charges (based on service need)

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

Notice of Intent to Adopt a Finding of Conformity

E201510000211

CITY OF FRESNO NOTICE OF INTENT TO ADOPT A FINDING OF CONFORMITY	Filed with: FRESNO COUNTY CLERK 2221 Kern Street, Fresno, CA 93721 FILED SEP 11 2015 TIME 1:25pm FRESNO COUNTY CLERK By Christina M. Kelley DEPUTY
PROJECT TITLE & ENVIRONMENTAL ASSESSMENT NUMBER EA No. C-15-123	
APPLICANT: Doug Hensen Don Pickett & Associates 7395 North Palm Bluffs Avenue, #101 Fresno, California 93711-5739	
PROJECT LOCATION: 2864 East Dorothy Avenue Located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues in the City and County of Fresno, California Assessor's Parcel Number: 328-200-87S Site Latitude: 36.704169 & Site Longitude: 119.776152 Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 22	

PROJECT DESCRIPTION: Conditional Use Permit Application No. C-15-123 was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of undeveloped property located at the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry Avenue and South East Avenue. The applicant proposes the construction of a ±15,657 square-foot corporate office/warehouse building with construction yard for hazardous material storage and transfer facility. The project will provide a new facility for an existing business operating within the City of Fresno, known as PARC Environmental that is being displaced by the California High Speed Rail project.

The property at 2864 East Dorothy Avenue (APN: 328-200-87S) is zoned M-3, (Heavy Industrial) and is consistent with the Heavy Industrial planned land use designation of the Fresno General Plan, the Edison Community Plan and the North Avenue Industrial Triangle Specific Plan.

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 fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Finding of Conformity for this project.

With mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource

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

Additional information on the proposed project, including the proposed environmental Finding of Conformity, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor-North, Room 3076, Fresno, California 93721 3604. Please contact Ralph Kachadourian, Supervising Planner at (559) 621-8172 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commenter's name and address; (2) the commenter's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Comments may be submitted at any time between the publication date of this notice and close of business on October 28, 2015. Please direct all comments to Ralph Kachadourian, Supervising Planner, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor-North, Room 3076, Fresno, California, 93721-3604; or by email, ralph.kachadourian@fresno.gov or by facsimile, (559) 498 1026. Para información en español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

INITIAL STUDY PREPARED BY: Ralph Kachadourian, Supervising Planner	SUBMITTED BY: Ralph Kachadourian, Supervising Planner CITY OF FRESNO DEVELOPMENT & RESOURCE MANAGEMENT DEPT
DATE: September 11, 2015	

Finding of Conformity

CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT
FINDING OF CONFORMITY / MEIR SCH No. 2012111015

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014.	DATE RECEIVED FOR FILING: Filed with the Fresno County Clerk's office on September 11, 2015
Applicant: Doug Hensen Don Pickett & Associates 7395 North Palm Bluffs Avenue, #101 Fresno, California 93711-5739	**Initial Study Prepared By:** Ralph Kachadourian, Supervising Planner September 10, 2015
Environmental Assessment Number: **EA No. C-15-123**	**Project Location (including APN):** 2864 East Dorothy Avenue Located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues. Assessor's Parcel Number: 328-200-87S Site Latitude: 36.704169 & Site Longitude: 119.776152 Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 22

Project Description: Conditional Use Permit Application No. C-15-123 was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of undeveloped property located at the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry Avenue and South East Avenue. The applicant proposes the construction of a ±15,657 square-foot corporate office/warehouse building with construction yard for hazardous material storage and transfer facility. The project will provide a new facility for an existing business operating within the City of Fresno that is being displaced by the California High Speed Rail project.

Conformance to Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014:

The subject site is zoned M-3, (*Heavy Industrial*) and is consistent with the Heavy Industrial planned land use designation of the Fresno General Plan, the Edison Community Plan and the North Avenue Industrial Triangle Specific Plan.

The Development and Resource Management Department staff has prepared an Initial Study (See Attached "Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study") to evaluate the proposed project application in accordance with the land use and environmental policies and provisions of lead agency City of Fresno's General Plan adopted by the Fresno City Council on December 18, 2014 and the related MEIR SCH No. 2012111015. The proposed application will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted zoning and planned land use designation. Moreover, it is not expected that development of the project will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that

the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Guidelines Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of the MEIR, provided that the project does not cause additional significant impacts on the environment that were not previously examined by the MEIR. Based on this Initial Study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in the MEIR because its, location, land use designation and permissible densities and intensities are set forth in Figure LU-1 of the Fresno General Plan; (2) The proposed project is fully within the scope of the MEIR because it will not generate additional significant effects on the environment not previously examined and analyzed by the MEIR for the reasons set forth in the Initial Study; and (3) other than identified below, there are no new or additional mitigation measures or alternatives required.

In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Public notice has been provided regarding staff's finding in the manner prescribed by Section 15177(d) of the CEQA Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions). Moreover, as lead agency for this project, the Development and Resource Management Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from the MEIR shall be applied to the project as conditions of approval as set forth in the attached MEIR Mitigation Measure Monitoring Checklist (See "Master Environmental Impact Report (MEIR) SCH No. 2012111015 for the General Plan, Mitigation Monitoring Checklist".)

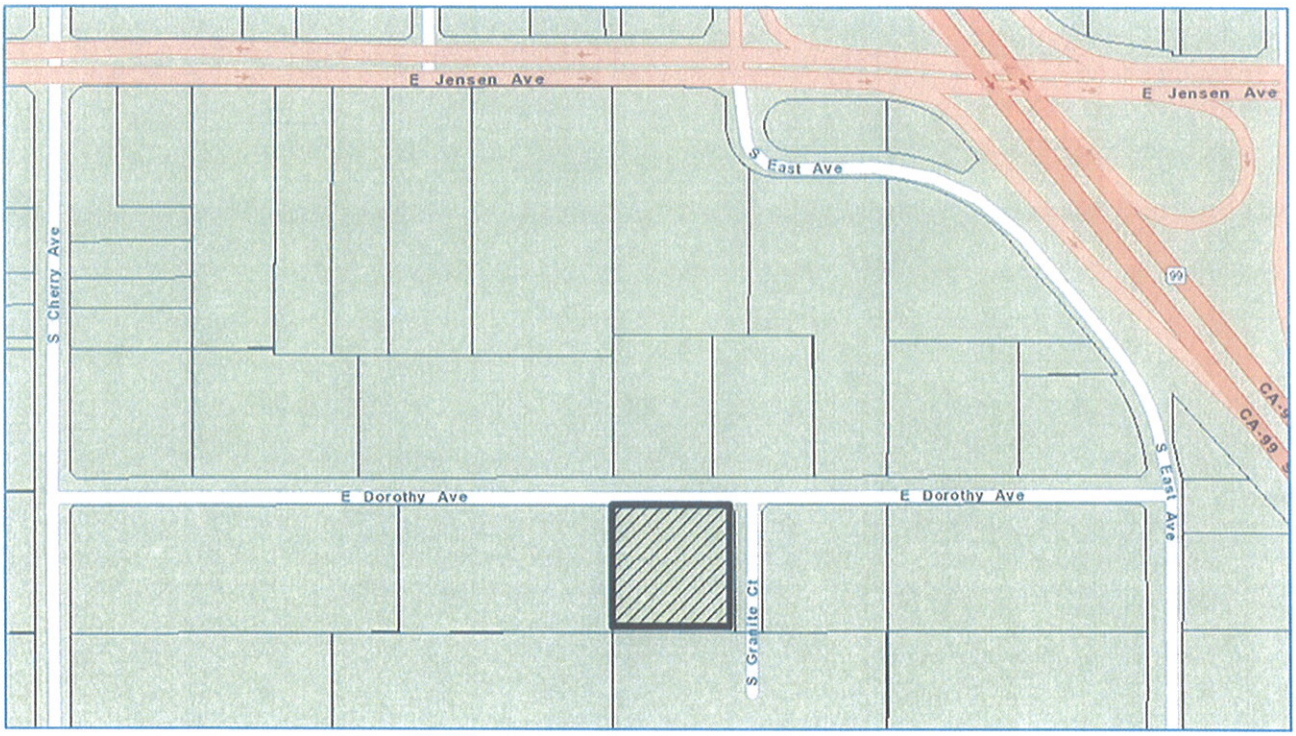
SEPTEMBER 10, 2015

Ralph Kachadourian, Supervising Planner
City of Fresno

Date

Attachments: Notice of Intent to Adopt a Finding of Conformity
Vicinity Map
Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study for EA No. C-15-123
MEIR Mitigation Measure Monitoring Checklist for EA No. C-15-123

VICINITY MAP



Subject Site

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONAL USE PERMIT NO.
C-15-123

PROPERTY ADDRESS

2864 East Dorothy Avenue

Not To Scale

APN: 328-200-87S

Zone Districts: M-3 (Heavy Industrial)

By: R. Kachadourian, September 9, 2015

Appendix G

Initial Study

APPENDIX G TO ANALYZE
SUBSEQUENT PROJECT IDENTIFIED IN MEIR SCH No. 2012111015
INITIAL STUDY

Environmental Assessment, EA-No. C-15-123
PARC Environmental

1. **Project title:**
   PARC Environmental Conditional Use Permit Application No. C-15-123

2. **Lead agency name and address:**
   City of Fresno Development and Resource Management Department
   Development Services Division
   2600 Fresno Street, Third Floor
   Fresno, CA 93721

3. **Contact person and phone number:**
   Ralph Kachadourian, Supervising Planner
   High Speed Rail Impacted Business Assistance Program
   City of Fresno
   (559) 621-8172

4. **Project location:**
   2864 East Dorothy Avenue (Assessor's Parcel Number: 328-200-87S)

   Parcel is located on the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry and South East Avenues in the City and County of Fresno, California

5. **Project sponsor's name and address:**
   Doug Hensen
   Don Pickett & Associates
   7395 North Palm Bluffs Avenue, #101
   Fresno, California 93711-5739
   (559) 431-3535
   doug@donpickett.com
   www.donpickett.com

6. **General Plan Designation:** Heavy Industrial

   Specific Plan: North Avenue Industrial Triangle

   Community Plan Area: Edison

   Zone District: M-3, Heavy Industrial District

8. **Description of Project:**

Conditional Use Permit Application No. C-15-123 was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±2.05 acres of undeveloped property located at the southwest corner of East Dorothy Avenue and South Angus Street, between South Cherry Avenue and South East Avenue. The applicant proposes the construction of a ±15,657 square-foot corporate office/warehouse building with construction yard for hazardous material storage and transfer facility. The project will provide a new facility for an existing business operating within the City of Fresno that is being displaced by the California High Speed Rail project.

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

	Land Use	Existing Zoning	Existing Uses
North	Heavy Industrial	M-3, Heavy Industrial	Undeveloped
East	Heavy Industrial	M-3, Heavy Industrial	Industrial Use Building with lot
South	Heavy Industrial	M-3, Heavy Industrial	Office Uses w/parking
West	Heavy Industrial	M-3, Heavy Industrial	Undeveloped

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Pursuant to Public Resources Code Section 21157.1(b) and CEQA Guidelines 15177(b)(2), the purpose of this MEIR initial study is to analyze whether the subsequent project was described in the Master Environmental Impact Report (MEIR) SCH No. 2012111015 and whether the subsequent project may cause any additional significant

effect on the environment, which was not previously examined in MEIR SCH No. 2012111015 adopted for the updated Fresno General Plan.

LEAD AGENCY DETERMINATION:

On the basis of this initial evaluation:

_X_ I find that the proposed project is a subsequent project identified in the MEIR and that it is fully within the scope of the MEIR because it would have no additional significant effects that were not examined in the MEIR such that no new additional mitigation measures or alternatives may be required. A FINDING OF CONFORMITY will be prepared.

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

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

Ralph Kachadourian, Supervising Planner

9/10/15
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. For purposes of this MEIR Initial Study, the following answers have the corresponding meanings:

   a. "No Impact" means the subsequent project will not cause any additional significant effect related to the threshold under consideration which was not previously examined in the MEIR.

b. "Less Than Significant Impact" means there is an impact related to the threshold under consideration that was not previously examined in the MEIR, but that impact is less than significant;

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

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

2. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

4. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must then 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 because it would have no additional significant effects that were not examined in the MEIR.

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 MEIR, 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 out-cropping's, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

The proposed project will have no impact on aesthetics. The project is not located near a scenic vista as the property is within an area characterized by commercial/industrial developments. There are no state scenic highways or city- or county-designated roads which exist within the project area and therefore, the project would have no impact on scenic vistas, roads or highways.

The view to the existing sites would be altered by the proposed project; however it would not significantly change the existing visual character given that the subject sites surrounding the project are currently commercial/industrial uses and undeveloped lands planned for commercial/industrial development. Therefore, the project would have no impact on the character or quality of the site and its surroundings.

Development of the project site will not create a new source of substantial light or glare which could affect day or night time views in the project area, given that adequate lighting will be provided for the project and located in areas that will minimize light sources to the neighboring properties. The conditions of approval for the proposed project will require that lighting where provided shall be hooded and so arranged and

controlled so as not to cause a nuisance to the surrounding environment. All lighting shall be provided in accordance with the standards of the Department of Public Works. The proposed project will not result in any aesthetic impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

The subject site is within the designation as "Urban and Built-Up Land" on the 2012 Rural Mapping Edition: Fresno County Important Farmland Map and thus is not considered to be prime farmland, farmland of statewide importance, or unique farmland. According to aerial photos that go as far back as 1992, the site has not been under cultivation for a number of years. The land surrounding the site to the north, south, east and west are also designated as "Urban and Built-Up Land" by the above mentioned map. The subject site and properties adjacent to the project site are not under a Williamson Act contract and therefore, the proposed project will not affect any Williamson Act contract parcels.

The project does not conflict with any forest land or Timberland Production nor result in any loss of forest land, and the project will not include any changes which will affect the existing environment. The proposed project would not result in any agriculture and forestry resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?				X

The proposed project will comply with the Fresno General Plan and the Goals, Policies and Objectives of the adopted Regional Transportation Plan and therefore the project will not conflict with or obstruct an applicable air quality plan. The project must comply with the construction and development requirements of the San Joaquin Valley Air Pollution Control District, therefore, no violations of air quality standards will occur. The project will not occur at a scale or scope with potential to contribute substantially to existing or projected air quality violation or result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment.

The Edison Community Plan and the Fresno General Plan designate the subject site as heavy industrial and is zoned for industrial uses. The project proponent is not proposing a development beyond that examined in MEIR for the Fresno General Plan. The proposed project is not a use which will create objectionable odors; therefore it will not create objectionable odors affecting a substantial number of people. The proposed project is not expected to generate substantial pollutant concentrations; therefore the project will not create pollutants that would impact sensitive receptors.

If applicable, the project will be required to fully comply with Rule 9510 from the San Joaquin Valley Air Pollution Control District (SJVAPCD). This Rule (also called Indirect Source Review or ISR) provides for incorporation of a wide range of mitigation measures into projects, and levies fees for pollutants generated by development projects, transportation and development projects. The fees are used to provide for regional air quality improvements and mitigations. The applicant may be required to go through the ISR Process with the SJVAPCD during the Conditional Use Permit process.

In conclusion, the project will not result in any air quality impacts beyond those analyzed in MEIR SCH No. 2012111015.

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 pools, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

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

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

In conclusion, the project will not result in any biological resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

The project is not proposing any change to a historical or archaeological resource. There are no buildings that will be demolished. As the project is located within an industrially designated and developed area, there are no known paleontological resources or human remains that exist within the project area. However, in the event that human remains are unearthed during grading and construction of the project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a).

If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains.

In conclusion, the project will not result in any cultural, paleontological/geological resource impacts beyond those analyzed in MEIR SCH No. 2012111015.

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:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X

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

There are no known geologic hazards or unstable soil conditions known to exist on the undeveloped project site. Fresno has no known active earthquake faults and is not in any Alquist-Priolo Special Studies Zone. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District. The project does not involve the use of a septic tank or an alternative waste water disposal system; therefore there is no impact to the soil and no adverse environmental effects related to topography, soils or geology are expected as a result of this project.

The proposed project is required to comply with standard requirements and procedures mandated by the County of Fresno Department of Public Health, which include requirements and procedures for the abandonment/removal of water wells, septic systems or underground storage tanks that exist or have been abandoned within the project area. In conclusion, the proposed project would not result in any geology or soil environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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. The General Plan and MEIR rely upon a Greenhouse Gas Reduction Plan that provides a comprehensive assessment of the benefits of city policies and proposed code changes, existing plans, programs, and initiatives that reduce greenhouse gas emissions. The plan demonstrates that even though there is increased growth, the City would still be reducing greenhouse gas emissions through 2020 and per capita emission rates drop substantially. The benefits of adopted regulations become flat in later years and growth starts to exceed the reductions from all regulations and measures.

Although it is highly likely that regulations will be updated to provide additional reductions, none are reflected in the analysis since only the effect of adopted regulations is included. In conclusion, the proposed project would not result in any greenhouse gas emission environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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:				

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

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 result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

There are no known existing hazardous material conditions on the site and the project is not located on a site which are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The subject site is designated for industrial uses and has not been under cultivation for many years.

The proposed project will provide a new physical location for an existing business within the City of Fresno, established in 1985 which is being relocated due to acquisition of their current facility, located on South Railroad Avenue, by the California High Speed Rail Authority. The business is a State and County licensed facility that provides temporary asbestos storage from construction/demolition projects, which are transported by truck to the facility and kept in sealed, leak-proof containers that are placed within Department of Transportation approved 40-yard dumpsters. The dumpsters are transported to a designated and State-licensed landfill facility located outside of the City & County of Fresno.

The project is an operation that handles hazardous materials in a manner that meets the regulations as set forth in Health & Safety Code (HSC) Division 20, Chapter 6.95, and California Code of Regulations (CCR), Title 22, Division 4.5. The project may be required to submit an updated Hazardous Materials Business Plan pursuant to State requirements for review to the Fresno County Health Department, which is the Certified

Unified Program Agency (CUPA). The project is not near any wild land fire hazard zones, and poses no interference with the City's or County's Hazard Mitigation Plans or emergency response plans.

No pesticides or hazardous materials are known to exist on the site and as a State, County & City licensed and regulated facility, the project will have no environmental impacts related to potential hazards or hazardous materials. The subject site is not located within an airport land use plan and is not within the vicinity of a private airstrip. Therefore, there will be no impacts related to hazards. In conclusion, the project will not result in any hazards and hazardous material impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Fresno relies primarily on groundwater for its public water supply. While the aquifer underlying Fresno typically exceeds a depth of 300 feet and is capacious enough to provide adequate quantities of safe drinking water to the metropolitan area well into the twenty-first century, groundwater degradation, increasingly stringent water quality regulations, and an historic trend of high consumptive use of water on a per capita basis (some 250 gallons per day per capita), have resulted in a general decline in aquifer levels, increased cost to provide potable water, and localized water supply limitations.

The adverse groundwater conditions of limited supply and compromised quality have been well- documented by planning, environmental impact report and technical studies over the past 20 years including the MEIR No. SCH No. 2012111015 for the Fresno General Plan, the MEIR 10130 for the 2025 Fresno General Plan, Final EIR No.10100, Final EIR No.10117, and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan), et al. These conditions include water quality degradation due to DBCP, arsenic, iron, and manganese concentrations; low water well yields; limited aquifer storage capacity and recharge capacity; and, intensive urban or semi-urban development occurring up gradient from the Fresno Metropolitan Area.

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

In the near future, groundwater will continue to be an important part of the City's supply but will not be relied upon as heavily as has historically been the case. The 2010 UWMP projects that groundwater pumped by the City will decrease from approximately 128,578 AF/year in 2010 to approximately 85,000 AF/year at build out of the General Plan. This would represent a decrease in the groundwater percentage of total water supply from 87 percent to 36 percent. This reduction in groundwater pumping will recharge the aquifer by approximately 15,000 acre-feet per year because the safe yield is approximately 1,000,000 acre-feet per year. In order to meet this projection, the City is planning to rely on expanding their delivery and treatment of surface water supplies and groundwater recharge activities.

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

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

There are existing water and sewer facilities in the project area to serve this facility. If the development creates additional water demands beyond the levels allocated in the version of the City's Urban Water Management Plan it will be offset or mitigated in a manner approved by the Department of Public Utilities. When development permits are issued, the subject site will be required to pay drainage fees pursuant to the Drainage Fee Ordinance. The subject site does not appear to be located within a flood prone area as designated on the latest Flood Insurance Rate Maps available to the Fresno Metropolitan Flood Control District.

Occupancy of the site will generate wastewater containing human waste, which is required to be conveyed and treated by the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. There will not be any onsite wastewater treatment system. Development of the project will be required to abandon any existing on-site private septic systems, install separate sewer house branches and pay connection and sewer facility fees. The applicant will be required to comply with all requirements of the City of Fresno Department of Public Utilities.

In conclusion, the project will not result in any hydrology and water quality impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

Development of the project site for an industrial use is consistent with the Fresno General Plan, the Edison Community Plan and the North Avenue Industrial Triangle, and is a use permitted in the M-3 zone district, subject to a conditional use permit. The proposed project will not physically divide an established community since it is located within a developed industrial land use designated area, and will not conflict with any applicable land use plan, policy, or regulation. The use is specifically allowed in the existing zone district and will be required to comply with all applicable codes and regulations.

There are no habitat conservation plans or natural community conservation plans in the region that pertain to the subject site or in its immediate vicinity therefore, there would be no impacts. In conclusion, the proposed project would not result in any land use and planning environmental impacts beyond those analyzed in MEIR SCH No. 2012111015

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

The subject site is not located in an area designated for mineral resource preservation or recovery and will, therefore, not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. The subject site is not delineated on a local general plan, specific plan or other land use plan as a locally-important mineral resource recovery site and will, therefore, not result in the loss of availability of a locally-important mineral resource. The proposed project would not result in any mineral resource environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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 ground borne vibration or ground borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

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

The proposed project will not expose persons to excessive noise levels. Although the project will create additional commercial activity in the area, the project will be required to comply with all noise policies from the Fresno General Plan and noise codes from the Fresno Municipal Code.

There will be a temporary increase in noise levels during grading and construction of the project; however, the applicant will be required to comply with all applicable codes and regulations to reduce construction noise through the implementation of municipal code requirement that limits construction days and times. In addition, the construction is subject to standard rules and regulations that are incorporated into the project that will minimize potentially significant short-term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. As part of the project, construction specifications for the project will require that all construction equipment be maintained according to the manufacturers' specifications, and that noise generating construction equipment is equipped with mufflers. Therefore, there will be a less than significant impact for temporary noise levels due to grading and construction.

The project area is not located within an airport land use plan and thus the project will not expose people residing or working in the project area to excessive noise levels from the airport. In conclusion, the proposed project would not result in any noise environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

The proposed project will not substantially induce population growth as it is an in-fill commercial/industrial use and not residential. Though the project is a new commercial use building and storage yard, it is not expected to cause substantial population growth in the area given that commercial/industrial uses are already existing and operating within the surrounding area. The project will not displace existing housing; will not necessitate the construction of replacement housing, and the project will not displace any people, therefore there is no need for replacement housing. The proposed project would not result in any population and housing environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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:				X
Fire protection?				X
Police protection?				X
Drainage and flood control?				X
Parks?				X
Schools?				X
Other public services?				X

The subject site will be developed with an industrial use and will not result in physical impacts to public services therefore; the project will not result in any public service impacts beyond those analyzed in MEIR SCH No. 2012111015.

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 does not include or require construction of additional recreational facilities that might have an adverse physical effect on the environment, therefore no recreation impacts are generated by the project. The proposed project would not result in any recreation environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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

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

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

The proposed project on the subject site is not expected to generate traffic which would significantly impact any nearby roadways or to the roadways that will be utilized by the use. Therefore, since the project is an existing use within the City, its relocation to the subject site will not cause an increase in traffic to the existing traffic load and capacity of the street systems, or cause an increase in vehicle miles traveled.

The proposed project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system; will not conflict with a congestion management program; and will not result in a change in air traffic patterns. Development and use of the proposed project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses as the site is serviced by existing and improved roadways. The proposed project site plan provides adequate emergency access.

The proposed project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. In conclusion, the proposed project would not result in any transportation/traffic environmental impacts beyond those analyzed in MEIR SCH No. 2012111015.

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:				

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

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

The project site will be serviced by the Solid Waste Division and have water and sewer facilities available as required for development permits. The proposed project is not expected to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board and will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, therefore no significant environmental effects can result from the construction of said facility. Any demolition material generated by construction activities will be disposed of properly; therefore the project will comply with federal, state and local statues related to solid waste. In conclusion, the project will not result in any utilities and service system impacts beyond those analyzed in MEIR SCH No. 2012111015.

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 project is proposed at a size and scope which does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; additionally, the project site is located within a planned and designated commercial/industrial area with sites available for future development and those which have been developed with urban industrial uses.

Additionally, there are no fish or wildlife species, plant or animal community, located within the project area. There is no evidence in the record to indicate that the increment of environmental impacts that would be potentiated by this project would be cumulatively significant. There is also no evidence in the record that the proposed project would have any adverse impacts directly, or indirectly, on human beings. Therefore, there are no mandatory findings of significance.

MEIR Mitigation Monitoring Checklist

MEIR Mitigation Measure Monitoring Checklist for EA No. C-15-123

PARC Environmental

September 11, 2015

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

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

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

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Aesthetics:								
AES-1. Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences. **Verification comments:**	Prior to issuance of building permits	Public Works Department (PW) and Development & Resource Management Dept. (DARM)	X					

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Aesthetics *(continued)*:								
AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties. **Verification comments:**	Prior to issuance of building permits	DARM						X
AES-3: Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur. **Verification comments:**	Prior to issuance of building permits	DARM	X					
AES-4: Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal foot-candles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal foot-candles or greater. **Verification comments:**	Prior to issuance of building permits	DARM						X

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Aesthetics *(continued)*:								
AES-5: Materials used on building facades shall be non-reflective. **Verification comments:**	Prior to development project approval	DARM	X					
Air Quality:								
AIR-1: Projects that include five or more heavy-duty truck deliveries per day with sensitive receptors located within 300 feet of the truck loading area shall provide a screening analysis to determine if the project has the potential to exceed criteria pollutant concentration based standards and thresholds for NO2 and PM2.5. If projects exceed screening criteria, refined dispersion modeling and health risk assessment shall be accomplished and if needed, mitigation measures to reduce impacts shall be included in the project to reduce the impacts to the extent feasible. Mitigation measures include but are not limited to: • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less. **Verification comments:**	Prior to development project approval	DARM						X

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Air Quality *(continued)*:								
AIR-2: Projects that result in an increased cancer risk of 10 in a million or exceed criteria pollutant ambient air quality standards shall implement site-specific measures that reduce toxic air contaminant (TAC) exposure to reduce excess cancer risk to less than 10 in a million. Possible control measures include but are not limited to: • Locate loading docks and truck access routes as far from sensitive receptors as reasonably possible considering site design limitations to comply with other City design standards. • Post signs requiring drivers to limit idling to 5 minutes or less • Construct block walls to reduce the flow of emissions toward sensitive receptors • Install a vegetative barrier downwind from the TAC source that can absorb a portion of the diesel PM emissions • For projects proposing to locate a new building containing sensitive receptors near existing sources of TAC emissions, install HEPA filters in HVAC systems to reduce TAC emission levels exceeding risk thresholds. • Install heating and cooling services at truck stops to eliminate the need for idling during overnight stops to run onboard systems. *(continued on next page)*	Prior to development project approval	DARM						X

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Air Quality *(continued)*:								
AIR-2 *(continued from previous page)* • For large distribution centers where the owner controls the vehicle fleet, provide facilities to support alternative fueled trucks powered by fuels such as natural gas or bio-diesel • Utilize electric powered material handling equipment where feasible for the weight and volume of material to be moved. **Verification comments:**	*[see previous page]*	*[see previous page]*						
AIR-3: Require developers proposing projects on ARB's list of projects in its Air Quality and Land Use Handbook (Handbook) warranting special consideration to prepare a cumulative health risk assessment when sensitive receptors are located within the distance screening criteria of the facility as listed in the ARB Handbook. **Verification comments:**	Prior to development project approval	DARM						X

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

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

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F - Not Applicable

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

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

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

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B - Mitigated
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D - Responsible Agency Contacted
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F - Not Applicable

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

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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources *(continued)*:								
BIO-6: Project impacts that occur to riparian habitat may also result in significant impacts to streambeds or waterways protected under Section 1600 of Fish and Wildlife Code and Section 404 of the CWA. CDFW and/or USACE consultation, determination of mitigation strategy, and regulatory permitting to reduce impacts, as required for projects that remove riparian habitat and/or alter a streambed or waterway, shall be implemented. **Verification comments:**	Prior to development project approval	DARM						X
BIO-7: Project-related impacts to riparian habitat or a special-status natural community may result in direct or incidental impacts to special-status species associated with riparian or wetland habitats. Project impacts to special-status species associated with riparian habitat shall be mitigated through agency consultation, development of a mitigation strategy, and/or issuing incidental take permits for the specific special-status species, as determined by the CDFW and/or USFWS. **Verification comments:**	Prior to development project approval	DARM						X

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

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Biological Resources *(continued)*:								
BIO-9 *(continued from previous page)*: incorporating detention basins shall assist in ensuring project-related impacts to wetland habitat are minimized to the greatest extent feasible. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Cultural Resources:								
CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and *(continued on next page)*	Prior to commencement of, and during, construction activities	DARM	X					

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

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

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

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

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

Cultural Resources *(continued)*:

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

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

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

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

A - Incorporated into Project
B - Mitigated
C - Mitigation in Process
D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Cultural Resources *(continued)*:								
CUL-3 *(further continued from previous two pages)* resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. **Verification comments:**	*[see Page 17]*	*[see Page 17]*						
CUL-4: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most *(continued on next page)*	Prior to commencement of, and during, construction activities	DARM	X					

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

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

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D - Responsible Agency Contacted
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F - Not Applicable

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

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F - Not Applicable

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality								
HYD-1: The City shall develop and implement water conservation measures to reduce the per capita water use to 215 gallons per capita per day. **Verification comments:**	Prior to water demand exceeding water supply	Department of Public Utilities (DPU)					X	
HYD-2: The City shall continue to be an active participant in the Kings Water Authority and the implementation of the Kings Basin IRWMP. **Verification comments:**	Ongoing	DPU					X	
HYD-5.1: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan collection systems to less than significant. • Implement the existing Storm Drainage Master Plan (SDMP) for collection systems in drainage areas where the amount of imperviousness is unaffected by the change in land uses. *(continued on next page)*	Prior to exceedance of capacity of existing stormwater drainage facilities	Fresno Metropolitan Flood Control District (FMFCD), DARM, and PW					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
HYD-5.1 *(continued from previous page)* • Update the SDMP in those drainage areas where the amount of imperviousness increased due to the change in land uses to determine the changes in the collection systems that would need to occur to provide adequate capacity for the stormwater runoff from the increased imperviousness. • Implement the updated SDMP to provide stormwater collection systems that have sufficient capacity to convey the peak runoff rates from the areas of increased imperviousness. Require developments that increase site imperviousness to install, operate, and maintain FMFCD approved on-site detention systems to reduce the peak runoff rates resulting from the increased imperviousness to the peak runoff rates that will not exceed the capacity of the existing stormwater collection systems. **Verification comments:**	*[see previous page]*	*[see previous page]*						

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
HYD-5.2: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan retention basins to less than significant: Consult the SDMP to analyze the impacts to existing and planned retention basins to determine remedial measures required to reduce the impact on retention basin capacity to less than significant. Remedial measures would include: • Increase the size of the retention basin through the purchase of more land or deepening the basin or a combination for planned retention basins. • Increase the size of the emergency relief pump capacity required to pump excess runoff volume out of the basin and into adjacent canal that convey the stormwater to a disposal facility for existing retention basins. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce runoff volume to the runoff volume that will not exceed the capacity of the existing retention basins. **Verification comments:**	Prior to exceedance of capacity of existing retention basin facilities	FMFCD, DARM, and PW					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
HYD-5.3: The City and partnering agencies shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan urban detention (stormwater quality) basins to less than significant. Consult the SDMP to determine the impacts to the urban detention basin weir overflow rates and determine remedial measures required to reduce the impact on the detention basin capacity to less than significant. Remedial measures would include: • Modify overflow weir to maintain the suspended solids removal rates adopted by the FMFCD Board of Directors. • Increase the size of the urban detention basin to increase residence time by purchasing more land. The existing detention basins are already at the adopted design depth. • Require developments that increase runoff volume to install, operate, and maintain, Low Impact Development (LID) measures to reduce peak runoff rates and runoff volume to the runoff rates and volumes that will not exceed the weir overflow rates of the existing urban detention basins. **Verification comments:**	Prior to exceedance of capacity of existing urban detention basin (stormwater quality) facilities	FMFCD, DARM, and PW					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
HYD-5.4: The City shall implement the following measures to reduce the impacts on the capacity of existing or planned storm drainage Master Plan pump disposal systems to less than significant. • Consult the SDMP to determine the extent and degree to which the capacity of the existing pump system will be exceeded. • Require new developments to install, operate, and maintain FMFCD design standard on-site detention facilities to reduce peak stormwater runoff rates to existing planned peak runoff rates. • Provide additional pump system capacity to maximum allowed by existing permitting to increase the capacity to match or exceed the peak runoff rates determined by the SDMP. **Verification comments:**	Prior to exceedance of capacity of existing pump disposal systems	FMFCD, DARM, and PW					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Hydrology and Water Quality *(continued)*:								
• **HYD-5.5:** The City shall work with FMFCD to develop and adopt an update to the SDMP for the Southeast Development Area that would be adequately designed to collect, convey and dispose of runoff at the rates and volumes which would be generated by the planned land uses in that area. **Verification comments:**	Prior to development approvals in the Southeast Development Area	FMFCD, DARM, and PW					X	
Public Services:								
PS-1: As future fire facilities are planned, the fire department shall evaluate if specific environmental effects would occur. Typical impacts from fire facilities include noise, traffic, and lighting. Typical mitigation to reduce these impacts includes: • *Noise:* Barriers and setbacks on the fire department sites. • *Traffic:* Traffic devices for circulation and a "keep clear zone" during emergency responses. • *Lighting:* Provision of hoods and deflectors on lighting fixtures on the fire department sites. **Verification comments:**	During the planning process for future fire department facilities	DARM					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services *(continued)*:								
PS-2: As future police facilities are planned, the police department shall evaluate if specific environmental effects would occur. Typical impacts from police facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from police department facilities includes: • *Noise:* Barriers and setbacks on the police department sites. • *Traffic:* Traffic devices for circulation. • *Lighting:* Provision of hoods and deflectors on lighting fixtures on the fire department sites. **Verification comments:**	During the planning process for future Police Department facilities	DARM					X	
PS-3: As future public and private school facilities are planned, school districts shall evaluate if specific environmental effects would occur with regard to public schools, and DARM shall evaluate other school facilities. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from school facilities includes: *(continued on next page)*	During the planning process for future school facilities	DARM, local school districts, and the Division of the State Architect					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Public Services *(continued)*:								
PS-3 *(continued from previous page)* • *Noise*: Barriers and setbacks placed on school sites. • *Traffic*: Traffic devices for circulation. • *Lighting*: Provision of hoods and deflectors on lighting fixtures for stadium lights. **Verification comments:**	*[see previous page]*	*[see previous page]*						
PS-4: As future parks and recreational facilities are planned, the City shall evaluate if specific environmental effects would occur. Typical impacts from school facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts from park and recreational facilities includes: • *Noise*: Barriers and setbacks placed on school sites. • *Traffic*: Traffic devices for circulation. • *Lighting*: Provision of hoods and deflectors on lighting fixtures for outdoor play area/field lights. **Verification comments:**	During the planning process for future park and recreation facilities	DARM					X	

Public Services *(continued)*:

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
PS-5: As future detention, court, library, and hospital facilities are planned, the appropriate agencies shall evaluate if specific environmental effects would occur. Typical impacts from court, library, and hospital facilities include noise, traffic, and lighting. Typical mitigation to reduce potential impacts includes: • *Noise:* Barriers and setbacks placed on school sites. • *Traffic:* Traffic devices for circulation. • *Lighting:* Provision of hoods and deflectors on outdoor lighting fixtures **Verification comments:**	During the planning process for future detention, court, library, and hospital facilities	DARM, to the extent that agencies constructing these facilities are subject to City of Fresno regulation					X	

Utilities and Service Systems

USS-1: The City shall develop and implement a wastewater master plan update. **Verification comments:**	Prior to wastewater conveyance and treatment demand exceeding capacity	DPU					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-2: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. By approximately the year 2025, the City shall construct the following improvements: • Construct an approximately 70 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. • Construct an approximately 0.49 MGD expansion of the North Facility and obtain revised waste discharge permits as the generation of wastewater is increased. **Verification comments:**	Prior to exceeding existing wastewater treatment capacity	DPU					X	
USS-3: Prior to exceeding existing wastewater treatment capacity, the City shall evaluate the wastewater system and shall not approve additional development that contributes wastewater to the wastewater treatment facility that could exceed capacity until additional capacity is provided. After *(continued on next page)*	Prior to exceeding existing wastewater treatment capacity	DPU					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-3 *(continued from previous page)* approximately the year 2025, the City shall construct the following improvements: • Construct an approximately 24 MGD wastewater treatment facility within the Southeast Development Area and obtain revised waste discharge requirements as the generation of wastewater is increased. • Construct an approximately 9.6 MGD expansion of the Regional Wastewater Treatment and Reclamation Facility and obtain revised waste discharge permits as the generation of wastewater is increased. **Verification comments:**	*[see previous page]*	*[see previous page]*						
USS-4: A Traffic Control/Traffic Management Plan to address traffic impacts during construction of water and sewer facilities shall be prepared and implemented, subject to approval by the City (and Fresno County, when work is being done in unincorporated area roadways). The plan shall identify access and parking restrictions, pavement markings and signage, and hours of construction and for deliveries. It shall include haul routes, the notification plan, and coordination with emergency service providers and schools. **Verification comments:**	Prior to construction of water and sewer facilities	PW for work in the City; PW and Fresno County Public Works and Planning when unincorporated area roadways are involved					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-5: Prior to exceeding capacity within the existing wastewater collection system facilities, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of a facility until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. • Orange Avenue Trunk Sewer: This facility shall be improved between Dakota and Jensen Avenues. Approximately 37,240 feet of new sewer main shall be installed and approximately 5,760 feet of existing sewer main shall be rehabilitated. The size of the new sewer main shall range from 27 inches to 42 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are RS03A, RL02, C01-REP, C02-REP, C03-REP, C04-REP, C05-REP, C06-REL and C07-REP. • Marks Avenue Trunk Sewer: This facility shall be improved between Clinton Avenue and Kearney Boulevard. Approximately 12,150 feet of new sewer main shall be installed. The size of the new sewer main shall range from 33 inches to 60 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CM1-REP and CM2-REP. *(continued on next page)*	Prior to exceeding capacity within the existing wastewater collection system facilities	DPU					X	

A - Incorporated into Project
B - Mitigated
C - Mitigation in Process
D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-5 *(continued from previous page)* • North Avenue Trunk Sewer: This facility shall be improved between Polk and Fruit Avenues and also between Orange and Maple Avenues. Approximately 25,700 feet of new sewer main shall be installed. The size of the new sewer main shall range from 48 inches to 66 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CN1-REL1 and CN3-REL1. • Ashlan Avenue Trunk Sewer: This facility shall be improved between Hughes and West Avenues and also between Fruit and Blackstone Avenues. Approximately 9,260 feet of new sewer main shall be installed. The size of the new sewer main shall range from 24 inches to 36 inches in diameter. The associated project designations in the 2006 Wastewater Master Plan are CA1-REL and CA2-REP. **Verification comments:**	*[see previous page]*	*[see previous page]*						

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-6: Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1, the City shall evaluate the wastewater collection system and shall not approve additional development that would generate additional wastewater and exceed the capacity of one of the 28 pipeline segments until additional capacity is provided. **Verification comments:**	Prior to exceeding capacity within the existing 28 pipeline segments shown in Figures 1 and 2 in Appendix J-1 of the MEIR	DPU					X	
USS-7: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the following capacity improvements shall be provided. • Construct an approximately 80 million gallon per day (MGD) surface water treatment facility near the intersection of Armstrong and Olive Avenues, in accordance with Chapter 9 and Figure 9-1 of the City of Fresno Metropolitan Water Resources Management Plan Update (2014 Metro Plan Update) Phase 2 Report, dated January 2012. *(continued on next page)*	Prior to exceeding existing water supply capacity	DPU					X	

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-7 *(continued from previous page)* • Construct an approximately 30 MGD expansion of the existing northeast surface water treatment facility for a total capacity of 60 MGD, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct an approximately 20 MGD surface water treatment facility in the southwest portion of the City, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. **Verification comments:**	*[see previous page]*	*[see previous page]*						
USS-8: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided by approximately 2025. • Construct 65 new groundwater wells, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. *(continued on next page)*	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	

A - Incorporated into Project
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-8 *(continued from previous page)* • Construct a 2.0 million gallon potable water reservoir (Reservoir T2) near the intersection of Clovis and California Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 3.0 million gallon potable water reservoir (Reservoir T3) near the intersection of Temperance and Dakota Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 3.0 million gallon potable water reservoir (Reservoir T4) in the Downtown Planning Area, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T5) near the intersection of Ashlan and Chestnut Avenues, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct a 4.0 million gallon potable water reservoir (Reservoir T6) near the intersection of Ashlan Avenue and Highway 99, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. *(continued on next page)*	*[see previous page]*	*[see previous page]*						

A - Incorporated into Project
B - Mitigated
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D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-8 *(continued from previous two pages)* • Construct 50.3 miles of regional water transmission mains ranging in size from 24-inch to 48-inch diameter, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. • Construct 95.9 miles of 16-inch diameter transmission grid mains, in accordance with Chapter 9 and Figure 9-1 of the 2014 Metro Plan Update. **Verification comments:**	*[see Page 37]*	*[see Page 37]*						
USS-9: Prior to exceeding capacity within the existing water conveyance facilities, the City shall evaluate the water conveyance system and shall not approve additional development that would demand additional water and exceed the capacity of a facility until additional capacity is provided. The following capacity improvements shall be provided after approximately the year 2025 and additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. *(continued on next page)*	Prior to exceeding capacity within the existing water conveyance facilities	DPU					X	

A - Incorporated into Project
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D - Responsible Agency Contacted
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F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems *(continued)*:								
USS-9 *(continued from previous page)* • Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 1) within the northern part of the Southeast Development Area. • Construct a 4.0 million gallon potable water reservoir (SEDA Reservoir 2) within the southern part of the Southeast Development Area. Additional water conveyance facilities shall be provided prior to exceedance of capacity within the water conveyance facilities to accommodate full buildout of the General Plan Update. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems - ***Hydrology and Water Quality***								
USS-10: In order to maintain Fresno Irrigation District canal operability, FMFCD shall maintain operational intermittent flows during the dry season, within defined channel capacity and downstream capture capabilities, for recharge. **Verification comments:**	During the dry season	Fresno Irrigation District (FID)				X		

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B - Mitigated
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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - ***Biological Resources:***								
USS-11: When FMFCD proposes to provide drainage service outside of urbanized areas: (a) FMFCD shall conduct preliminary investigations on undeveloped lands outside of highly urbanized areas. These investigations shall examine wetland hydrology, vegetation and soil types. These preliminary investigations shall be the basis for making a determination on whether or not more in-depth wetland studies shall be necessary. If the proposed project site does not exhibit wetland hydrology, support a prevalence of wetland vegetation and wetland soil types then no further action is required. (b) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall obtain the necessary Clean Water Act, Section 404 permits for activities where fill material shall be placed in a wetland, obstruct the flow or circulation of waters of the United States, impair or reduce the reach of such waters. As part of FMFCD's Memorandum of Understanding with CDFG, Section 404 and 401 permits would be obtained from the U.S. Army Corps of Engineers and from the *(continued on next page)*	Prior to development approvals outside of highly urbanized areas	California Regional Water Quality Control Board (RWQCB), and USACE						X

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources (continued):*								
USS-11 *(continued from previous page)* Regional Water Quality Control Board for any activity involving filling of jurisdictional waters). At a minimum, to meet "no net loss policy," the permits shall require replacement of wetland habitat at a 1:1 ratio. (c) Where proposed activities could have an impact on areas verified by the Corps as jurisdictional wetlands or waters of the U.S. (urban and rural streams, seasonal wetlands, and vernal pools), FMFCD shall submit and implement a wetland mitigation plan based on the wetland acreage verified by the U.S. Army Corps of Engineers. The wetland mitigation plan shall be prepared by a qualified biologist or wetland scientist experienced in wetland creation, and shall include the following or equally effective elements: i. Specific location, size, and existing hydrology and soils within the wetland creation area. ii. Wetland mitigation techniques, seed source, planting specifications, and required buffer setbacks. In addition, the mitigation plan shall ensure adequate water supply is provided to the created wetlands in order to maintain the proper *(continued on next page)*	*[see previous page]*	*[see previous page]*						

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D - Responsible Agency Contacted
E - Part of City-Wide Program
F - Not Applicable

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources (continued):*								
USS-11 *(continued from previous two pages)* hydrologic regimes required by the different types of wetlands created. Provisions to ensure the wetland water supply is maintained in perpetuity shall be included in the plan. iii. A monitoring program for restored, enhanced, created, and preserved wetlands on the project site. A monitoring program is required to meet three objectives; 1) establish a wetland creation success criteria to be met; 2) to specify monitoring methodology; 3) to identify as far as is possible, specific remedial actions that will be required in order to achieve the success criteria; and 4) to document the degree of success achieved in establishing wetland vegetation. (d) A monitoring plan shall be developed and implemented by a qualified biologist to monitor results of any on-site wetland restoration and creation for five years. The monitoring plan shall include specific success criteria, frequency and timing of monitoring, and assessment of whether or not maintenance activities are being carried out and how these shall be adjusted if necessary. *(continued on next page)*	*[see Page 41]*	*[see Page 41]*						

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

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

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources (continued):*								
USS-12 *(continued from previous page)* action is required. However, if the project site has the potential to support rare plants; then a rare plant survey shall be conducted. Rare plant surveys shall be conducted by qualified biologists in accordance with the most current CDFG/USFWS guidelines or protocols and shall be conducted at the time of year when the plants in question are identifiable. (b) Based on the results of the survey, prior to design approval, FMFCD shall coordinate with CDFG and/or implement a Section 7 consultation with USFWS, shall determine whether the project facility would result in a significant impact to any special status plant species. Evaluation of project impacts shall consider the following: • The status of the species in question (*e.g.*, officially listed by the State or Federal Endangered Species Acts). • The relative density and distribution of the on-site occurrence versus typical occurrences of the species in question. *(continued on next page)*	*[see previous page]*	*[see previous page]*						

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

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
Utilities and Service Systems - *Biological Resources (continued)*:								
USS-12 *(continued from previous two pages)* • The habitat quality of the on-site occurrence relative to historic, current or potential distribution of the population. (c) Prior to design approval, and in consultation with the CDFG and/or the USFWS, FMFCD shall prepare and implement a mitigation plan, in accordance with any applicable State and/or federal statutes or laws, that reduces impacts to a less than significant level. **Verification comments:**	*[see Page 44]*	*[see Page 44]*						
USS-13: When FMFCD proposes to provide drainage service outside in areas that support seasonal wetlands or vernal pools: (a) During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools, FMFCD shall conduct a preliminary survey to determine the presence of listed vernal pool crustaceans. *(continued on next page)*	During facility design and prior to initiation of ground disturbing activities in areas that support seasonal wetlands or vernal pools	CDFW and USFWS						X

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

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

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

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

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

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

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Utilities and Service Systems / *Biological Resources (continued)*:								
USS-17 *(continued from previous page)* FMFCD berms, detention ponds or river channels shall be approved by FMFCD and the Central Valley Flood Protection Board. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Recreation / Trails*:								
USS-18: When FMFCD updates its District Service Plan: Prior to final design approval of all elements of the District Services Plan, FMFCD shall consult with Fresno County, City of Fresno, and City of Clovis to determine if any element would temporarily disrupt or permanently displace adopted existing or planned trails and associated recreational facilities as a result of the proposed District Services Plan. If the proposed project would not temporarily disrupt or permanently displace adopted existing or planned trails, no further mitigation is necessary. If the proposed project would have an effect on the trails and associated facilities, FMFCD shall implement the following: *(continued on next page)*	Prior to final design approval of all elements of the District Services Plan	DARM, PW, City of Clovis, and County of Fresno					X	

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Utilities and Service Systems – *Recreation / Trails (continued)*:								
USS-18 *(continued from previous page)* (a) If short-term disruption of adopted existing or planned trails and associated recreational facilities occur, FMFCD shall consult and coordinate with Fresno County, City of Fresno, and City of Clovis to temporarily re-route the trails and associated facilities. (b) If permanent displacement of the adopted existing or planned trails and associated recreational facilities occur, the appropriate design modifications to prevent permanent displacement shall be implemented in the final project design or FMFCD shall replace these facilities. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Air Quality*:								
USS-19: When District drainage facilities are constructed, FMFCD shall: (a) Minimize idling time of construction equipment vehicles to no more than ten minutes, or require that engines be shut off when not in use. *(continued on next page)*	During storm water drainage facility construction activities	Fresno Metropolitan Flood Control District and SJVAPCD						X

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Utilities and Service Systems – *Air Quality (continued)*:								
USS-19 *(continued from previous page)* (b) Construction shall be curtailed as much as possible when the Air Quality Index (AQI) is above 150. AQI forecasts can be found on the SJVAPCD web site. (c) Off-road trucks should be equipped with on-road engines if possible. (d) Construction equipment should have engines that meet the current off-road engine emission standard (as certified by CARB), or be re-powered with an engine that meets this standard. **Verification comments:**	*[see previous page]*	*[see previous page]*						
Utilities and Service Systems – *Adequacy of Storm Water Drainage Facilities*:								
USS-20: Prior to exceeding capacity within the existing storm water drainage facilities, the City shall coordinate with FMFCD to evaluate the storm water drainage system and shall not approve additional development that would convey additional storm water to a facility that would experience an exceedance of capacity until the necessary additional capacity is provided. **Verification comments:**	Prior to exceeding capacity within the existing storm water drainage facilities	FMFCD, PW, and DARM						X

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Utilities and Service Systems – *Adequacy of Water Supply Capacity*:								
USS-21: Prior to exceeding existing water supply capacity, the City shall evaluate the water supply system and shall not approve additional development that demand additional water until additional capacity is provided. By approximately the year 2025, the City shall construct an approximately 25,000 AF/year tertiary recycled water expansion to the Fresno-Clovis Regional Wastewater Reclamation Facility in accordance with the 2013 Recycled Water Master Plan and the 2014 City of Fresno Metropolitan Water Resources Management Plan update. Implementation of Mitigation Measure USS-5 is also required prior to approximately the year 2025. **Verification comments:**	Prior to exceeding existing water supply capacity	DPU and DARM					X	
Utilities and Service Systems – *Adequacy of Landfill Capacity*:								
USS-22: Prior to exceeding landfill capacity, the City shall evaluate additional landfill locations and shall not approve additional development that could contribute solid waste to a landfill that is at capacity until additional capacity is provided. **Verification comments:**	Prior to exceeding landfill capacity	DPU and DARM					X	

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