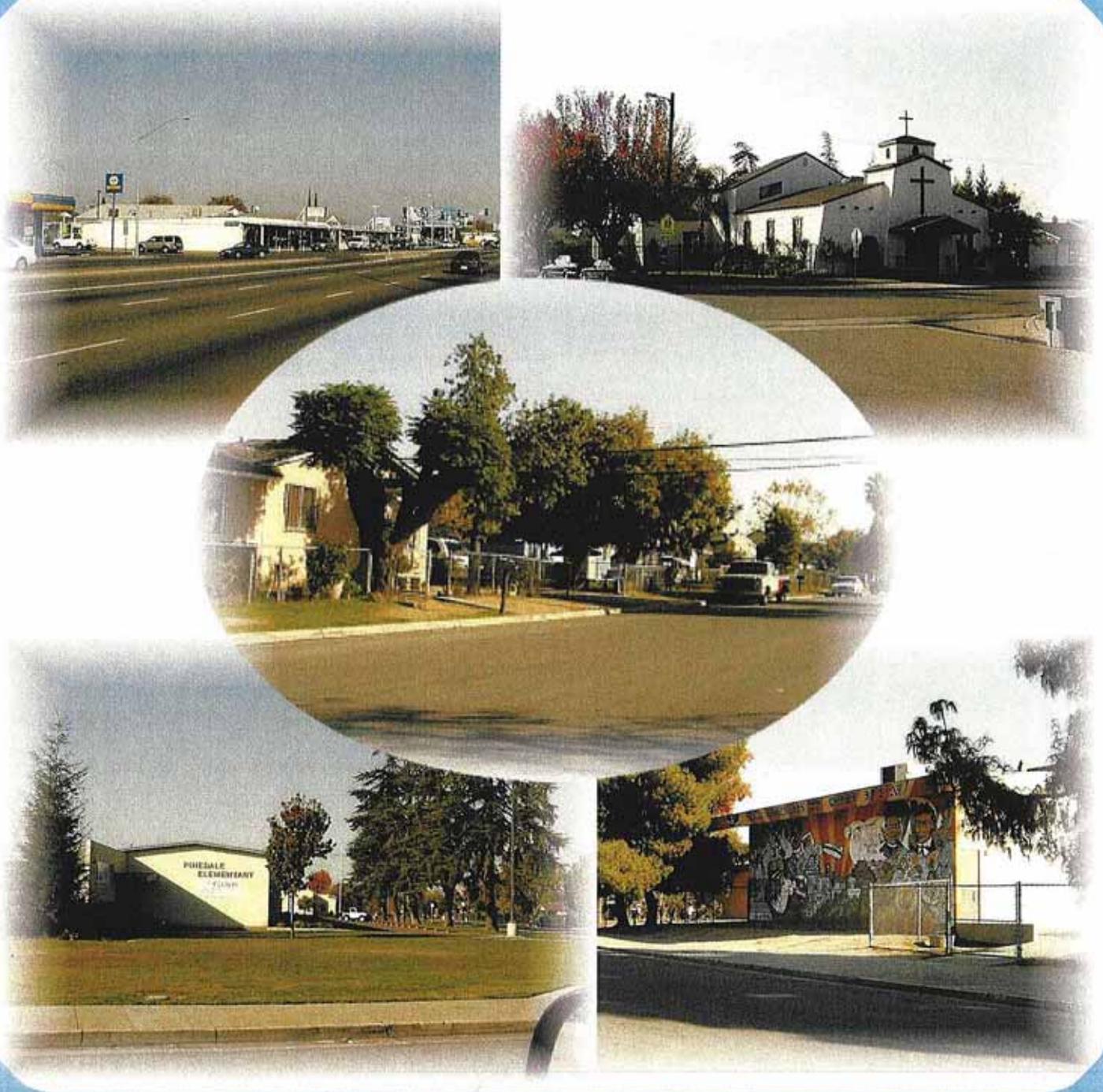


Pinedale

NEIGHBORHOOD PLAN

A Component of the Bullard Community Plan



**City of Fresno
Planning & Development Department**

Pinedale Neighborhood Plan

A Component of the Bullard Community Plan

Prepared by



Planning Division
Planning and Development Department

Adopted by the
Fresno City Council
pursuant to
Resolution No. 2007-51

February 6, 2007

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PINEDALE NEIGHBORHOOD PLAN

INTRODUCTION

The Pinedale neighborhood has served a variety of purposes since its beginning in 1922 as a mill town to house employees of the Sugar Pine Lumber Company. During its early years, Pinedale's development was primarily oriented toward providing modest housing with little design consideration as the purpose of this construction was purely functional. Later, due to the area's isolation from either Fresno or Clovis, a range of uses and building styles atypical to most urban areas emerged that, nonetheless, created a community with pride and identity. A detailed history of the Pinedale area is included in the appendix to the document.

Pinedale is primarily built out, however, the pressure to develop commercial uses on residential properties, particularly along major streets that define the outside boundary of Pinedale, and the impact of increasing real estate values, have generated the need to establish land use and development policies that will guide new development and the rehabilitation of this historic neighborhood. Most importantly, the policies provided in this plan are intended to maintain the residential character of Pinedale and to guide investment in this neighborhood by protecting existing residential uses, supporting appropriate noncommercial uses, and establishing a framework for future improvements that will be beneficial to the Pinedale neighborhood.

Project Boundaries

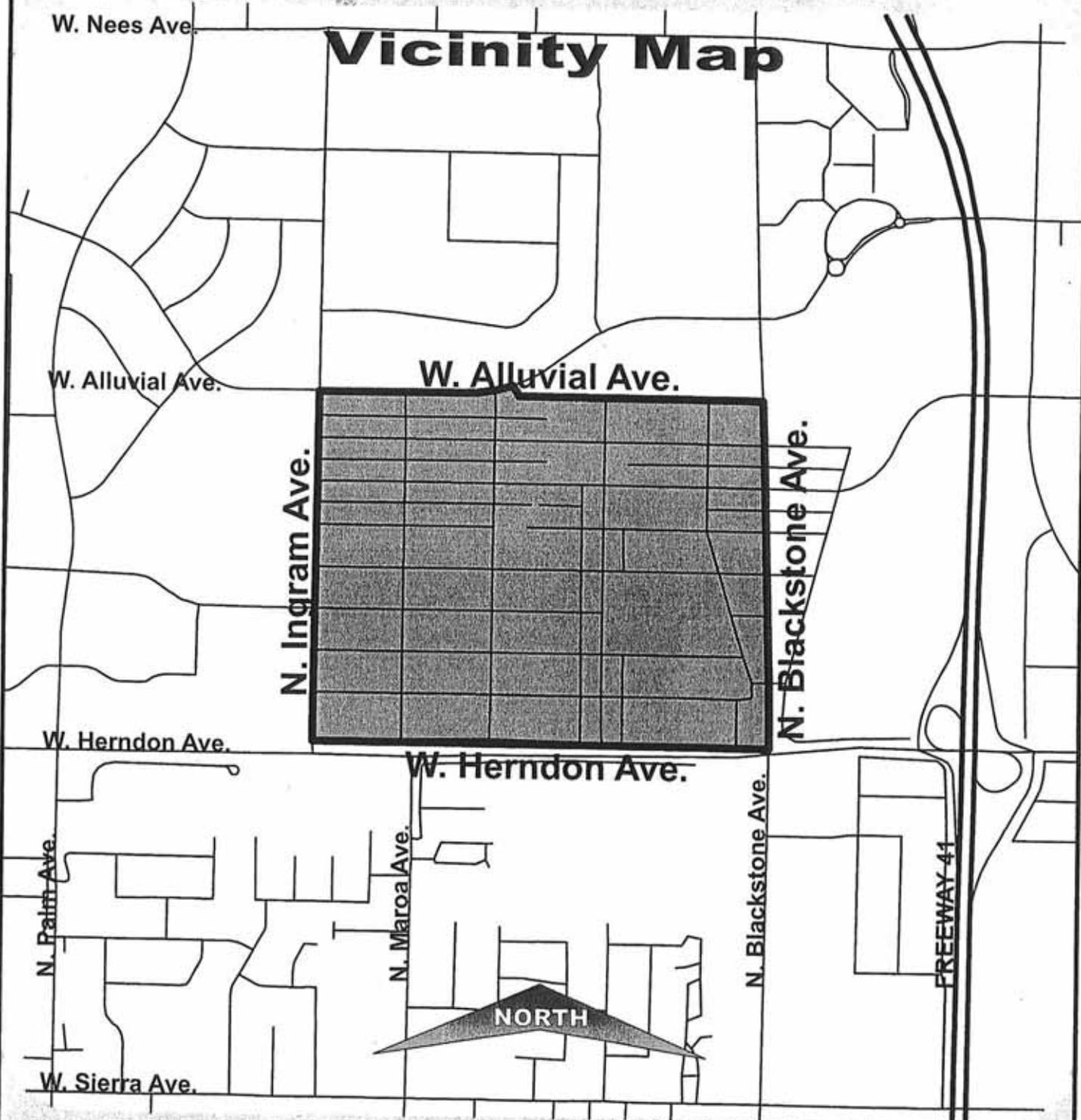
Pinedale has traditionally been defined as the area generally located north of West Herndon Avenue, south of West Nees Avenue, or its alignment, east of North Harrison Avenue and west of North Blackstone Avenue. Included in this area is property west of North Ingram Avenue, once the site of the Calcot cotton processing facility, now the Palm Bluffs Business Center. Since the development of property within the Palm Bluffs Business Center is controlled by strict architectural design standards, it has been excluded from the portion of Pinedale that is the subject area. Rather, the policies of this plan pertain to a smaller area that is defined for planning purposes as the "Pinedale neighborhood." This area is bounded by West Herndon Avenue on the south, West Alluvial Avenue on the north, North Blackstone Avenue on the east, and North Ingram Avenue on the west. These boundaries are illustrated by the Vicinity Map (Exhibit "A").

EXHIBIT "A"

Pinedale

Neighborhood Plan

Vicinity Map



City of Fresno
Planning & Development Department

Existing Uses

A variety of residential, commercial, and other nonresidential land uses exist within the Pinedale neighborhood as illustrated by the Existing Land Use Map (Exhibit "B"). Table 1 provides a tabulation of Pinedale's existing land uses by acreage. Approximately, 71 percent of the total acreage (excluding public street rights-of-way) is either developed with residential uses or provides a landscaped area for adjoining residential uses. Over 60 percent of Pinedale's total acreage is occupied by single-family residences. Many of these residences are located on small lots with widths that are significantly less than the 60-foot wide (now 50-foot wide) standard of the single-family residential zone district. In some instances Pinedale's developed and vacant lots are 25 feet in width. Multiple-family residential development consisting of two residences that are either attached or detached on a single parcel and residential development with more than two dwellings on a parcel comprise 9.7 percent of Pinedale's total acreage.

Commercial activity is the next most prevalent existing land use type within the Pinedale neighborhood. Approximately 9 percent of the neighborhood's total acreage is developed with commercial uses, which can be further classified as small-scale retail commercial, office, and general heavy land uses. Typically, small-scale commercial uses provide neighborhood goods and services that are oriented toward meeting the immediate needs of households within Pinedale. Whereas, the general heavy commercial uses are more intensive and provide goods and services that are of interest to persons residing both within and outside of the Pinedale neighborhood.

Pinedale's only neighborhood scale commercial use is a small grocery store that is located on the northwesterly corner of North San Pablo and West Minarets Avenues. This small store has served the Pinedale neighborhood for many years.

General heavy commercial uses are located within a commercial corridor between North Blackstone Avenue and North Sugar Pine Avenue. Heavy commercial uses that are more automobile related are also located along the Herndon Avenue frontage road. It is expected that the trend for developing auto-related uses along this frontage road will continue as property becomes available for development.

Included within the total existing acreage that is developed for commercial use are two adjacent parcels used exclusively for surface parking located on the northwesterly corner of West Herndon and North Sugar Pine Avenues. These parcels provide parking for the nearby commercial uses immediately to the east.

Although Pinedale's current planned land use designations from the 2025 Fresno General Plan specifies office uses within the block that is bounded by Ingram, Beechwood, Maroa, and the Herndon Avenue frontage road, there are no parcels within Pinedale that have been developed exclusively for commercial offices.

Public facility uses consisting of the Pinedale Elementary School and the Pinedale Community Center comprise approximately 8.2 percent of the community total acreage and is the next most prevalent land use type. This is followed by quasi-public uses at 2.7 percent, which includes churches and other religious institutions. Pinedale Boys and Girls Club and a postal service office are also within this category.

At the time the most recent land use survey of Pinedale was taken, vacant parcels comprised 8.3 percent of the neighborhood's total acreage. Most of the vacant parcels are small, under 6,000 square-feet in area, and zoned for single-family residential development. However, several vacant parcels are adjacent to each other and offer the possibility of combining parcels into larger sites. Within approved areas, these lots, if zoned for multiple-family residential use, may provide the opportunity for duplex, triplex, or small apartment development.

EXHIBIT "B"
Pinedale
 Neighborhood Plan

Existing Land Use*

LEGEND

- RESIDENTIAL
Single Family Dwelling
- RESIDENTIAL
Two Dwellings
- RESIDENTIAL
Three or more Dwellings
- TP RESIDENTIAL
Trailer Park
- COMMERCIAL
Neighborhood Retail and Services
- COMMERCIAL
General Heavy
- COMMERCIAL
Regional
- P COMMERCIAL
Parking and Related Use
- C QUASI-PUBLIC FACILITY
Church
- QUASI-PUBLIC FACILITY
Other
- S PUBLIC FACILITY
School
- CC PUBLIC FACILITY
Community Center
- PB OPEN SPACE
Ponding Basin
- E OPEN SPACE
Easement
- LIGHT INDUSTRY
- VACANT LAND

*Based on field survey taken in June 2005.



TABLE 1
 PINEDALE NEIGHBORHOOD
 EXISTING LAND USES

LAND USE TYPE	ACREAGE	PERCENT
RESIDENTIAL		
Single-Family Residential Dwelling	85.5	61.7
Two Residential Dwellings	4.6	3.3
Three, or more Residential Dwellings	8.8	6.4
Total	98.9	71.4
COMMERCIAL		
Neighborhood Retail and Services	1.0	0.7
General Heavy	11.6	8.4
Parking and Related Uses	0.3	0.2
Total	12.9	9.3
QUASI-PUBLIC		
Church	2.8	2.0
Other	1.0	0.7
Total	3.8	2.7
PUBLIC		
School	10.5	7.6
Community Center	0.9	0.6
Total	11.4	8.2
VACANT	11.5	8.3
TOTAL	138.5	100.0

PLAN GOALS, OBJECTIVES, AND POLICIES

The following plan goals, objectives, and policies were derived from issues identified from a needs assessment analysis conducted in the Pinedale neighborhood. The findings of this assessment are described in the Pinedale Community Preliminary Needs Assessment dated June 20, 2002. Moreover, this planning document also reflects the specific concerns expressed by residents who participated in a series of advisory committee meetings conducted in Pinedale from during a three year time period prior to the adoption of the plan.

1.0 RESIDENTIAL

The predominant desire of the residents of Pinedale is that it remains residential in character. Residents also want the neighborhood to remain affordable for persons of moderate- and low-income means. They also noted that there is a strong sense of community which should be maintained. Therefore, the primary focus of this plan is the protection and enhancement of the residential character of Pinedale.

Continuing the residential nature and predominant land use of Pinedale is consistent with its existing character and would provide a greater sense of community that could be utilized to improve the social and cultural issues facing the community. A strong residential character would also support the Pinedale Elementary School and the above-referenced neighborhood commercial use that must have a vibrant residential component in order to continue.

As previously indicated, the predominant land use for Pinedale is, and should remain, residential. Residential land uses for Pinedale are defined according to density ranges adopted in the 2025 Fresno General Plan and the Zoning Ordinance of the Fresno Municipal Code (FMC) and are described as follows.

Medium Density (4.99 -10.37 dwelling units per acre)

In general, current residential development in Pinedale is built to densities at the lower end of the medium density range as specified above. However, numerous multiple-family residential buildings on properties throughout the neighborhood have increase Pinedale's overall residential density. The Pinedale plan promotes single-family residential uses by maintaining (for the most part) the medium density residential planned land use designation on parcels previously designated for this use by the General Plan.

It should be noted that the city approved a set of comprehensive amendments to the city's zoning ordinance that includes a density increase within the R-1 zone district which allows a reduction in the standard of one dwelling unit for each 6,000 square feet of lot area to one dwelling unit for each 5,000 square feet of lot area. This density change became effective on December 30, 2006.

Moreover, the city's second dwelling unit ordinance allows the construction of second dwelling units on properties designated for the medium density and medium-high density residential land uses on minimum sized lots of 6,721 square feet and 3,840 square feet, respectively.

Medium-High Density (10.38 -18.13 dwelling units per acre)

Although there are several parcels scattered throughout the Pinedale neighborhood that are developed with multiple-family residential uses, e.g., duplexes, triplexes, and small apartments, at present only one parcel is currently designated by the 2025 Fresno General Plan and the Bullard Community Plan for medium-high density residential use. This site is located on the northeast corner of West Locust and North Maroa Avenues.

In order to avoid a patch work of different planned residential land use designations that reflect the on-the-ground development of Pinedale, the land use plan map specifically designates seven sites for medium-high density residential uses. These sites have been developed with a minimum of five residential dwelling units which, most likely, will continue as such for the foreseeable future.

As previously acknowledged, Pinedale has several parcels that are developed with duplex, triplex, and small apartment developments. Often, within Pinedale, structures that "house" multiple-family residential uses have facades that do not provide a positive visual image, either as a result of a general lack of maintenance or a lack of architectural features that would provide visual interest. In order to improve the character of multiple-family residential development within the Pinedale neighborhood, the city will encourage, particularly within the interior blocks of Pinedale, the construction of single-story apartment dwelling units that are clustered around a central garden courtyard. Examples of this type of apartment development (bungalow courts) abound within or near the downtown area of Fresno. This lower profile, multiple-family residential development would complement Pinedale's existing single-family residences.

It should also be acknowledged that under certain circumstances, the development of new multiple-family residential uses would be beneficial to the Pinedale neighborhood. These uses would provide affordable housing (a concern of Pinedale residents) which may eventually be converted to condominiums. Accordingly, the Plan establishes a special planned land use overlay designation that provides the opportunity, under certain circumstances, for the development of multiple-family residential uses on property designated for medium density residential development. This special land use designation is discussed below.

GOAL A: PINEDALE SHALL REMAIN PRIMARILY RESIDENTIAL IN CHARACTER.

Objective A-1: Pinedale shall be protected from encroaching commercial development.

Policies:

- A-1.a Limit commercial development to those areas where it already exists, consistent with the planned land use map.
- A-1.b Provide a buffer consisting of a medium-high density tolerant overlay along the North Ingram Avenue plan boundary in order to protect the single-family housing in the plan area from the effects of commercial development to the west.

Objective A-2: Reinforce the neighborhood identity of Pinedale as a unique and valuable contributor to the history of Fresno.

Policies:

- A-2.a Prepare a block-by-block reconnaissance level architecture survey of Pinedale. Using the State of California survey forms, evaluate those buildings, structures, and sites of particular merit and nominate them to Fresno's Local Register of Historic Resources as a non-contiguous "Pinedale Historic District."
- A-2.b Document the Pinedale tradition of building with adobe; prepare recommendations for the preservation of these vernacular buildings.
- A-2.c Encourage new developments to use, or incorporate into their designs, the architectural features of residences constructed during Pinedale's two major periods of historical significance: 1923-33 and 1933-45.

GOAL B: PROVIDE FOR A DIVERSITY OF HOUSING TYPES AND HOUSING OPPORTUNITIES TO MEET THE NEEDS OF LOW- AND MODERATE INCOME HOUSEHOLDS.

Objective B-1: Encourage innovative small lot development, including use of garden apartments (and bungalow courts) and discourage the construction of dwelling units that are too large and out of scale with surrounding developments.

Policies:

- B-1.a Provide a buffer consisting of a medium-high density tolerant overlay along the North Ingram Avenue plan boundary in order to protect the single-family housing in the plan area from the effects of commercial development to the west and to provide additional affordable housing in the neighborhood.

- B-1.b The city shall encourage innovative housing design that maximizes the use of space, particularly as it relates to small lot residential development. The Bungalow Court Project Survey should be used as a design reference guide.
- B-1.c Twenty-five- foot wide lots with or without alley access may be built on with an approved design.
- B-1.d On narrow width lots (less than 50 feet), garages that face the street shall be architecturally enhanced with windows on garage door, decorative lights, ribbon driveway, etc.

GOAL C: PROVIDE FOR A CLEAN AND AESTHETICALLY PLEASING NEIGHBORHOOD.

Objective C-1: Support the construction and preservation of quality housing in Pinedale.

Policies:

- C-1.a All new single-family residential development shall be reviewed by city staff in accordance with the Planning and Development Department's *Design Guidelines for Infill Parcels of Land*, incorporated herein by reference.
- C-1.b Assure that the construction, remodel, or rehabilitation of all improvements is of appropriate quality and complimentary to the unique circumstances of the community through the adoption of design standards for new construction, remodeling, and maintenance of properties.
- C-1.c All development entitlements within the Pinedale neighborhood, as defined by this specific plan, will be reviewed by the Bullard Community Plan Citizen Advisory Committee, which shall be comprised of at least one member of the Pinedale neighborhood.

Objective C-2: Provide for a compatible relationship between differing housing types, particularly multiple-family development and single-family residences.

Policies:

- C-2.a Assure that multiple-family residential structures blend with existing single- family residences.
- C-2.b Two-story residential structures to be developed within medium-high density residential tolerant areas must be designed to protect the privacy of any adjoining residential use.
- C-2.c All new proposed multiple-family residential developments shall be reviewed and approved by the city's Planning and Development Department's infill design review staff.

C-2.d Exterior building elevations for multiple-family residential structures shall incorporate (but not be limited to) the following enhanced architectural features.

- Varied roof pitches and alignments.
- Wood door and window trim.
- Solid wood exterior doors with panel design.
- Individual porch lighting.
- Wood or painted attic vents that blend with building design.
- Other design features consistent with the city's Infill Design Guidelines.

2.0 COMMERCIAL

The 2025 Fresno General Plan establishes two commercial land use designations for Pinedale—office commercial and general heavy commercial. The Pinedale Neighborhood Plan retains these planned land use designations and adds the limited commercial designation for uses that serve the immediate needs of Pinedale’s residents. Uses that are appropriate for the limited commercial category are grocery store, pharmacy, barbershop, etc.

General Heavy Commercial

General heavy commercial uses are responsive to a regional market for goods and services, including large volume operations. This land use designation encompasses a wide range of intensive, freestanding uses that generally are not benefited by being located within a shopping center.

In the case of Pinedale, many of these types of uses are automobile related, either as businesses that sell use cars or as auto body or engine repair. Within Pinedale, several residences along the Herndon Avenue frontage road have been developed with automobile related use. A wide range of heavy commercial uses that include automobile repair businesses, a grocery, and a hardware store exists within the commercial corridor between North Blackstone and North Sugar Pine Avenues.

Commercial Limited

A small neighborhood grocery store at the northwest corner of Minarets and San Pablo Avenues has served the Pinedale neighborhood for years. Although further intensification of this site would not benefit the surrounding residential uses, the Pinedale Neighborhood Plan acknowledges the role this small-scale commercial use plays within the neighborhood by providing residents with easy access to a limited amount of grocery and dry good products. Relative to this consideration, the Plan designates this site for limited commercial uses that will serve the immediate needs of Pinedale’s residents such as a grocery store, a small pharmacy, a meat market, etc. More intensive uses or uses that serve an area larger than the neighborhood will not be allowed to develop on the site.

Office

The area’s office designation is the least extensive of the non-residential land uses and includes both professional and general commercial office type uses.

Although “stand alone” office developments, for the most part, are nonexistent within Pinedale, the Plan designates office use for the block frontage along the Herndon Avenue frontage road between North Maroa and North Ingram Avenues. This use type includes dental, medical, chiropractic, acupuncture, psychiatry, and other types of health care services

in addition to accounting, law, design, and photography. Hours of operation may extend beyond those of the typical business day, and clients are accustomed to knowing where to go to be addressed and according to appointments rather than on a drop-in basis. This business schedule generally results in little disruption to neighboring uses.

Some general office uses such as banks have customer use patterns that are more typical of business day activities. Many are more internalized and consider, in large part, the work hours and access needs of their employees. The general office use is generally not sensitive to an active street environment and contributes to street activity only around opening times, at noon, and at the end of the workday.

It is the intent of this neighborhood plan to provide the residents of Pinedale easy access to needed commercial and professional/medical services.

GOAL D: ESTABLISH AND MAINTAIN COMMERCIAL USES THAT ARE COMPATIBLE OPERATIONALLY AND AESTHETICALLY WITH SURROUNDING RESIDENTIAL USES.

Objective D-1: *Restrict the development of new commercial uses primarily to those areas that are within the North Blackstone/North Sugar Pine Avenue commercial corridor and along the Herndon Avenue frontage road.*

Policies:

D-1.a Pursue a change in the current commercial zoning of properties that are located along the westerly side of North Sugar Pine Avenue as follows.

D-1.b Rezone properties at the northwesterly corner of West Fir and North Sugar Pine Avenues from the C-6 (Heavy Commercial) zone district to the R-1 (Single Family Residential) zone district classification.

D-1.d. Rezone properties along the westerly side of North Sugar Pine Avenue, between West Beechwood and West Fir Avenues from the C-6 (Heavy Commercial) zone district to R-2-A (Low Density Multiple-Family Residential, one story) zone district.

Objective D-2: *Assure that all new or remodeled non-residential uses are compatible in character, scale, and operation with residential uses.*

Policies:

D-2.a Recognize that the community is adversely affected if land uses are being established on the community edge that lack appropriate interface standards.

- D-2.b Except for the commercial area adjacent to North Blackstone Avenue, the design of all structures, signage, lighting, driveways, loading areas, and other improvements shall be compatible with the overall residential appearance of Pinedale.
- D-2.c All commercial loading areas shall be located or screened in such a manner that adjoining residential properties are not impacted either visually or acoustically from the operations of the loading area.
- D-2.d All commercial uses shall provide adequate on-site parking which shall be landscaped and located in such a manner that it is not disruptive to the neighborhood character.
- D-2.e Require all uses that utilize delivery vehicles over one ton to obtain approval of a traffic routing plan in a manner acceptable to the Planning and Development Department Director. Said plan will establish routing to and from a commercial property to avoid unnecessary intrusion of delivery vehicles into Pinedale.
- D-2.f Require that all structures, landscaping, and related improvements be properly maintained in accordance with city code requirements.
- D-2.g Except for incidental activities such as office cleaning, etc., business hours for commercial uses within the Plan area shall be limited to operating between the hours of 6 a.m. to 10 p.m.
- D-2.h Unless a site abuts property zoned or planned for residential development, in which case a 20-foot landscaped setback shall be required for the front yard, a 15-foot landscaped setback area shall be required for all front yards.
- D-2.i Install landscaping of sufficient size and planting intensity to provide an adequate buffer between commercial development and residential properties, which should, as far as practical, be at least 10 feet in depth.
- D-2.j All parking should typically be located in the front of the proposed commercial development in order to avoid annoying adjacent/ abutting residential property owners.
- D-2.k On-site lighting shall be directed downward in order to prevent glare onto adjoining properties.
- D-2.l Advertising signage shall be limited to frontages that are not oriented towards residential development.

- D-2.m Monitor project requirements such as landscaping and site maintenance to ensure that the site is properly maintained and any diseased or damaged plant materials are replaced in a timely manner.
- D-2.n Require that loading zones be placed as far away as possible from adjacent residential uses, and/or restrict delivery times as appropriate to reduce conflicts or nuisances.
- D-2.o Use of metal siding or reflective materials, including unfinished metal, T-11 siding or nontextured concrete is not appropriate for commercial building facades.
- D-2.p Along the West Herndon Avenue frontage road the following property development standard shall apply to the development of commercial uses as far as practical.
- Provide a minimum lot width of 75 feet.
 - Provide a minimum depth of 10 feet of landscaping to include trees for screening along the rear property lines of properties planned or zoned for residential uses.
 - Encourage use of neutral and complimentary colors on structures. The use of dark and intense colors is reserved for trim and decorative elements. The use of dark paving as the primary building color shall be avoided.
 - Metal siding may only be used in combination with other siding material such as stucco, brick, or rock, etc.
 - No blank walls. Architectural details shall be used to enhance all sides of the building including the addition of complimentary color bands, shadowing, and interesting forms such as pop-outs. Ornamental tile accents and stucco relief are examples.
- D-2.q Discourage the use of exterior security gates or bars on windows which contributes to a negative perception of the area and detracts from the overall attractiveness of the building.
- D-2.r Existing buildings which do not currently comply with the commercial development and design policies noted above should be encouraged to make cosmetic changes such as repainting, adding architectural details, adding new and fresh signage, installing awnings, etc.

3.0 PUBLIC FACILITIES AND OPEN SPACE

The focal point of the Pinedale neighborhood is the campus of the Pinedale Elementary School and the Pinedale Community Center. The Center provides a variety of activities including after school programs and recreational activities for children of various age groups. The Center also provides programs that are targeted to adult interests, including a senior wellness/fitness program.

The Pinedale Elementary School is part of the Clovis Unified School District. Currently, students are enrolled in grades kindergarten to six. The school is located on 15 acres, which includes a 10+/- acre playground. Although the school has experienced declining enrollment, recent attendance is showing an upward trend. The enrollment increase may be attributed, in part, to new residential development activity within Pinedale. It should be noted that Pinedale is bisected by the attendance boundary of two elementary schools. In addition to the Pinedale Elementary School that serves students residing in an "L"-shaped area that is north of Birch Avenue, and east of College Avenue, the portion of Pinedale that is south of Birch and west of College Avenues is served by Nelson Elementary School, located approximately one half mile from the westerly boundary of Pinedale.

Because of its prominent location, the Pinedale Elementary School represents one of Pinedale's most valuable resources; it is where many members of the neighborhood have been educated. In addition, the school site provides a large open space area that serves the recreational needs of Pinedale's children regardless of the elementary school they attend. The school campus may be the single most important ingredient in creating a sense of community within Pinedale.

Community input during the preparation of the draft Plan suggests that additional restrooms would facilitate the general public's use of the open recreational areas that are part of the Pinedale Elementary School and Pinedale Community Center sites. The installation of lighting at these facilities would facilitate their nighttime use.

For years, there have been discussions regarding the construction of a monument memorializing the historic importance of the Sugar Pine Lumber Company, Camp Pinedale—a World War II Army Air Force facility, and the Pinedale Assembly Center—a temporary Japanese internment center. A structure memorializing the internment camp has been proposed for a location on the former site of the Sugar Pine Lumber Company located west of North Ingram Avenue. However, the residents of Pinedale may also pursue collecting written material and artifacts of historical significance indicating the everyday role that Pinedale's citizens have played in all three of these facilities. Perhaps a repository or display area of written material and collectables could be developed on the grounds of the community center.

Improvements to the school must be approved by the Clovis Unified School District. The District has policies that govern the activities that may occur on school property. In the course of community neighborhood meetings to discuss the future of the plan area, the provision of lighting for the school playground and additional playground equipment for small children was identified as a major priority.

The Plan acknowledges that the school/community center will continue to be the primary recreational and cultural gathering focal point for the neighborhood. It is, and will remain, the main recreational open space area for Pinedale as well.

GOAL E: FURTHER DEVELOP AND ENHANCE THE PINEDALE ELEMENTARY SCHOOL AND THE PINEDALE COMMUNITY CENTER AS THE VIBRANT EDUCATIONAL, CULTURAL, AND RECREATIONAL CENTER AND FOCAL POINT THAT SERVES THE NEEDS AND ASPIRATIONS OF ALL OF PINEDALE'S RESIDENTS.

Objective E-1: Further develop and enhance recreational opportunities at the Pinedale Community Center.

Policies:

E-1.a Identify and secure outdoor recreational equipment and provide related infrastructure improvements for the Community Center that is complementary to existing or proposed recreational equipment at the adjoining school site.

Objective E-2: Recognize the Pinedale Elementary School as a critical component of community identity by enhancing its aesthetic, open space, and recreational attributes.

Policies:

E-2.a Promote enhanced landscaping on the school site by planting trees along the perimeter of the playground area for shade and visual appeal.

E-2.b Encourage the planting of additional landscape material including bushes and trees around the school buildings.

E-2.c Support the installation of landscaping near surface parking areas to reduce radiant heat and the adverse visual and environmental impacts of large areas of paving on surrounding uses.

E-2.d Pursue enhance recreational opportunities by providing open space lighting, skate board facilities and other desirable recreational features that could be constructed with strong community backing.

Objective E-3: *Protect, support and enhance Pinedale's educational, social and cultural resources.*

Policies:

- E-3.a Support cooperative efforts of the City of Fresno Parks, Recreation and Community Services Department and the Clovis Unified School District to enhance after school social and recreational programs at the Pinedale Elementary School and Community Center.
- E-3.b Support cooperative efforts with interested citizen groups in establishing indoor/outdoor public events that celebrate the unique historic and cultural heritage of Pinedale.
- E-3.c Participate in cooperative efforts with the Clovis Unified School District and other agencies or community groups in making improvements to the Pinedale Elementary School and other facilities, including supporting efforts in applying for grants.

Other Open Spaces

In addition to the large open space areas that are major features of the Pinedale Elementary School and the Pinedale Community Center, the Pinedale neighborhood has other areas that could be considered as open spaces.

Herndon Avenue Frontage

An overly wide median island separates the Herndon Avenue frontage road—a local street that extends along the southern boundary of the Pinedale, from Herndon Avenue, proper. The median island varies in width from between 60 feet to less than 5 feet. Large areas within the median island lack a sufficient amount of landscaping that contributes to a negative visual image of Pinedale, particularly as viewed from Pinedale's businesses and residences facing the frontage road.

Planting within the median island that separates Herndon Avenue from the Herndon Avenue frontage road would have a positive visual impact on the neighborhood. Relative to the Herndon Avenue frontage road, it should be acknowledged that businesses, particularly those that are oriented toward car sales, require higher visibility from passing motorists. Therefore, it is recommended that low growing, drought-tolerant plants be planted within the median island. Such plantings would provide visual relief without blocking from view the businesses along the Herndon Avenue frontage road.

Deficiencies such as the absence of street trees within the park strips along Pinedale's streets are easily discernable, particularly along West Minarets and North Sugar Pine Avenues. The landscaping of Pinedale's streets in accordance with a street tree planting plan will be a component of the city's efforts to enhance the Pinedale neighborhood.

GOAL F: ENHANCE PINEDALE AS A LIVABLE NEIGHBORHOOD BY DEVELOPING AND MAINTAINING A VARIETY OF OPEN SPACE AND LANDSCAPED AMENITIES.

Objective F-1: *Reinforce the desirability and functionality of existing open spaces and explore the potential to develop additional open spaces that are designed to serve the specific needs of Pinedale residents.*

Policies:

- F-1.a Work with community groups, landscapers, and plant nurseries to landscape the frontage road median island along West Herndon Avenue and the park strips along Pinedale's interior streets as a community project.
- F-1.b In collaboration with Pinedale residents, identify and strive to establish new open spaces for active or passive use.

4.0 CIRCULATION

The purpose of this section of the Pinedale Neighborhood Plan planned land use and development policies is to address existing concerns of the Pinedale neighborhood residents and provide policies by which to address these concerns and enhance the neighborhood.

The general Pinedale neighborhood is bound by four major streets: West Herndon Avenue along the southern boundary, North Blackstone Avenue along the eastern boundary, West Alluvial Avenue along the northern boundary, and North Ingram Avenue along the western boundary.

VEHICULAR TRAFFIC CIRCULATION

Street Classifications

Consistent with the 2025 Fresno General Plan, major streets located within the city of Fresno have been classified according to their function in serving vehicular movements as follows.

- **Freeways:** These roadways are divided highways having no direct access and no intersections at grade. All access is achieved by on- and-off ramps at interchanges. No freeways are planned within the Pinedale plan area.
- **Expressways:** These roadways are generally four or six-lane, divided roadways with access limited to signalized, at-grade intersections with major streets. West Herndon Avenue, the southern boundary of the Pinedale Neighborhood Plan area, is designated as an expressway.
- **Arterial Streets:** These are generally four or six-lane divided roadways signalized at half-mile intersections with major streets. Access is highly regulated, but not as restricted as on expressways. There are no arterial designated streets within the Pinedale Neighborhood Plan. North Blackstone Avenue, the eastern boundary of the Pinedale Neighborhood Plan area, is designated as an arterial.
- **Collector Streets:** These are generally two or four-lane, undivided streets and provide service for internal traffic movement within an area and connect local traffic to the arterial street system. Access to abutting property is generally permitted. It should be noted that North Ingram Avenue and a segment of West Alluvial Avenue—the streets that form the western and northern boundary of Pinedale—are designated by the 2025 Fresno General Plan as “collector” streets.

None of the street classifications indicated for the major streets that serve Pinedale will be changed by this Plan.

Pinedale Resident Concerns

In meetings conducted with residents and property owners concerns were expressed regarding traffic volumes and speeds that occur on local streets within the neighborhood. During these meetings, the Pinedale Neighborhood residents also expressed concerns that there is an increasing amount of non-Pinedale generated traffic using Pinedale neighborhood streets. Non-Pinedale traffic is defined as traffic that does not have an origin or destination within the Pinedale neighborhood. This non-Pinedale traffic is often called "cut-through" traffic. Specifically, the residents expressed concern regarding North Sugar Pine Avenue, as it is located along the easterly side of Pinedale Elementary School site as well as West Minarets Avenue as it has a traffic control signal at its intersection with North Blackstone Avenue.

Although the Bullard Community Plan has provided guidance to City staff, traffic circulation problems have continued to remain a concern of Pinedale residents. Other issues such as the future of North Maroa Avenue and the previous consideration of its possible extension into Pinedale and connection with North Ingram Avenue, the use of residential streets for commercial and cut-through traffic and the possible enhancement of West Minarets Avenue as the "main street" of Pinedale were raised during planning meetings with Pinedale residents. Residents also expressed a need to install stop signs or traffic lights at various intersections within Pinedale in order to reduce vehicle speeding and provide vehicle and pedestrian safety.

In response to these concerns it is noted that due to the spacing of signals and the implementation of access control on an expressway such as Herndon Avenue, the extension of Maroa Avenue north of Herndon Avenue will not occur. In addition, stop signs and traffic signals will only be installed when they meet the warrants outlined in the Manual for Uniform Traffic Control Devices (MUTCD). The City of Fresno is required to follow the protocol in the MUTCD as directed by the U.S. Secretary of Transportation, under authority granted by the Highway Safety Act of 1966.

It should be noted that consideration was given to closing certain local streets with access to North Blackstone Avenue in order to reduce the amount of commercial and cut-through traffic using Pinedale's streets. However, the potential closure of streets was rejected based upon the responses received during meetings with residents regarding the proposed plan. However, limiting access to some roadways within Pinedale will reduce the number of cut-through and commercial traffic volumes within the neighborhood.

The residents of Pinedale also expressed concerns regarding the condition of public alleys within Pinedale. Many Pinedale alleys have become unsightly and provide an opportunity for vandalism and illegal dumping.

Relative to the issue of vehicle speed and safety, Pinedale residents have expressed concerns regarding the amount of traffic along West Minarets Avenue. Much of the traffic is generated from outside of the Pinedale area. The staff of the City's Public Works Traffic Engineering Division has indicated that the installation or construction of traffic calming devices such as traffic circles, bulb outs, half street closures, and/or pork-chop raised island medians at key intersections along Minarets Avenue would significantly reduce traffic speed along this street. Staff from the Traffic Engineering Division has noted that other street intersections within Pinedale would also be good candidates for the installation of traffic circles or other traffic calming devices. A preliminary estimate indicates that a budget of approximately \$500,000 may be needed for the implementation of a traffic calming program including the design and construction of devices within the neighborhood on streets such as North Maroa Avenue, North College Avenue, North San Pablo Avenue, North Sugar Pine Avenue, West Minarets Avenue, West Spruce Avenue, and West Fir Avenue will substantially reduce the impact of cut-through and commercial traffic volumes and speeds within the neighborhood. Examples for traffic calming devices which utilize traffic circles are illustrated by Exhibits "C-1," "C-2," and "C-3."

The Pinedale Neighborhood Plan recommends that Pinedale's circulation needs to be further examined in conjunction with citizen input in order to determine the most appropriate types of traffic calming devices and street locations that would most effectively discourage cut-through and commercial traffic and reduce vehicle speeds within the Pinedale neighborhood.

GOAL G: INCREASE MOTORIST AND PEDESTRIAN SAFETY BY REDUCING THE NUMBER OF VEHICLE TRIPS GENERATED FROM OUTSIDE OF THE PINEDALE NEIGHBORHOOD AND THE VEHICLE SPEEDS OF MOTORISTS USING PINEDALE'S INTERIOR STREETS.

Objective G-1: *Reduce the amount of cut-through and commercial traffic generated from outside of the community and support increased connectivity for pedestrian activities both within and out of the community.*

Policies:

- G-1.a Commercial truck routes shall be established within Pinedale and vehicles over one ton shall be required to use these routes. The City of Fresno will proactively encourage compliance with this policy.
- G-1.b Provide street improvements that protect residential (local) streets from cut-through traffic.
- G-1.c Install landscaping (trees and bushes), or supplement the existing landscaping of commercial properties located along the easterly side of North Sugar Pine Avenue in order to soften the visual impact of these nonresidential uses on the residential uses located along the westerly side of the street.

- G-1.d Explore potential to close North Sugar Pine Avenue at its intersection with the West Herndon Avenue frontage road.
- G-1.e Do not extend North Maroa Avenue, north of West Herndon Avenue, as this would require the acquisition of some of Pinedale's residences—an action that is not favored by the citizens of Pinedale.
- G-1.f Construct uniform traffic calming devices that help identify the residential neighborhood area to commercial and cut-through traffic.
- G-1.g Study current traffic circulation patterns within Pinedale in order to identify specific traffic calming measures that would improve vehicle and pedestrian safety, particularly along West Minarets and North San Pablo Avenues. Identify funding mechanisms to generate approximately \$500,000 in traffic calming devices.
- G-1.h Consider vacation of alleys where feasible and maintain and improve the security and aesthetics of alleys that, out of necessity, will remain open in order to provide access to garages, rear yards, and trash collection containers.

PINEDALE NEIGHBORHOOD PLAN
EXHIBIT "C-2"

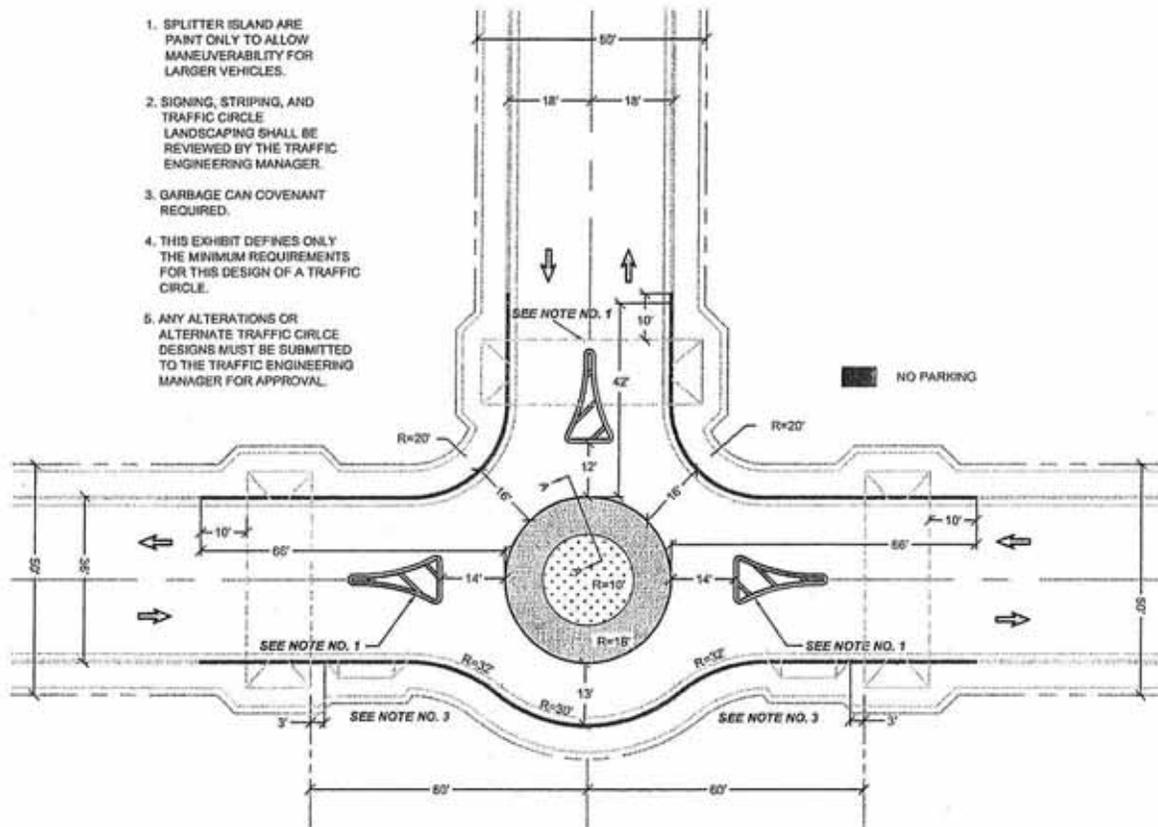
RESIDENTIAL TRAFFIC
CIRCLE

50' RIGHT OF WAY

SCALE: 1" = 40'

NOTES

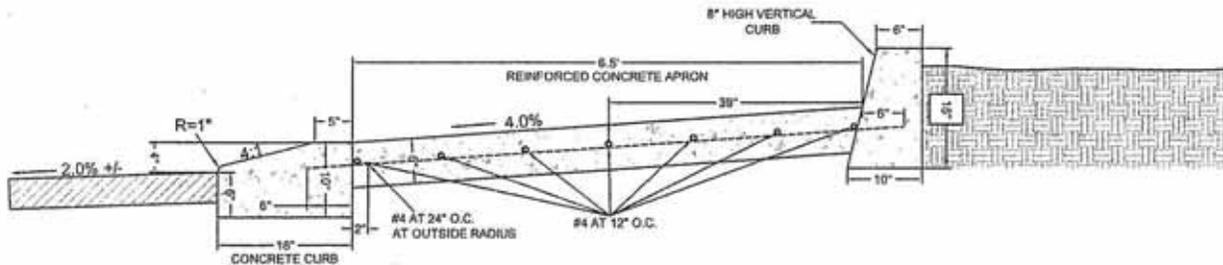
1. SPLITTER ISLAND ARE PAINT ONLY TO ALLOW MANEUVERABILITY FOR LARGER VEHICLES.
2. SIGNING, STRIPING, AND TRAFFIC CIRCLE LANDSCAPING SHALL BE REVIEWED BY THE TRAFFIC ENGINEERING MANAGER.
3. GARBAGE CAN COVENANT REQUIRED.
4. THIS EXHIBIT DEFINES ONLY THE MINIMUM REQUIREMENTS FOR THIS DESIGN OF A TRAFFIC CIRCLE.
5. ANY ALTERATIONS OR ALTERNATE TRAFFIC CIRCLE DESIGNS MUST BE SUBMITTED TO THE TRAFFIC ENGINEERING MANAGER FOR APPROVAL.



SECTION A-A

CURB DETAIL

NOT TO SCALE



TRAFFIC CIRCLE

REF. & REV CITY OF FRESNO

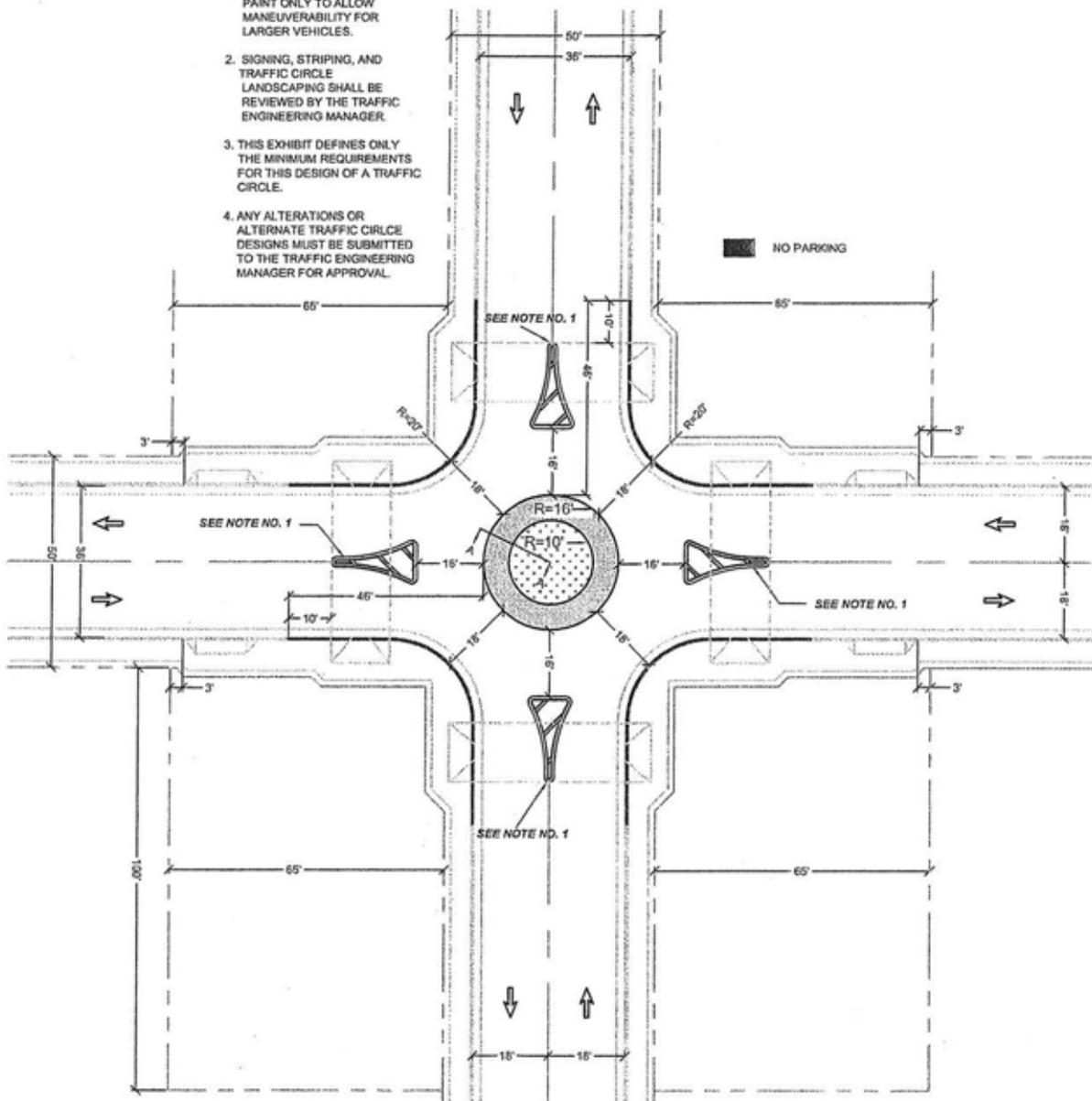
RESIDENTIAL TRAFFIC CIRCLE

PINEDALE NEIGHBORHOOD PLAN EXHIBIT "C-3"

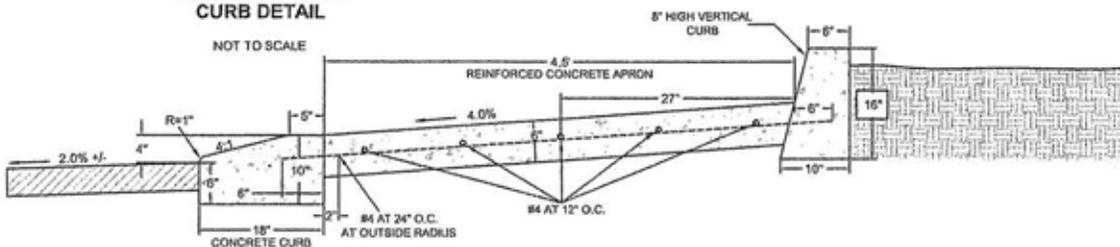
NOTES

1. SPLITTER ISLAND ARE PAINT ONLY TO ALLOW MANEUVERABILITY FOR LARGER VEHICLES.
2. SIGNING, STRIPING, AND TRAFFIC CIRCLE LANDSCAPING SHALL BE REVIEWED BY THE TRAFFIC ENGINEERING MANAGER.
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4. ANY ALTERATIONS OR ALTERNATE TRAFFIC CIRCLE DESIGNS MUST BE SUBMITTED TO THE TRAFFIC ENGINEERING MANAGER FOR APPROVAL.

50' RIGHT OF WAY
SCALE: 1" = 40'



SECTION A-A CURB DETAIL



TRAFFIC CIRCLE

REF. & REV CITY OF FRESNO

GOAL H: INCREASE THE AWARENESS OF PINEDALE AS A VISUALLY UNIQUE AREA WITHIN FRESNO.

Objective H-1: Encourage the development of streetscapes that facilitates the awareness of Pinedale as a unique neighborhood.

Policies:

- H-1.a Ensure that boundary streets present a uniform appearance that distinguishes Pinedale from surrounding developments.
- H-1.b Create entry treatments at strategic locations such as West Herndon and North Ingram Avenues, West Minarets and North Ingram Avenues, and West Minarets and North Blackstone Avenues in order to reinforce neighborhood identity.
- H-1.c Promote the uniform planting of street trees throughout Pinedale with each street designated for a specified street tree species type as indicated by a streetscape plan.

Bicycle and Pedestrian Circulation

This section of the Pinedale Neighborhood Plan is related to utility-oriented cycling rather than sport or leisure cycling. Leisure cycling is not as dependent on planned bikeways and is considered at length in the Metropolitan Trails Plan, a separate city document.

Pinedale possesses many characteristics that facilitate cycling. Almost all of the local and major streets have been developed on a grid system. The grid system reduces circulation travel associated with more modern subdivision design by allowing a greater number of both direct and alternative connections between destinations.

The California Motor Vehicle Code provides for bicycles on public streets. Because bike riders move as a result of their own exertions, they seek the shortest and straightest routes to their destinations. The fact that Pinedale has been developed on the grid system facilitates quick and convenient access between points of travel. However, it is important that considerations be made when the two modes (vehicles and bicycles) operate in close proximity to each other.

The City designates certain streets as bikeways because they have characteristics that facilitate bicycle travel. Concerns for safety, convenience, and proximity to activity centers affect the designation of bikeways.

The term bikeway is a general designation for several types of circulation infrastructure designated for bicycles. The various types of bikeways are defined below.

- Bike paths have their own right-of-way developed exclusively for bicycle travel and are entirely separate from streets and highways.
- Bike lanes are an on-street bikeway in which separate vehicle and bicycle travel lanes are designated visually by signs and street markings.
- Bike routes are a system of streets with signs denoting them as a Bike Route, and with warnings that motorists should anticipate bicycle riders. The designation alerts cyclists of desirable routing, often based on relatively low traffic volumes or continuity to activity centers.

Bicycle parking shall be provided in accordance with the City of Fresno Zoning Ordinance.

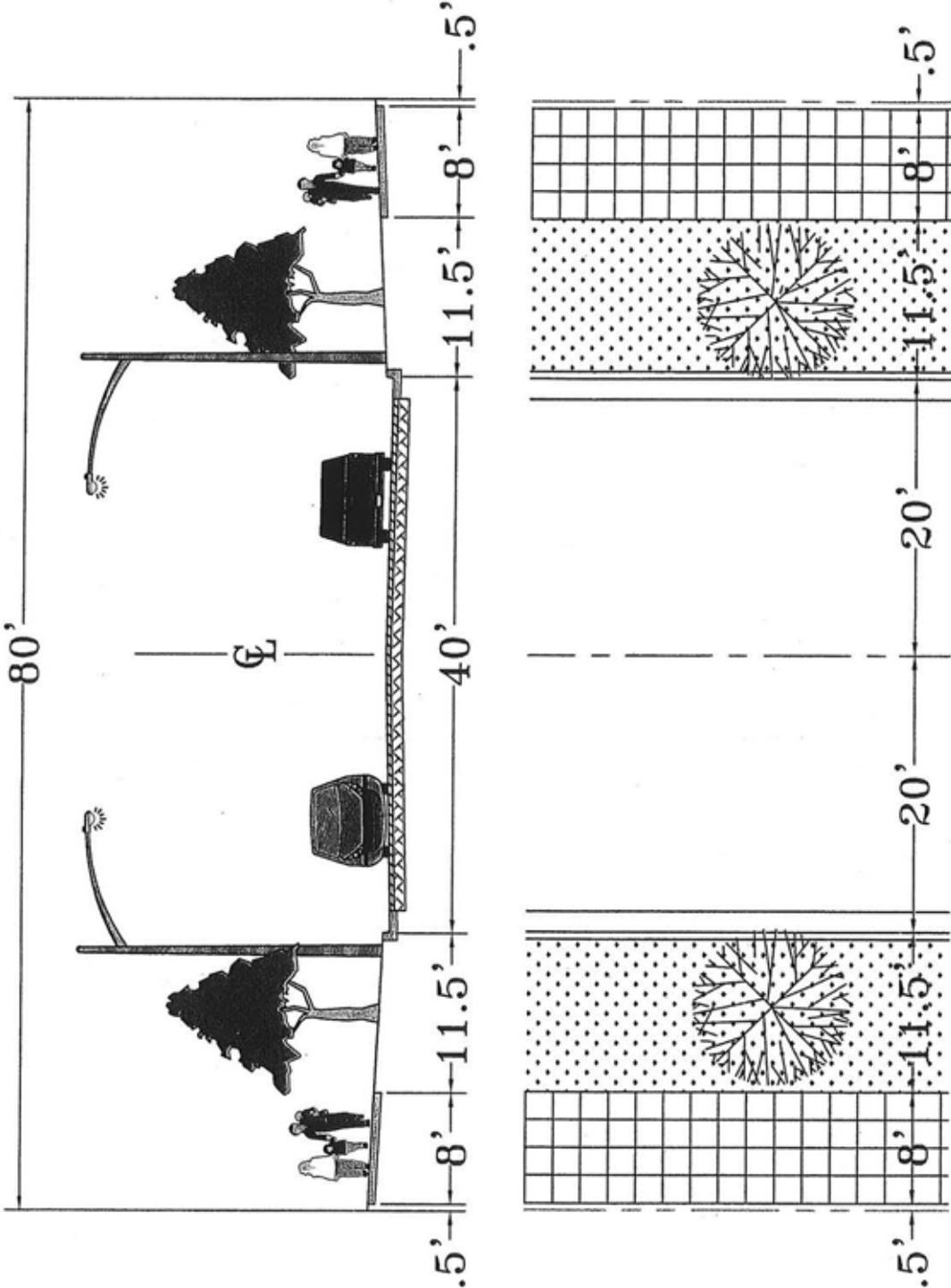
Bicycle Circulation

The City's Bicycle Transportation Plan (BTP) designates West Herndon Avenue along the southerly boundary of Pinedale planning area as a link in the metropolitan-wide bike path/pedestrian trail. Bike lanes are planned along North Ingram Avenue and along the Alluvial/El Paso Avenue connection in accordance with the city's 2025 Fresno General Plan bicycle policies that promote the installation of bike lanes along every major street. When fully developed, the bike lane along North Ingram Avenue will ultimately connect northward to the bike path/pedestrian trail system that extends along the bluff and San Joaquin River recreational area and to Woodward Park.

Pedestrian Access

During planning meetings, some of the Pinedale neighborhood's residents indicated they perceived Pinedale as a community that is easily accessible by walking. It was further pointed out that major commercial areas located east and west of Pinedale is within reasonable walking distances. However, except for North Blackstone Avenue, all of Pinedale's streets lack continuous sidewalks to varying degrees. This major deficiency does not promote a pedestrian friendly environment. Sidewalk deficiencies are further discussed in the "Infrastructure" section of this document.

In order to enhance the walking experience within the Pinedale neighborhood, the City has identified two streets, West Minarets and North San Pablo Avenues, as ideal north/south and east/west corridors for an expanded 8-foot wide sidewalk pattern that could be used by pedestrians, particularly children walking to and from the school and community center. The added sidewalk width could be developed within the amply wide park strip that is located within the street right-of-way. Refer to the street and sidewalk profile (Exhibit "D") indicating a typical street cross section that is proposed for expanded sidewalk recommended along both sides of West Minarets and North San Pablo Avenues.



MINARETS AVENUE
AND
SAN PABLO AVENUE

80' STREET
MID BLOCK

REF. & REV. CITY OF FRESNO

It is anticipated that the expanded sidewalks indicated above will facilitate the safety of neighborhood travel for residents, particularly children, by providing them with a pathway for walking that is a separated from the street.

Access for the Mobility Impaired

The Pinedale Neighborhood Plan provides policy direction regarding access to public places for persons whose mobility is impaired. Future public works improvements that facilitate mobility-impaired access are to be part of the design of future streetscape projects. Relative to this consideration, The Neighborhood Improvements Map (Exhibit "E") indicates street corner locations that are in need of new wheel chair ramps.

GOAL I: PROVIDE A PEDESTRIAN AND BICYCLE FRIENDLY ENVIRONMENT THAT IS SAFE AND RESPONSIVE TO THE NEEDS OF ADULTS, CHILDREN, AND PERSONS WHO ARE MOBILITY IMPAIRED.

Objective I-1: *Provide continuous sidewalks that link all areas within the Pinedale neighborhood.*

Objective I-2: *Ensure full access for mobility impaired persons for all parts of the Pinedale neighborhood, particularly within the vicinity of the Elementary School/Community Center facility to comply with Americans with Disability Act (ADA).*

Policies:

- I-1.a Link Pinedale's residents to the metropolitan-wide bicycle/pedestrian path and trail system.
- I-1.b Encourage the development of a pedestrian friendly environment along major and local streets with canopy street trees, benches, etc.
- I-1.c Repair and construct sidewalks that are ADA compliant within the Pinedale neighborhood.
- I-1.d Construct ADA accessible ramps where deficient at Pinedale intersections.
- I-1.e Construct special 8-foot sidewalk along both sides of West Minarets and North San Pablo Avenues.

5.0 INFRASTRUCTURE

A well-maintained, appropriately designed infrastructure is essential to the long-term viability of a community. The existing condition of the infrastructure within Pinedale can generally be described as aged and in need of improvement. The following provides a brief description of the condition of the infrastructure improvements that are needed within Pinedale neighborhood. It should be noted that policies related to street improvements are noted in the Circulation section of the Plan.

Sidewalks, Curbs, and Gutters

The presence of sidewalks, curbs, and gutters within the Pinedale neighborhood could be described as incomplete. In September of 2004, the City of Fresno Public Works Department, undertook a study to determine the extent of needed infrastructure improvements and upgrades with the Pinedale neighborhood. These needed improvements are also identified by the Neighborhood Improvements map (Exhibit "E"). Estimated improvements include the installation of roughly 300 lineal feet of concrete curb and gutter; 170,552 square-feet of concrete sidewalk; 7,920 square-feet of valley gutter; and 13 alley approaches. The above-noted improvements would also necessitate the removal and replacement of several trees along Pinedale's streets.

Water

Pinedale is served by the Pinedale County Water District (PCWD). In the past, independent utility districts have often been consolidated with larger districts. However, Pinedale residents have emphatically expressed a desire to retain PCWD's water service. They have cited the lower service rates, the water taste and the prompt service as reasons for retaining the existing service.

The city, at the time this plan was prepared, is not contemplating the consolidation of Pinedale's water and sanitary sewer service within the city's municipal system.

Sewer

Sewer service to Pinedale residents is also provided by the PCWD. The sewer facilities within the plan area range in age. Many of the older lines may be deficient in their carrying capacities. Moreover, a large percentage of the sewer facilities within the plan area are located within Pinedale's alleys or easements. Therefore, any development that encroaches on the alley or easement or alley closures may necessitate relocation of sewer facilities. The city's Public Works Department estimates that trunk sewers serving the plan area have capacity to serve the planned uses.

Drainage/Flood Control

Permanent storm drainage service is provided by the Fresno Metropolitan Flood Control District (FMFCD). Storm basins serve the plan area. The District will review, on a case-by-case basis, all development plans for compliance with storm drainage standards.

Electricity and Natural Gas

There are no new projects or programs identified at this time by the Pacific Gas & Electric company within Pinedale. However, the undergrounding of streetlight electrical service may occur in the future consistent with city development standards that require undergrounding as new development occurs. Some programs exist to fund the undergrounding of existing overhead electrical distribution systems, which the city directs toward use along major streets.

Street Lighting

Although lighting exists along Pinedale streets, the illumination from these streetlights is below current luminary standards. The Neighborhood Improvements exhibit identifies the replacement of existing lighting, as well as, the installation of new lighting that would bring this improvement into compliance with current city standards. Although the city has no immediate projects or programs involving the addition or replacement of street lighting within Pinedale, the Pinedale Plan Citizens Advisory Committee has expressed that it is in the best interest of the Pinedale neighborhood that action be initiated as soon as possible to provide street lighting that meets current city standards with related underground electrical service.

Fire Protection

The Pinedale area receives fire protection and emergency services primary response from the following fire stations:

Fire Station No. 2 at 7114 North West Avenue

Fire Station No. 13 at 815 East Nees Avenue

Fire Station No. 11 at 5544 North Fresno Street

Most of Pinedale's residents receives domestic and fire protection water from the Pinedale County Water District. Because of the significant amount of development that has recently occurred within the PCWD's service area, an increasing burden has been placed on the District's ability to provide adequate water flow. As such, the District has not been able to meet the 2,500-gallon per minute fire flow required for nonresidential (commercial) and multiple-family development as specified by the Fresno Fire Department Protection Planning Standards. Development has been allowed to occur subject to the mitigation that nonresidential and multiple-family developments are provided with approved fire sprinkler systems. Existing levels of service subject to this mitigation measure, as well as continued

maintenance and upgrades with new development as needed by the Pinedale County Water District, will be required in order to meet City of Fresno Fire Department standards.

In response to the water issues noted above, the PCWD is currently pursuing the funding of additional facilities and infrastructure improvements in an effort to provide adequate water flow for fire suppression for multiple-family and nonresidential developments. It should be noted that the PCWD provides adequate water flow for single-family residential fire suppression.

Police Protection

The plan area is within Police Reporting Zone 1255, in Sector 5D and is served by the Police Department's Northwest Policing District. In the past there may have been a public perception that an increase in crime activity has occurred in Pinedale, which may be reflective of an overall citywide trend. However, considerable progress has been achieved throughout the city, including Pinedale, to address public safety issues.

In addition, the programs of the Pinedale Community Center, the Boys and Girls Club, and the Pinedale Elementary School have provided Pinedale's youth with a variety of social, artistic and recreational after school activities. Most importantly, the City's Police Department has supported and sponsored programs through the Pinedale Elementary School, which are intended to provide Pinedale's youth with positive direction and role models.

Relative to the prevention of crime activity, the Citizens Advisory Committee has noted the need for an increase in the number of officers patrolling Pinedale. Expanding police presence is viewed by the Committee as a constructive measure, which will facilitate police and resident communication and reduce police response times for calls generated within the Pinedale neighborhood.

GOAL J: PROVIDE A SAFE AND SECURE PINEDALE.

Objectives J-1: Police service within the Pinedale neighborhood shall be consistent with other areas within the city.

Policies:

- J-1.a Support increased police patrols as resources become available within the Pinedale neighborhood, particularly during nighttime hours.

Schools

Facilities improvements have been briefly discussed in the Public Facilities and Open Space section of this document. Basic infrastructure improvements including on-campus lighting, the provisions of seating near the playfields, and additional parking would reinforce the campus position as the recreational center of the community, and provide a higher level of recreational opportunity to the plan area.

Parks and Recreation

The Plan advocates the need for additional open space within Pinedale in order to adequately serve the various recreational needs of its residents. Refer to the policies indicated in the Public Facilities and Open Space section of the Plan regarding recommendations for the maintenance and development of open spaces for active and passive use.

Public Transportation

The Pinedale neighborhood is served by Fresno Area Express (FAX) bus service. Specifically, Bus Routes 26 and 30. Future development should consider bus bay construction at existing stops and new bus stop locations. Future compliance with the provisions of the ADA includes a concrete bus stop shelter pad. Electrical service for shelter lighting and a trash receptacle are needed at bus stop locations.

During meetings with Pinedale residents and the Citizens Advisory Committee, the need for additional transit service that is oriented toward serving the needs of Pinedale's senior citizens was expressed, particularly an easily accessible east/west transit route. The Citizens Advisory Committee specifically noted the need for a looped transit route or shuttle service that could provide Pinedale residents, particularly senior citizens, access to various medical facilities and offices.

The Plan recommends the expansion of public or private transit service to the Pinedale residents.

GOAL K: EXPAND THE OPPORTUNITY AND ABILITY FOR PINEDALE RESIDENTS TO REACH COMMERCIAL AND MEDICAL RELATED SERVICES THROUGH THE USE OF PUBLIC OR PRIVATE TRANSIT.

Objectives K-1: Promote the development and use of public transportation facilities that will serve the Pinedale neighborhood.

Policies:

K-1.a Establish an east/west transit route that is accessible to Pinedale residents.

- K-1.b Explore potential for developing a public or quasi-public transit service that provides residents with access to the city's major medical facilities.
- K-1.c Pursue and explore the potential for securing additional funding sources (such as Measure C) for transit improvements as those indicated above.

Streets and Alleys

The City Traffic Engineer indicates that there are no new street or alleyway paving or closure projects anticipated within Pinedale at the time of Plan adoption. However, Pinedale citizens have expressed their concern regarding the existing conditions of alleyways and the disposition of property to adjoining property owners once an alley is vacated.

The following provides an overall goal, plan objective, and additional policies related to neighborhood infrastructure improvements.

GOAL L: *IMPROVE THE LIVABILITY OF THE PINEDALE NEIGHBORHOOD BY IMPROVING ITS EXISTING INFRASTRUCTURE.*

Objective L-1: *The City of Fresno shall work with other public agencies responsible for infrastructure facilities to refurbish, improve, and complete Pinedale's infrastructure system.*

Policies:

- L-1.a Promote inter-agency communication with Comcast, PG&E, FMFCD, etc., in order to coordinate infrastructure maintenance and construction to minimize the impact on existing streets and easements and the surrounding environment.
- L-1.b Develop an ongoing maintenance and improvement program that prioritizes improvement maintenance and new facility construction within the Pinedale neighborhood.
- L-1.c Require street and median island landscaping to ensure protection of residential properties from nonresidential uses and major streets.
- L-1.d Coordinate meeting with Fresno Irrigation District and Pinedale residents regarding responsibilities for the maintenance of properties affected by the Bullard Canal Easement.
- L-1.e Where possible and appropriate, construct improvements (tree wells, etc.) that provide a buffer between residential neighborhoods and strip commercial uses.

- L-1.f The City of Fresno shall pursue the completion of landscaping within the West Herndon Avenue frontage road median and work with property owners to improve park strips along West Minarets and North San Pablo Avenues.
- L-1.g Develop an effective alley cleanup and maintenance program to ensure the safety and usability of alleys.
- L-1.h Maintain and improve the security of alleys that will remain open in order to provide access to garages, rear yards and trash collection containers.
- L-1.i No alleys will be vacated without a prior determination of the disposition of the alley right-of-way.

PLANNED LAND USE

The Planned land Use section examines and makes recommendations to stabilize and support existing land use patterns, with appropriate opportunities for future growth within the Pinedale neighborhood. The planned land use designations specified in this section have been formulated as a result of the following planning related activities:

- Numerous work sessions of the Pinedale Neighborhood Plan Citizens' Advisory Committee.
- The formulation of goals, objectives, and policies for Pinedale.
- The identification of specific issues related to an inventory of existing land uses, zoning, residential densities, development patterns and consideration of the neighborhood's traditional character or identity.

Earlier Development

A primary factor of any land use plan for the Pinedale neighborhood is its history. The predominant pattern of development was set by residential tracts built between the 1900s and the 1930s. Lots are small, many of them less than 5,000 square feet, with the resulting overall density in Pinedale's single-family residential areas of approximately five dwelling units per acre.

The area's historic industrial character is also important, as is the fact that the area is primarily developed.

A primary goal of the city is to conserve Pinedale as a residential neighborhood that is affordable to lower- and moderate-income families. The intensity of community participation in the Pinedale Neighborhood Plan is evidence of the degree to which the residents perceive the value of Pinedale as a historically significant and vital neighborhood district. Throughout the city, such districts represent opportunities to realize city and regional goals for jobs/housing balance and reduced dependence on single occupant use of the automobile.

Street Traffic

Current traffic conditions on certain Pinedale streets pose challenges to existing residential uses and pedestrian access. While both West Herndon Avenue and North Blackstone Avenue have very high traffic counts, the traffic is mainly directed to access points to Freeway 41 and the regional shopping opportunities on North Blackstone Avenue. North Palm Avenue provides access to both the Palm Bluffs Corporate Center and acts as a bypass to West Nees Avenue for access to the regional shopping area and freeway. North Ingram Avenue provides a primary point of access to the commercial and office-business park development located to the north of West Herndon Avenue (west of Ingram Avenue) and to the light industrial development located to the north of West Alluvial Avenue (east of Ingram Avenue). In addition, North Ingram Avenue is a major access route to the residences within the

Pinedale neighborhood. Like West Herndon and North Blackstone Avenues, West Alluvial Avenue is used as a means to access the freeway and regional shopping in the area.

High traffic volume, in and of itself, is not considered a justification for commercial development along the peripheral streets that serve Pinedale. Rather, the land use plan reflects the conclusion that, existing residential uses shall be protected from increased traffic volumes. Appropriate measures to reduce potential conflicts between commercial and residential uses may include the judicious use of traffic calming devices, the development of on and off-street parking with adequate landscaped screening, and other conditions of development as described in this document.

Institutions/Schools

The location of the existing Pinedale Elementary School and the Pinedale Community Center between North San Pablo Avenue and North Sugar Pine Avenue and between West Locust Avenue and West Spruce Avenue establishes these major public facilities as the social and recreational core of the Pinedale neighborhood. It should further be noted that the school and community center also provide for neighborhood identity. The land use plan maintains the predominance of these uses in recognition of the vital role they play in Pinedale.

Planned Land Uses

The Pinedale Neighborhood Plan is responsive to and is consistent with the intent and application of the 2025 Fresno General Plan and the Bullard Community Plan. The Pinedale Plan retains approximately 90 percent of the previously adopted plan land uses designations indicated in the General Plan and the Community Plan, while at the same time, providing opportunity for the development of additional residential dwelling units for low and moderate income families, as well as market-rate housing.

The planned land use designations of the Pinedale Neighborhood Plan's Planned Land Use Map (Exhibit "F") are summarized below.

TABLE 2

PINEDALE NEIGHBORHOOD PLANNED LAND USES

PLANNED LAND USE TYPE	ACREAGE*	PERCENT
Residential, Medium Density	94.6	68.3
Residential, Medium-High Density	4.3	3.1
Residential, Medium-High Density Tolerant (Overlay)**	6.3	4.5
Commercial, Office	1.7	1.2
Commercial, Limited Neighborhood (L)***	0.2	0.1
Commercial, General Heavy	19.2	13.8
Public Facility, Quasi-Public (Q-P)	0.4	2.8
Public Facility, Community Activity Center (CAC)	0.9	0.6
Public Facility, Elementary School (E)	10.5	7.5
Public Facility, Post Office (PO)	0.3	0.2
TOTAL	138.5	

* Streets and alleys not included in planned land use acreages

** Properties within the Medium High Density Tolerant areas may be developed up to a maximum of 16.13 residential dwelling units per acre, provided that the project conforms to conditions of project approval, established through the city's design review process.

*** Limited to small-scale neighborhood commercial uses that serve the immediate needs of the Pinedale neighborhood as approved by the Planning and Development Department Director.

As clearly indicated in the above table, the Plan retains and supports residential development within the Pinedale neighborhood. Approximately 105 acres, or approximately 77 percent, of Pinedale's total acreage is proposed for medium density residential, medium-high density residential or medium-high density tolerant residential land uses. Most of the planned residential area (approximately 95 acres) is designated for medium density residential, which is developed primarily with single-family residences.

EXHIBIT "E"

Pinedale

Neighborhood Plan

Neighborhood Improvements

LEGEND

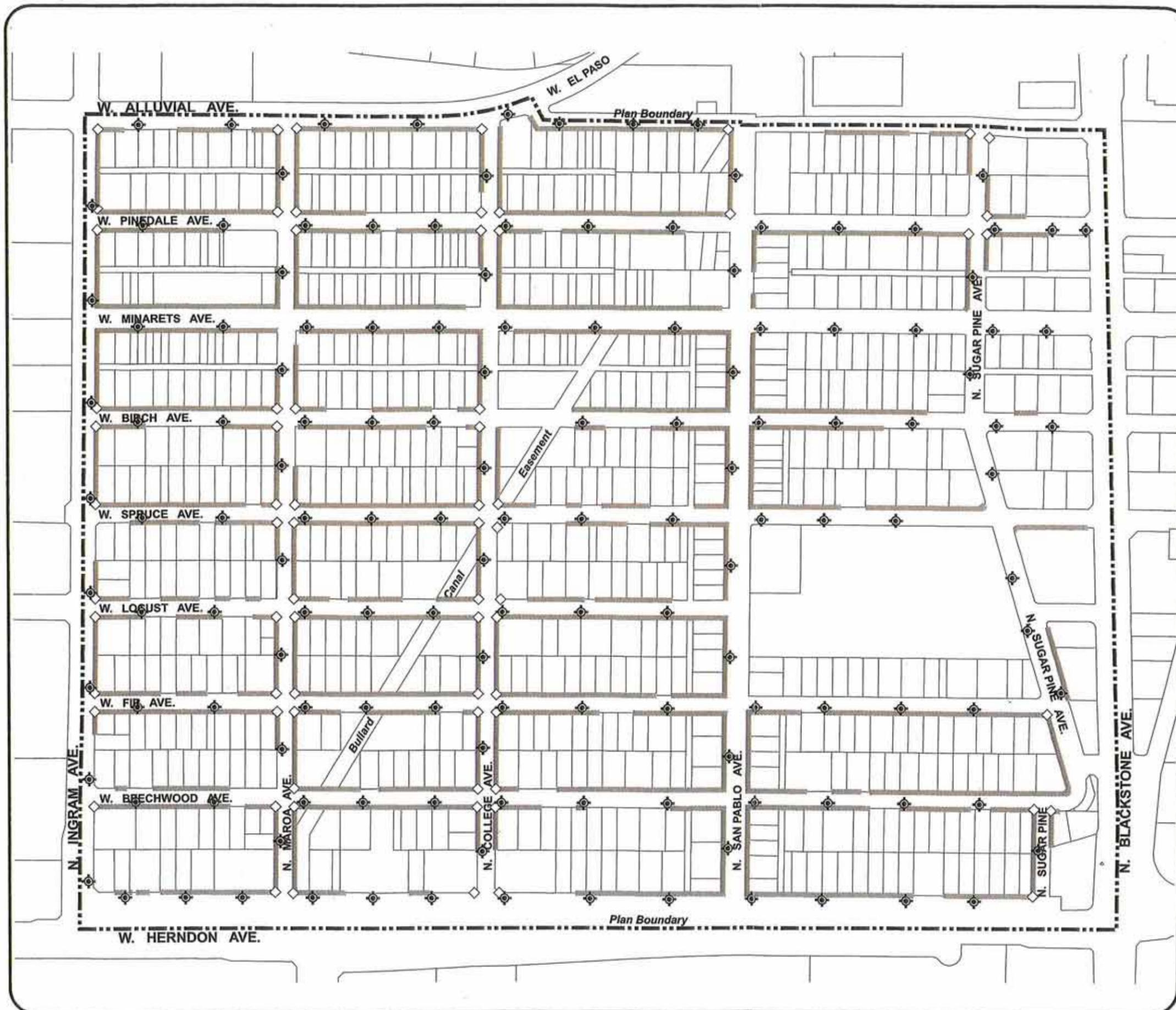
-  New Concrete Sidewalk
-  New Street Light
-  New Wheel Chair Ramp

Note: In addition to the above noted improvements, the City will explore the use of traffic calming facilities such as traffic circles or roundabouts, bulb outs, etc., within the rights-of-way of heavily trafficked streets in Pinedale

Source: City of Fresno, Department of Public Works, 2004.



City of Fresno
Planning & Development Department



The plan designates seven sites that are currently developed with 5 or more multiple-family residential dwelling units for medium-high density residential uses. By designating these sites for medium-high density residential uses, the Plan acknowledges the existence of properties within Pinedale that are currently developed with a significant number of dwelling units.

The Plan further designates parcels along the easterly side of North Ingram Avenue and two sites on North Sugar Pine Avenue, that are planned for medium density residential uses, to be suitable for development with residential densities that would allow multiple-family (apartment) dwelling units in accordance with the city's infill design review process. These sites are designated as residential medium-high density tolerant areas as indicated on the Planned Land Use Map (Exhibit "F"). It should be noted that multiple-family uses, particularly uses that could be developed within two-story structures along Ingram and Sugar Pine Avenues, will provide a physical buffer and land use intensity transition to the extensively developed commercial uses located along the west side of Ingram Avenue and along the east side of Sugar Pine Avenue.

The plan retains the general heavy commercial planned land use designation for properties within the North Blackstone/North Sugar Pine Avenue commercial corridor and along the northerly side of the West Herndon Avenue frontage road from North Blackstone to North Ingram Avenues. Properties at the northeasterly corner of North Ingram and West Herndon Avenues are also designated for this planned land use. It should be noted that there is only a minimal change in the amount of acreage indicated for planned heavy commercial uses between the Pinedale Neighborhood Plan and the 2025 Fresno General Plan. This change results from a re-designation of two existing commercial strips along the westerly side of Sugar Pine Avenue to the public facility elementary school designation and to the medium-high density tolerant designation. The planned land use change simply cleans up the land use designation of these previously planned commercial strips of property to more accurately reflect the actual use or intended use.

The Plan only designates planned office commercial uses along the tier of lots that front along the West Herndon Avenue frontage road (between Ingram and Maroa Avenues). Although it is a reduction in the amount of land designated for this use as indicated by the 2025 Fresno General Plan, the tier of lots that were formerly designated for office uses along West Beechwood Avenue will be designated for single-family residential uses, which is existing use of these properties and is the land use designation favored by Pinedale residents.

The site of an existing small neighborhood grocery store, located at the northwest corner of West Minarets and North San Pablo Avenues, is designated for limited neighborhood commercial uses. This existing use of the site may remain, while future uses will be restricted to those that are small in scale and impacts and provide services that are oriented toward the needs of the immediately surrounding neighborhood.

EXHIBIT "F"

Pinedale

Neighborhood Plan

Planned Land Uses

LEGEND

-  Residential, Medium Density
-  Residential, Medium High Density
-  Residential, Medium High Density Tolerant Area*
-  Commercial, Office
-  Commercial, Limited Neighborhood**
-  Commercial, General Heavy
-  Public Facility, Quasi-Public
-  Public Facility, Community Activity Center
-  Public Facility, Elementary School
-  Public Facility, Post Office

* Properties within the Density Tolerant Overlay may be developed to higher densities of 10.38 to 16.13 dwelling units per acre provided that the project complies with the density tolerant criteria specified by the plan.

** Limited to small scale Neighborhood Commercial uses as specified by the Plan.



The site of the Boys and Girls Club facility is designated for quasi-public uses, which is a change from the medium density residential planned land use designation specified by the 2025 Fresno General Plan.

The Plan specifies the public facilities elementary school and public facilities community activity center designations for the Pinedale Elementary School and Pinedale Community Center, respectively. The southeasterly portion of the school site, which was previously designated by the 2025 Fresno General Plan for a strip of commercial use/parking as previously mentioned above, is now included within the public facilities elementary school designation.

The Plan also changes the planned land use designation of a parcel along the northerly side of West Minarets Avenue between North Blackstone and North Sugar Pine Avenues, from the heavy commercial to the public facilities post office planned land use designation. This change recognizes the existence of a post office facility that has had a long tradition of serving the Pinedale neighborhood.

Existing Zoning

The Pinedale Neighborhood Plan provides a more detailed planned land use map, together with implementing policies, intended to supplement the 2025 Fresno General Plan and Bullard Community Plan in order to promote and sustain a safe, friendly and supportive community environment. The Plan, however, does not change the zone district classifications for each of the parcels within the Pinedale neighborhood. Rather, it is a depiction of the desired uses that would be most beneficial to the Pinedale neighborhood, given the types and locations of uses that have been developed. The Existing Zoning map (Exhibit "G") is provided for information purposes to indicate the existing zoning classification of properties located within the Pinedale neighborhood.

Listed below are descriptions of the zone district classifications noted on the Existing Zoning Map. The listing includes four additional zone district classifications, two of which would be appropriate for the office commercial planned land use designation and two that would be compatible with the commercial limited neighborhood planned land use designation.

EXHIBIT "G"

Pinedale

Neighborhood Plan

Existing Zoning Map*

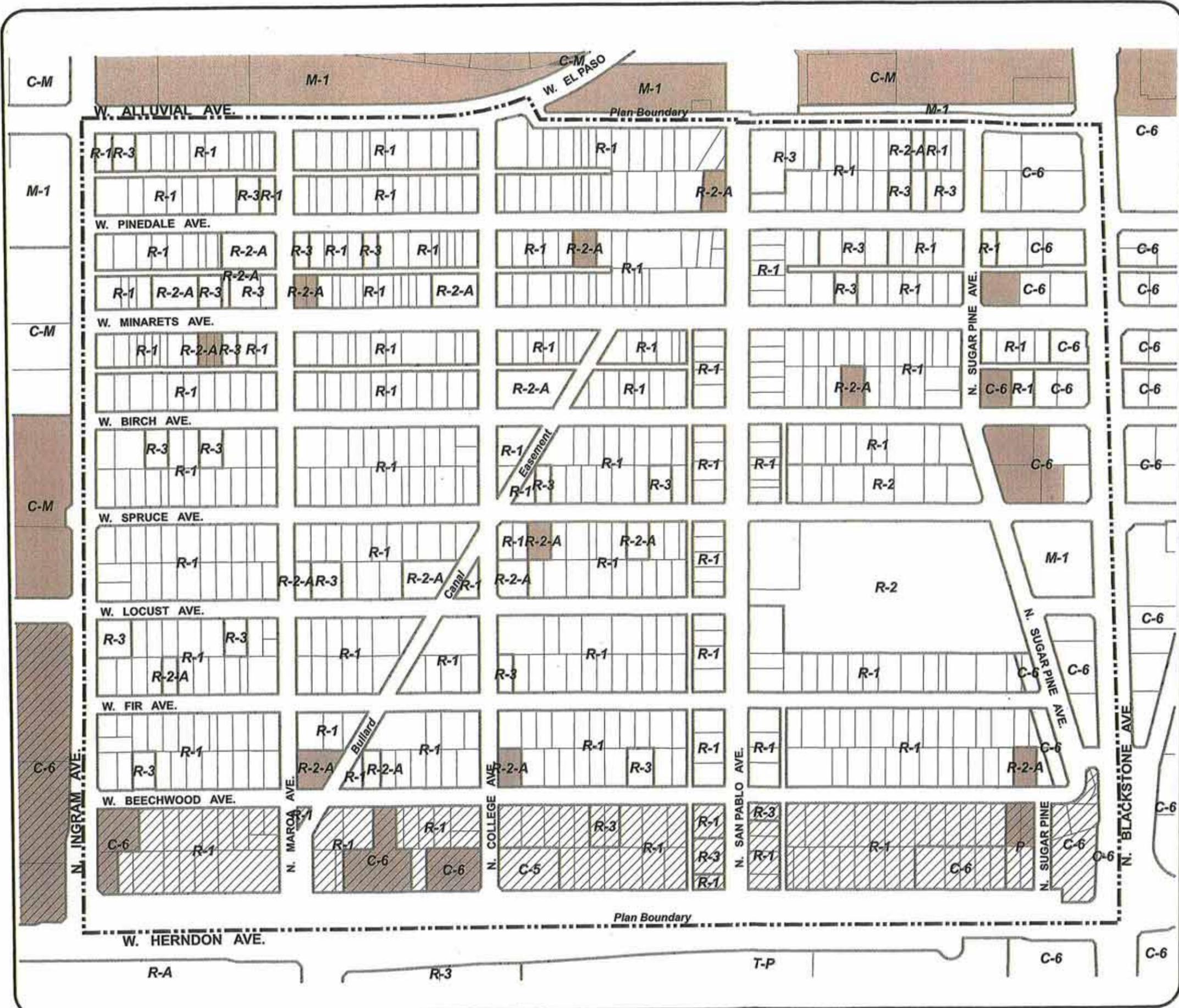
LEGEND

- R-1 Zone District Designation
- Special Conditions of Zoning
- EA District

* At time of Plan adoption



City of Fresno
Planning & Development Department



Zone District	District Name	Typical Types of Uses Allowed
R-1	Single Family Residential	Primarily, one residence per parcel
R-2-A	Low Density Multiple Family	Allows more than one residence on a one-story parcel (one unit per 2,700 square-feet of lot area)
R-2	Low Density Multiple Family	Allows more than one dwelling unit on a parcel (one unit per 2,700 square-feet of lot area)
R-3	Medium Density Multiple Family	Allows more than one dwelling unit on a parcel, at a higher density (one unit per 1,500 square-feet of lot area)
C-6	Heavy Commercial	Allows a variety of retail and service commercial uses
P	Off-Street Parking	Limits use of site for parking, only
R-P*	Residential and Professional Office	Allows residential and office professional on the same site, subject to the provisions of the city's zoning code.
C-P*	Administrative and Professional Office	Allows a variety commercial and professional offices
C-5*	General Commercial	Allows a wide variety of retail and service commercial uses.
C-L*	Limited Neighborhood Shopping Center	Restricts the types of commercial use that can be developed on the site subject to Section 12-232 of the Fresno Municipal Code.

* Additional zone districts that are compatible with the commercial office and the commercial limited neighborhood, planned land use designations of the Pinedale Neighborhood Plan.

The city's Local Planning and Procedures Ordinance (LPPO) requires that certain development entitlements such as rezonings, conditional use permits and variances be consistent with the planned land use designations of adopted city plans. The following table provides a land use consistency table that relates the planned land use designations of the Pinedale Neighborhood Plan and the appropriate zoning classifications.

TABLE 3
PINEDALE NEIGHBORHOOD PLAN
PLANNED LAND USE / ZONING CONSISTENCY

PLANNED LAND USE	CONSISTENT ZONE DISTRICT	DENSITY RANGE
Residential, Medium Density	R-1	4.99 – 10.37 units/ac.
Residential, Medium High	R-2-A and R-2	10.38 – 18.15 units/ac.
Residential, Medium High Density Tolerant	R-1, R-2-A, and R-2	4.99 – 16.13 units/ac.
Commercial, Office	R-P and C-P	
Commercial, Limited Neighborhood	C-L* and C-5*	
Commercial, General Heavy	C-6	
Public Facility	May be developed in all zone districts, unless specifically prohibited by plan policy	

The Planned Land Use/Zoning Consistency table identifies the appropriate zone districts that may be used to implement the planned land uses. The Existing Zoning may be compared with the Planned Land Use Map to determine whether a property is presently zoned consistent with the planned land use designation.

Properties that are zoned and/or developed with uses that are not consistent with the planned land uses, may remain in use as provided by the Zoning Ordinance and Local Planning and Procedures Ordinance of the City of Fresno as contained in Chapter 12 of the Municipal Code. The City of Fresno Municipal Code also specifies the circumstances, which allow inconsistent uses or development of a property to be re-established should they be discontinued for a period of time, or damaged by a catastrophic event. Typically it is the property owner who determines if, and when, a property is to be rezoned in order to facilitate the development or reconstruction of improvements consistent with the planned land use.

IMPLEMENTATION AND FUNDING SOURCES

Several elements of this Plan call for various kinds of public improvements. Such improvements require the cooperative action of several city departments, other public agencies, special districts, and interested citizen groups. These improvements will also require substantial capital expenditures.

FUNDING MECHANISMS

The following list of funding mechanisms is provided as a general guide to further opportunities for funding the Pinedale Neighborhood Plan's infrastructure improvements. This list is not intended to be exhaustive.

Special Assessments

Special assessment districts can be created for properties in an identifiable area that would benefit from certain types of capital improvements. Assessments have a long history in California and much of the legislation used in Assessment District formation dates to the early 1900s. Assessments are paid with property taxes and are secured by a lien on real property. When property owners cannot pay assessments within a designated time period, assessment bonds can be issued for unpaid assessments.

Assessment districts can be created for a variety of specific improvements, including landscaping, maintenance, street paving, sidewalks, collection sewers, storm drainage systems, local gas and electrical services, street lighting, curbs gutters, and off-street parking. Property assessments are levied on the basis of benefit as determined by a professional qualified to make such determination such as an engineer or economist.

Capital Improvement Program

The city's Capital Improvement Program (CIP) is a known source for funding. While CIP funds probably are already committed for the immediate future, some of the Pinedale Neighborhood Plan programs could be included in longer term CIP budgeting. Using existing sources of funds, subject to availability, is the simplest and most direct source of revenue.

Development Fees

Development fees share some similarities with exactions. Typically, development fees for public facilities are collected from developers at the time a building permit is issued and usually are for such improvements as water, sewer, and storm drains, land acquisition, libraries, schools, parks, roads, and street lighting.

For public infrastructure, there are two forms of development fees that are used with some degree of regularity, connection fees, and impact fees. Connection fees pay for hook-ups to public infrastructure. Impact fees are paid into a fund to finance infrastructure throughout a district. Both are a form of mitigation for the impacts of development. Often development fees fund transportation or transportation related improvements.

Grants and Gifts

A private nonprofit foundation can be formed to receive gifts from donors to be used to fund community improvement programs. This possible funding source should be explored in conjunction with any existing nonprofit foundations.

Grant monies at the county, state, and federal levels such as Community Development Block Grant (CDBG) funds provide another possible source of financing. Specifically, grant monies may be available for infrastructure improvements such as sidewalks and traffic calming devices from the following programs:

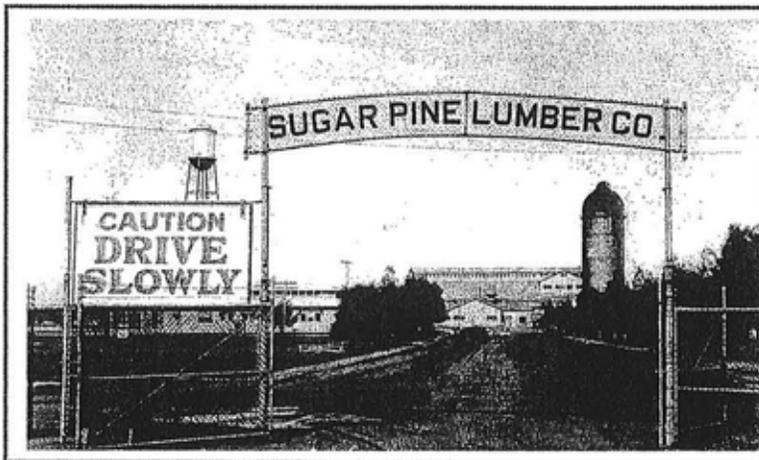
- Safe Routes to School (federal and state programs)
- Hazard Elimination and Safety
- Reduce Motor Vehicle Emissions (REMOVE)

APPENDIX 1

Historic and Cultural Assets: Pinedale Specific Plan
Karana Hattersley-Drayton (City of Fresno)

Historical Overview:

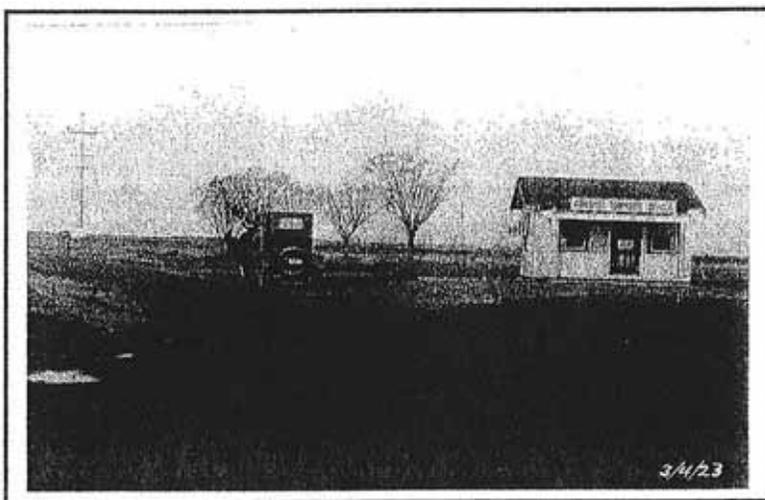
The town of Pinedale was founded in 1923 as a new town for the workers of the Sugar Pine Lumber Company. The company itself was incorporated on July 16th, 1921, the brain child of Elmer Cox, the principle developer and general manager of the successful Madera Sugar Pine Company. The intent was to tap "the thousands of acres of virgin timberland southeast of the Madera Sugar Pine operation's cutting area". Several sites for the mill were considered, but under the leadership of J.C. Forkner, Fresno's Chamber of Commerce launched an aggressive mill fund campaign to secure money for the site. The campaign raised \$200,000 and on March 7th, 1922, 574 acres south of the San Joaquin River were deeded to the Sugar Pine Lumber Company (DeVere 1986:227). Early projections were that the plant would employ a workforce of 2,000 and have a monthly payroll of \$268,000. With the construction of the Minarets and Western Railway from the mill to Bass Lake it was also hoped that the project would open up "one of the greatest iron-mining districts in the world..." (Fresno Morning Republican 27 November 1921). The Sugar Pine Lumber Company Mill officially opened on July 1st, 1923 and included 15 buildings with over 14 acres of floor area and some of the most modern and sophisticated equipment in the United States for the time. The mill pond was dubbed "Lake Pinedale" by local workers (Rodriguez 23 November 2004). At its peak in the mid-1920s the company represented an investment of \$12 million and produced an average of 100 million board feet of lumber annually. Unfortunately, both the expense of the Company's cutting edge technology and the stock market crash of 1929 led to the close of the mill in November 1931. Its brief, meteoric history thus spanned less than ten years (DeVere:1986 227-231).



**Photo: Courtesy of
David Rodriguez**

Immediately east of the mill a new town called "Pinedale" was subdivided and developed in 1923 by the Gorham Land Company of Santa Monica (DeVere 1986:228). The town site was laid out in a grid and was bisected south to north by the Enterprise Canal. Most streets were given the name of tree species: Birch, Locust, Spruce etc. A few street names have changed over the years: Ingram Avenue was initially called "Helm," Alluvial was first called "Oak" (Sanborn Insurance Map of 1924). A photo dated March 4th, 1923 depicts the "Pinedale Town Site Office," with one lone building (possibly an earlier farmhouse) and the lumber mill water tower in the background. By September 1923 the Fresno Morning Republican reported "Pinedale is slowly but surely taking the form of a city that is housing and caring for a large part of the employees..." The article reported the completion of a new community hall and the construction of the Pinedale Hotel and restaurant. The Newspaper editor was guilty of a bit of hyperbole: "There are numerous other business buildings and nearly a hundred homes in this community which can be reached by highway or the Fresno Traction Company [trolley line]" (Fresno Morning Republican 9 September 1923). The Sanborn Insurance Map of 1924, however, depicted 64 houses, with several lots having two small cottages. The town population was 450 and was clustered around the blocks closest to the mill. The Hotel Pinedale with a lunch counter and dining room was located on Minarets. Commercial businesses included lumber company offices, a couple of saloons, a garage for 30 cars, restaurants, grocery stores, even an "open air moving pictures" establishment on Minarets near what is now Ingram. The community had one church, a Pinedale Public School and another school room.

**Pinedale
Townsite Sales
Office, 1923
Photo Courtesy:
David Rodriguez**



Workers at the mill included immigrants from Mexico, some African-Americans and "Caucasians." The three major groups apparently lived in separate neighborhoods in Pinedale with the Mexican community located around Oak (now Alluvial) near College Avenue (Rodriguez 23 November 2004). The 1924 Sanborn identifies a Mexican Restaurant with rooms behind it at this location. Mexican-born

immigrants worked as laborers in the mill. One descendent recalls "It was tough work ... but the conditions here were definitely better than in Mexico. They enjoyed a steady job" (Rodriguez 23 November 2004).

By June 1933 the Sugar Pine Lumber Company was officially bankrupt. Two years later the property was sold at auction to the Pensacola Company of Los Angeles (DeVere 1986:232). Left over scrap lumber from the mill was used to construct new homes and buildings in Pinedale, including Saint Agnes Church (David Rodriguez 23 November 2004).

At the beginning of World War II the US Army built a temporary internment camp at the mill for Japanese, pending their transfer to permanent relocation camps (DeVere 1986:232). For the local community this meant a brief flurry of work as temporary housing was constructed at the former mill site. The Japanese internees published their own newspaper, "The Pinedale Logger." The first issue was printed on May 23rd 1942 and reported "451 evacuees were included increasing Pinedale's population to 3,044." The new arrivals came from the State of Washington, including Bellevue, Seattle and Washington (The Pinedale Logger 23 May 1942). Obviously there was little or no direct communication between the residents of Pinedale and the Japanese. But their brief residency had an emotional impact on local families nevertheless: "And my mother always used to tell me... She'd catch the bus. They went down to the end of Palm and Herndon so she had to walk ...right by there. She always felt sorry--- [the Japanese] were on the other side of the barb wire fence. Such a shame, because they didn't do nothin'! (Rodriguez 23 November 2004).

In August 1942 the former lumber mill became Camp Pinedale and a United States Army Signal Corps training school. Ten thousand soldiers were quartered at the camp, including units of African-Americans from the South. Conflicts between locals and these soldiers in particular occurred as groups of blacks wandered en masse through the small town. In 1945 Camp Pinedale relocated and two years later the property reverted back to its owner, now called the Pinedale Compress and Warehouse Company. In 1951 the site was sold to the California Cotton Cooperative Association (DeVere 1986:232).

Through the years Pinedale remained an island to itself, surrounded by fig orchards. By the 1950s and 1960s the town had a reputation as a rough place with numerous bars. One long-time resident recalled that it was like "the old West. The biggest bullies basically had control." But family values were strong and baseball an important passion. Today the community is considered one of the most diverse in the area, with a well-integrated mix of Hispanic, African-American, white and Southeast Asians living together. It is definitely a walking community. Older residents take pride in their early history as the site of one of the largest lumber companies in the United States. They want to preserve their identity as a separate community: "This is ours. We didn't go to Fresno, Fresno came to us!"

Building Survey and Historic Preservation:

The Fresno Morning Republican newspaper article of September 9th 1923 described not only the growth of the community, but also printed pictures of several new buildings in the community, including pictures of "typical bungalows" constructed by the workers. The two types shown include a rectangular plan gable end cottage and a side-gabled house that appears to be of the hall and parlor type. Inspection of the 1924 Sanborn map shows numerous small cottages, most of them of rectangular plan and with the gable facing the street. "Tiny" is an important descriptive term as many of these cottages are extraordinarily small, but they probably represented a step up or even the first house for a worker and his family. Boarding houses and rooms for rent are also identified on this early insurance map.

Karana Hattersley-Drayton (Historic Preservation Project Manager) and Will Tackett (Planner I) spent a morning driving the entire Pinedale neighborhood with this 1924 Sanborn insurance map in hand. There were three objectives of this very cursory reconnaissance survey: 1) to identify basic property types used in Pinedale, 2) to begin to list those homes and buildings that seemed of particular significance, due to age or architectural integrity; and 3) to compare extant buildings with footprints of buildings as depicted on the 1924 Sanborn map. The community includes numerous small cottages and homes that harken back to the earliest "period of significance," thus 1923-1933, during the operation of the Sugar Pine Lumber Company. The second period of significance is 1933 through 1945, a time following the close of the Mill and the use of the site by the U.S. Army for both the Japanese relocation camp and Camp Pinedale. A third period of significance would be post-War through the 1950s.

Pinedale domestic architecture is best understood through typological rather than stylistic descriptions although there are also several examples of true bungalows. Thus gable end cottages, square houses with pyramidal roofs, some side-gable cottages are sprinkled throughout the neighborhood. Most are wood frame and wood-sided. Many homes, unfortunately, have been stucco wrapped over the years thus affecting their integrity as historic properties. Nevertheless there are several fine examples from the first two historical periods that should be fully evaluated for potential listing as a thematic Pinedale Historic District. A partial list is as follows:

- original extant buildings from the Lumber Company (such as the water tower)
- single family residence at 347 W. Locust (c1924)
- 467 W. Pinedale (c1926)
- 7239 College (c1932)
- 7121 N. San Pablo (c1935)
- 7039 N. San Pablo (c1925)
- 164 Herndon (c1924)
- the duplex at 7013 N. Maroa (1945)

- In addition, during the 1940s Mexican-American families built adobe-brick homes, using materials dug on site. Several of these still exist on Alluvial near College.

The home located at 347 W. Locust appears to date from 1924 and matches the footprint and location for the home on this parcel as depicted on the Sanborn Insurance Map. This property is an excellent example of early Pinedale housing and retains high integrity, with few if any noticeable changes to the façade.

Recommendations: Cultural and Historic Element
Pinedale Specific Plan

1. Architecture survey/historic properties. A thorough block-by-block architectural reconnaissance survey of Pinedale should be completed. Buildings of particular merit should be fully evaluated and nominated individually or as a thematic "Pinedale Historic District" to Fresno's Local Register of Historic Resources. Many of the earliest residences in Pinedale were unbelievably small by today's standards. However, those that survive are not only important historic artifacts of working class culture, but also remain viable as housing. Better to live in a 500 square foot home than to share an 80 square foot homeless shelter.
2. Oral History. Long time residents of the community should be interviewed as part of a "Pinedale Oral History Project." These interviews should be completed by a professional oral historian and the interviews transcribed for future use. Uses can include social studies curriculum for local schools, labels and interpretive materials for exhibitions, and a more lengthy publication on Pinedale's history and social history.
3. Founder's Day Celebration. The residents of Pinedale may wish to commemorate the official opening of the Sugar Pine Lumber Company, July 1st 1923, with a Founder's Day Celebration and parade. This event could include historical displays, opportunities for gathering informal oral histories, food booths by local ethnic organizations and social clubs, games, representation from service organizations, perhaps even fireworks. A celebration of this kind might serve to draw former residents back to Pinedale and encourage economic investment in this historic community.

References:

DeVere, Don. "Lumbering: Helping Build the West." In Fresno County In the 20th Century. Edited by Charles W. Clough, 1986.

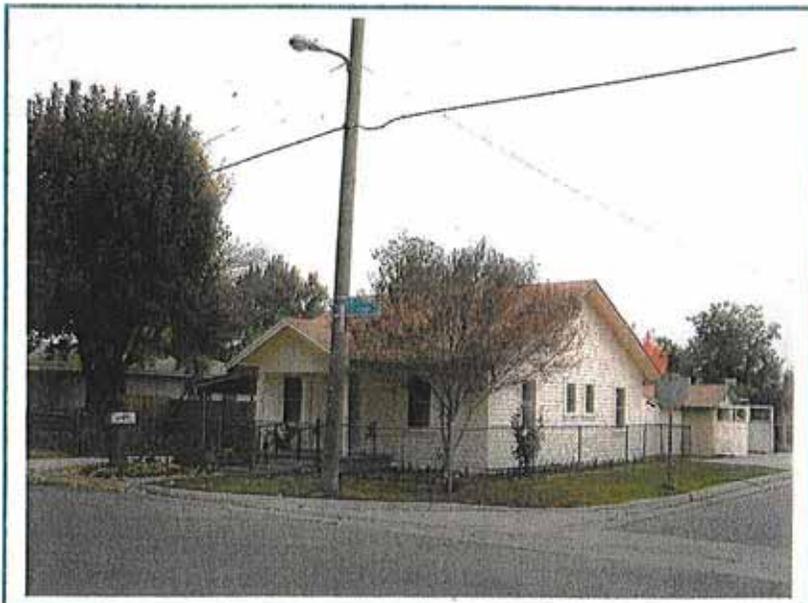
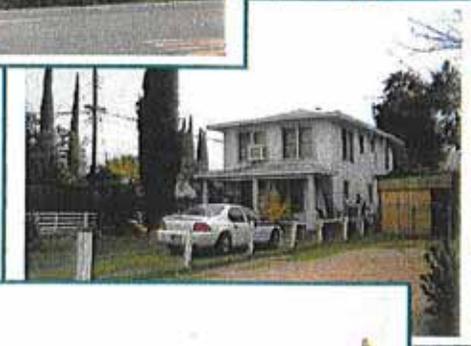
"Fresno's New Lumber Factory One of the Largest in the World." Fresno Morning Republican 17 June 1923.

"Mill Fund Campaign Will Formally Open on Tuesday Morning." Fresno Morning Republican 27 November 1921.

"Pinedale Makes Rapid Growth." The Fresno Morning Republican 9 September, 1923.

"Pinedale, Fresno Co. California." New York City: Sanborn Map Company, November 1924.

Rodriguez, David. Informal taped interview by Karana Hattersley-Drayton 23 November 2004 for the City of Fresno. (Mr. Rodriguez is the Chairperson for the Pinedale Specific Plan Committee and was born in Pinedale in 1956.)



Housing in Pinedale (2004)
***Clockwise from top left
corner:***
7121 N. San Pablo (c1935)
347 W Locust (c1924)
7013 N. Maroa (c 1945)
7239 N. College (c1932)
467 W. Pinedale (c1926)
164 Herndon (c1924)

APPENDIX 2

CITY OF FRESNO MITIGATED NEGATIVE DECLARATION

Initial Study is on file in the Planning and Development Department, City Hall
2600 Fresno Street, Fresno, California 93721
(559) 621-8277

Environmental Assessment Number:
EA-06-37 (A-06-22)

APPLICANT: Planning and Development Department
City of Fresno
2600 Fresno Street
Fresno, California 93721

Assessor's Parcel Numbers:

Not Applicable

RECEIVED
2007 JAN 16 PM 3:45
CITY CLERK, FRESNO CA

PROJECT DESCRIPTION AND LOCATION:

The City of Fresno Planning and Development Department has prepared Environmental Assessment Number EA-06-37(A-06-22) in order to evaluate the environmental impacts related to Plan Amendment Application No. A-06-22. The plan amendment proposes to change the planned land use designations of the Bullard Community Plan and the 2025 Fresno General Plan in accordance with the planned land use designations proposed by the Pinedale Neighborhood Plan as specified below.

The Pinedale Neighborhood Plan encompasses over 138 acres of land that is bounded on the south by the West Herndon Avenue frontage road, on the west by North Ingram Avenue, on the north by West Alluvial Avenue and on the east by North Blackstone Avenue.

The Pinedale Neighborhood plan primarily affirms and supports the planned land use designations of the Bullard Community Plan and the 2025 Fresno General Plan for approximately 90 percent of the above described Pinedale neighborhood and changes the planned land use designation on the remaining planning area as follows: 6.88 acres of land from residential, medium density (4.99 to 10.37 dwelling units/acre) to residential, medium high density tolerant (4.99 to 16.13 dwelling units/acre) if developed in accordance with the Pinedale Neighborhood Plan design criteria; 3.97 acres of land from residential, medium density to residential, medium high density (10.38—18.15 dwelling units/ acre) uses; 0.30 acres of land from residential, medium density to commercial, limited neighborhood uses; 0.42 acres of land from residential, medium density to public facility, quasi-public uses; 0.14 acres of land from residential, medium high density to residential, medium density uses; 1.45 acres from commercial, office to residential, medium density uses; 0.31 acres from commercial, general heavy to residential, medium high density tolerant uses; 0.15 acres from commercial, general heavy to public facility, elementary school uses; 0.32 acres from commercial, parking to commercial, general heavy uses; 0.32 acres from commercial, parking to residential, medium density; and 0.25 acres from commercial, general heavy to public facility, post office use.

The Pinedale Neighborhood Plan provides development goals, objectives and policies related to the proposed planned land use designations indicated above. Moreover, the Plan provides circulation, utility infrastructure and neighborhood improvement (sidewalks, wheelchair ramps, street lighting) recommendations for the overall improvement of the Pinedale neighborhood.

Filed with:
REBECCA E. KLISCH
City Clerk
2nd Floor - City Hall
2600 Fresno Street
Fresno, CA 93721-3603

The proposed project has been evaluated with respect to each item on the attached environmental checklist. This completed checklist reflects comments of any applicable responsible agencies and research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the Environmental Assessment Application, the checklist, and any attachments to the checklist, combine to form a record indicating that an initial study has been completed in compliance with the State CEQA Guidelines and the California Environmental Quality Act.

Any rating of "2" on the checklist indicates that a specific adverse environmental effect has been identified in a category which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project or may be related to the design and characteristics of the individual project. Effects rated in this manner are not sufficient in themselves to require the preparation of an Environmental Impact Report and/or have been mitigated to the extent feasible.

All new development activity and many non-physical projects contribute directly or indirectly toward a cumulative impact on the physical environment. The incremental effect contributed by this project toward such a cumulative effect is not considered

**ENVIRONMENTAL ASSESSMENT (EA) CHECKLIST
POTENTIAL ENVIRONMENTAL EFFECTS**

EA No. EA-06-37(A-06-22) PINEDALE NEIGHBORHOOD PLAN

- 1.0 TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS**
- 1 1.1 Geologic hazards, unstable soil conditions
- 1 1.2 Adverse change in topography or ground surface relief
- 1 1.3 Destruction of unique geologic or physical features
- 1 1.4 Increased water erosion
- 2.0 AIR QUALITY**
- 1 2.1 Substantial indirect source of pollution
- 1 2.2 Direct on-site pollution generation
- 1 2.3 Generation of objectionable odors
- 1 2.4 Generation of dust except during construction
- 1 2.5 Adverse local climatic changes
- 3.0 WATER**
- 1 3.1 Insufficient ground water available for long-term project use
- 1 3.2 Use of large quantities of ground water
- 1 3.3 Wasteful use of ground water
- 1 3.4 Pollution of surface or ground water supplies
- 1 3.5 Reduction in ground water recharge
- 4.0 PLANT LIFE**
- 1 4.1 Reduction of the numbers of any unique, rare or endangered species
- 1 4.2 Reduction in acreage of agricultural crop
- 1 4.3 Premature or unnecessary conversion of prime agricultural land
- 5.0 ANIMAL LIFE**
- 1 5.1 Reduction in the numbers of any rare, unique or endangered species
- 1 5.2 Deterioration or displacement of valuable wildlife habitat
- 6.0 HUMAN HEALTH**
- 7.0 NOISE**
- 1 7.1 Increases in existing noise levels
- 1 7.2 Exposure to high noise levels
- 8.0 LIGHT AND GLARE**
- 1 8.1 Production of glare which will adversely affect residential areas
- 1 8.2 Exposure of residences to high levels of glare
- 9.0 LAND USE**
- 2 9.1 Incompatibility with adopted plans and policies
- 1 9.2 Acceleration of growth rate
- 1 9.3 Induces unplanned growth
- 1 9.4 Adverse change in existing or planned area characteristics
- 10.0 TRANSPORTATION AND CIRCULATION**
- 1 10.1 Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system
- 1 10.2 Cumulative increase in traffic on a major street for which capacity deficiencies are projected
- 1 10.3 Specific traffic hazard to motorists, bicyclists, pedestrians
- 2 10.4 Routing of non-residential traffic through residential area
- 1 10.5 Insufficient or poorly located parking
- 1 10.6 Substantial increase in rail and/or air traffic

- 11.0 URBAN SERVICES**
- 1 11.1 Availability of fire protection
- 1 11.2 Lack of emergency vehicle access
- 1 11.3 Adequacy of design for crime prevention
- 1 11.4 Overcrowding of school facilities
- 1 11.5 Availability of water mains of adequate size
- 1 11.6 Availability of sewer lines of adequate capacity
- 1 11.7 Availability of storm water drainage facilities (on or off site)
- 1 11.8 Availability of adequate park and recreation areas
- 1 11.9 Unusually high solid waste generation
- 12.0 HAZARDS**
- 1 12.1 Risk of explosion or release of hazardous substances
- 1 12.2 Site subject to flooding
- 1 12.3 Adverse change in course of flow of flood waters
- 1 12.4 Potential hazards from aircraft accidents
- 1 12.5 Potential hazards from landfill and/or toxic waste sites
- 13.0 AESTHETICS**
- 1 13.1 Obstruction to public or scenic vista or view
- 1 13.2 Creation of aesthetically offensive conditions
- 1 13.3 Removal of street trees or other valuable vegetation
- 2 13.4 Architectural incompatibility with surrounding area
- 14.0 HISTORICAL / ARCHAEOLOGICAL**
- 1 14.1 Removal of historic building, disruption of archaeological site
- 1 14.2 Construction or activity incompatible with adjacent historic site
- 15.0 ENERGY**
- 1 15.1 Use of substantial amounts of energy or fuel
- 1 15.2 Substantial increase in demand upon existing sources of energy
- 1 15.3 Wasteful use of energy

EXPLANATION OF RATINGS

"0" Insufficient Information

Insufficient information is available to determine the potential environmental effects which may result from the proposed project in this category.

"1" No Significant Environmental Effect

The proposed project will not have an adverse environmental effect in this category, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the particular project under consideration.

"2" Moderate Environmental Effect

The proposed project will have an adverse environmental effect in this category, which is of sufficient magnitude to be of specific concern. However, this effect is not substantial enough in itself to require the preparation of an Environmental Impact Report, and is mitigable through project changes and conditions.

"3" Significant Adverse Environmental Effect

The environmental effect identified in this category substantiates in itself or contributes towards a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
ENVIRONMENTAL ASSESSMENT - INITIAL STUDY
JANUARY 16, 2007
ENVIRONMENTAL ASSESSMENT NO. EA-06-37 (A-06-22)

PROJECT DESCRIPTION

Environmental Assessment No. EA-06-37 has been prepared in order to evaluate the environmental impacts of Plan Amendment Application No. A-06-22. The plan amendment proposes to change the planned land use designations of the Bullard Community Plan and the 2025 Fresno General Plan in accordance with the planned land use designations proposed by the Pinedale Neighborhood Plan (a component of the Bullard Community Plan) as specified below.

The Pinedale Neighborhood Plan encompasses over 138 acres of land that is bounded on the south by the West Herndon Avenue frontage road, on the west by North Ingram Avenue, on the north by West Alluvial Avenue and on the east by North Blackstone Avenue.

The Pinedale Neighborhood Plan primarily affirms and supports the planned land use designations of the Bullard Community Plan and the 2025 Fresno General Plan for approximately 90 percent of the property encompassed by the Pinedale Neighborhood Plan, and changes the planned land use designation of property within the remaining planning area as follows: 6.88 acres of land from medium density residential (4.99 to 10.37 dwelling units/acre) to medium high density tolerant residential (4.99 to 16.13 dwelling units/acre) if developed in accordance with the Pinedale Neighborhood Plan design criteria; 3.97 acres of land from medium density residential to medium high density residential (10.38 to 18.15 dwelling units/acre) uses; 0.30 acres of land from medium density residential to limited neighborhood commercial limited uses; 0.42 acres of land from medium density residential to public facility, quasi-public uses; 0.14 acres of land from medium high density residential to medium density residential uses; 1.45 acres from office commercial to medium density residential uses; 0.31 acres from general heavy commercial to medium high density residential tolerant uses; 0.15 acres from general heavy commercial to public facility, elementary school uses; 0.32 acres from commercial, parking to commercial, general heavy uses; 0.32 acres from commercial, parking to residential, medium density uses; and 0.25 acres from commercial, general heavy to public facility, post office.

The Pinedale Neighborhood Plan provides development goals, objectives and policies that relate to the proposed planned land use designations indicated above. Moreover, the Plan provides circulation, utility infrastructure and neighborhood improvement (sidewalks, wheelchair ramps, street lighting) recommendations for the overall benefit of the Pinedale neighborhood.

BORDERING PROPERTY INFORMATION

The Pinedale Neighborhood Plan Area is bounded by the following planned land uses, zone districts, and existing uses:

Northern Boundary along West Alluvial Avenue

All property along the north side of the West Alluvial frontage is planned for light industrial land use. The property is within the M-1 (*Light Manufacturing*) zone district along the western portion and in the C-M (*Commercial and Light Manufacturing*) zone district along the eastern portion. Existing uses include both local and national commercial uses, such as The Meat Market (local) and a retail center with outlet-type stores.

Southern Boundary along West Herndon Avenue

The property along the southern frontage of West Herndon Avenue adjacent to the Pinedale area is planned for the following land uses: open space/ponding basin, medium high density residential, office commercial, and general heavy commercial, moving from west to east along West Herndon Avenue. The corresponding zone districts are as follows: R-A (*Single Family Residential – Agricultural*), R-3 (*Medium Density Multiple Family Residential*), T-P (*Trailer Park Residential*) and C-6 (*Heavy Commercial*). Existing uses include a ponding basin, multiple family residential development, a trailer park, and a strip-type commercial center on the southwest corner of North Blackstone and West Herndon Avenues.

Western Boundary along North Ingram Avenue

The property along the western frontage of North Ingram Avenue is planned for general heavy commercial planned land uses on the southern portion and light industrial planned land use on the northern portion. The zone districts include C-6 (*Heavy Commercial*) on the southern portion and C-M (*Commercial and Light Manufacturing*) on the northern portion. Existing uses on the northwest corner of North Ingram and West Herndon Avenues include fast food restaurants and a Walmart store; varied commercial uses including home-related retail business are found further north along Ingram Avenue

Eastern Boundary along North Blackstone Avenue

The property along the eastern boundary of North Blackstone Avenue is planned for heavy commercial planned land uses and is classified as the C-6 (*Heavy Commercial*) zone district. This section of North Blackstone Avenue consists of, small miscellaneous strip-type uses.

Staff has reviewed the above-referenced project proposal and consulted with affected agencies and interest groups. The proposed project has been evaluated with respect to the provisions of the adopted 2025 Fresno General Plan (City Council Resolution No. 2002-379) and the corresponding potential adverse environmental impacts, adopted environmental impact mitigation measures and determinations of overriding considerations established by the certification of the related Master Environmental Impact Report (MEIR) No. 10130 (City Council Resolution No. 2002-378). The proposed project, which includes an amendment of the adopted

2025 Fresno General Plan, has been determined to not be fully within the scope of MEIR No. 10130 as provided by the California Environmental Quality Act (CEQA), and as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guidelines Section 15177(c).

Based upon an analysis of the project, as summarized in the following environmental assessment initial study, it has been determined that the project may contribute to the creation of certain moderate environmental effects or the project may be adversely impacted by existing conditions as addressed below. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15178(a). Therefore, it has been determined that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of California Environmental Quality Act (CEQA) Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

Master Environmental Impact Report No. 10130 examined the potential adverse environmental impacts of implementation of the 2025 Fresno General Plan, which provides plans and policies to accommodate projected population and employment growth through the year 2025. The City of Fresno has determined that specific economic, legal, social, technological and other considerations related to the implementation of the 2025 General Plan outweigh the unavoidable adverse environmental effects identified in the Final MEIR, including any effects not mitigated because of the infeasibility of mitigation measures and that the identified adverse environmental effects are considered acceptable.

The following impacts were identified by City Council Resolution No. 2002-378 certifying Final MEIR No. 10130 (2025 Fresno General Plan Update) as significant but mitigable effects:

1. Impact on Water Supply, Quality and Hydrology.
2. Increased Demand for Utilities and Service Systems.
3. Increased Demand for Public Services.
4. Increased Demand for Recreational Services.
5. Loss of Biological Resources.
6. Potential Disturbance of Cultural Resources.
7. Geology and Soils Impact.
8. Increased Demand for Energy.
9. Potential Aesthetic Concerns.

In addition, Resolution No. 2002-378, also identifies the following unavoidable significant impacts and statement of overriding considerations for these impacts:

1. Transportation and Circulation - The vehicular traffic level of service (LOS) of E and F projected for identified major streets and highway network is considered a significant and unavoidable adverse impact which can not be completely mitigated. Furthermore, there

are no reasonable mitigation measures available only to the City of Fresno which would reduce this impact to a less than significant level while allowing for the implementation of other appropriate alternative transportation facilities.

2. Air Quality - The adverse air quality impacts associated with the myriad of activities associated with the long range general plan for the Fresno Metropolitan area can be expected to be significant and unavoidable, and cannot be completely mitigated. Furthermore, there are no reasonable mitigation measures available only to the City of Fresno which would assure the reduction of air quality impacts to a less than significant level. In order to provide a suitable living environment within the metropolitan area, the plan strives to facilitate expanded economic growth that will support increased employment opportunities.
3. Preservation of Agricultural Land - The conversion of agricultural land to urban uses within the planned boundary to accommodate the projected population and employment growth of the 2025 Fresno General Plan is a significant and unavoidable adverse impact, which can not be completely mitigated. Furthermore, there are no reasonable mitigation measures available only to the City of Fresno which would assure the reduction of impacts upon agricultural land within the planned urban area to a less than significant level, while also allowing for prudently planned development to accommodate project population and employment growth.
4. Noise - The innumerable activities associated with urban living environments typically generate noise that contributes to the ambient noise levels that occur within the community. The MEIR identifies numerous mitigation measures intended to reduce the impacts of increased noise upon sensitive land uses. The 2025 Fresno General Plan, as the project, also specifies numerous general plan goals and implementing objectives and policies directed to reducing exposure to excessive noise levels. However, sufficient mitigation measures are not reasonably available only to the City of Fresno, which would assure the reduction of noise impacts to less than a significant level.

In addition to MEIR No. 10130 (2025 Fresno General Plan), other environmental documents have been certified for major public facilities to accommodate population growth and urban development including Final EIR No. 10118 (Fresno/Clovis Regional Wastewater Treatment and Reclamation Facility Capacity Expansion) and Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resources Management Plan). These environmental impact analyses and conclusions, together with supporting technical studies, further address the impacts of population growth and the necessary public facility capacity expansion associated with the urban development that will accommodate the growth projected by the 2025 Fresno General Plan. To the extent that these referenced environmental impact analyses, conclusions, findings and mitigation measures are applicable to the subject project they are incorporated herein by reference, pursuant to CEQA Guidelines Section 15150.

1.0 – TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS

There are no known geologic hazards or unstable soil conditions known to exist on the project site, nor are there any apparent unique or significant land forms such as vernal pools. Development of the property requires compliance with grading and drainage standards of the City of Fresno and Fresno Metropolitan Flood Control District Standards. Grade differentials at

property lines must be limited to one foot or less, or a cross-drainage covenant must be executed with affected adjoining property owners.

2.0 – AIR QUALITY; 2.1 – Substantial Indirect Source of Pollution

As a result of the San Joaquin Valley's climate and topography, the San Joaquin Valley Air Basin (SJVAB) is predisposed to poor air quality. High mountain ranges surrounding the Valley frequently create air layer inversions that prevent mixing of air masses. The large number of sunny days per year and high temperatures in the summer favor the formation of ozone. In the winter, inversions form that often trap particulate matter.

With respect to the Fresno area, the SJVAB has been classified as follows:

- Ozone. Recently reclassified from "severe nonattainment" to "extreme nonattainment" by the U.S. EPA. Classified as "severe nonattainment" by the State.
- Particulate Matter (less than 10 microns) (PM₁₀). Classified as "serious nonattainment" at the federal level. Classified as "nonattainment" by the State.
- Carbon Monoxide (CO). Recently reclassified from "nonattainment" to "attainment" by the U.S. EPA.
- Nitrogen Oxide (NO₂). Unclassified/Attainment at the federal level. Classified "attainment" at the State level.
- Sulfur Dioxide (SO₂). Unclassified at the federal level. Classified "attainment" at the State level.
- Sulfates. (No federal standard.) Classified "attainment" at the State level.
- Lead. (No federal designation.) Classified "attainment" at the State level.
- Hydrogen Sulfides (H₂S). (No federal standard.) Unclassified by the State.
- Visibility. (No federal standard.) Unclassified by the State.

In response to the SJVAB's nonattainment status for Ozone (O₃) and particulate matter (PM₁₀), the San Joaquin Valley Air Pollution Control District (SJVAPCD) has adopted air quality attainment plans as required by State and federal regulations. Table VC-1 of MEIR No. 10130 lists the air quality attainment plans that have been adopted by the SJVAPCD.

On April 16, 2004, the Environmental Protection Agency (EPA) issued a final rule classifying the SJVAB as extreme non-attainment, effective May 17, 2004 (69 FR 20550). Under this rulemaking, the SJVAB's attainment date is November 15, 2010. An Extreme Ozone Attainment Demonstration Plan (OADP) must be prepared which is a roadmap that identifies emission reductions needed to attain the air quality standard by this date. According to the final rule reclassifying the SJVAB as extreme nonattainment for the federal one-hour ozone standard, the Extreme OADP was due to the EPA on November 15, 2004. A Draft Extreme Ozone Attainment Demonstration Plan is currently under review.

The principal components of an OADP consist of a baseline emissions inventory, data describing measured ozone levels in the atmosphere for the area in question, descriptions of

emissions controls that will reduce future emissions, a future emissions inventory that reflects decreases due to implementation of emissions controls as well as increases due to increased population, and a description of the results from a photochemical model relating emissions to ambient ozone levels and demonstrating attainment of the appropriate standard at a future date.

In addition, this plan fulfills requirements of the California Clean Air Act regarding the development of a triennial update and California Air Quality Attainment Plan revision that examines air pollutant exposure data, control measure implementation, and other air quality information with emphasis on meeting California ambient air quality standards.

As stated in the current Air Quality Attainment Plan, it is SJVAPCD's strategy to implement multiple tactics or control measures. These measures are, in turn, implemented through the extensive collection of District rules, regulations, and permitting requirements established by the SJVAPCD.

The Air District has suggested that the URBEMIS 2002 computer model be used to project future air pollutant emissions that can be expected to be generated from vehicular traffic generated from the urban uses developed as result of the changes in land uses proposed by the Pinedale Neighborhood Plan.

As previously indicated the Pinedale Neighborhood Plan retains the planned land use designations as specified by the Bullard Community Plan and the 2025 Fresno General Plan on approximately 90 percent of the property encompassed within the Plan's boundaries. Relative to the remaining 10 percent, it is not expected that the change in planned land uses will significantly increase the amount of pollutants currently generated from existing land uses within Plan boundary, either as a result of additional vehicular trips or from stationary activity.

Of the property that is being changed from the residential, medium density land use designation to the residential, medium high density tolerant planned land use designation (approximately 6.8 acres), it is expected that approximately 4.7 acres will be developed at the higher densities allowed within the medium high density tolerant designation. Moreover, based on a windshield survey of the planning area, 16 single-family residents and 18 multiple-family dwelling units currently exists on property that is most likely to be developed within the medium high density tolerant designation. The expected pollution yield from the multiple-family residences that could be developed within the previously mentioned 4.7 acres of density tolerant property will not exceed the threshold levels indicated for the various pollutants indicated on the table below.

The plan also changes approximately 1.5 acres of planned commercial, office use, as specified by the Bullard Community Plan and the 2025 Fresno General Plan to the residential, medium density planned land use designation. In this instance, some of the pollution levels from pollutants generated from stationary sources would increase, if the properties are developed for office use as proposed by the Community and General Plan. However, vehicle emissions generated from the existing residences will remain higher than comparable emissions generated from office uses. Nevertheless, the change in land use will not generate sufficient levels of pollutants to exceed threshold levels.

The Plan also designates residential, medium high density uses on seven sites within the boundaries of the Pinedale Neighborhood plan that are currently designated for medium density, or single-family residential uses. It should, however, be noted that the higher density land use designation simply reflects the existing multiple-family residential uses that exists on these site. Therefore, it is not expected that there will be an increase in pollutants as a result in this planned land use change.

Other proposed planned land uses changes as specified in the Plan, simply reflect existing uses that are not expected to generate additional pollution beyond current levels.

The computer model evaluated the following emissions: ROG (Reactive Organic Gasses), NOX (Nitrogen Oxides), CO (Carbon Monoxide), SOX (Sulfur Oxides), and PM10 (Particulates) which are summarized below.

URBEMIS 2002 AIR QUALITY IMPACTS ESTIMATED FROM PROJECT PROPOSAL*

All data in tons/year	ROG	NOx	CO	SOx	PM10
Area Source Emissions	1.40	0.19	3.43	0.01	0.52
Operational Emissions	1.46	2.01	17.87	0.01	1.45
Totals	2.86	2.20	21.3	0.02	1.97
Level of Significance	10	10	100	27.375	14.6

* Pollution estimates derived for the planned land use changes that are likely to add or reduce pollution levels within the Pinedale Neighborhood Plan boundaries.

The URBEMIS 2002 model projections indicate that the anticipated pollutants generated from the proposed project will not exceed the threshold limits (Level of Significance) for the emissions listed. This particular analysis included the prohibition of wood burning devices for new multiple-family and nonresidential uses.

Construction Impacts:

Air quality impacts as a result of construction activity are generally attributable to dust generated by equipment and vehicles. Fugitive dust is emitted both during construction activity and as a result of wind erosion over exposed earth surfaces. Clearing and earth moving activity do comprise major sources of construction dust emissions, but traffic and general disturbances of soil surfaces also generate significant dust emissions. Further, dust generation is dependent on soil type and oil moisture.

Adverse effects of construction activities cause increased dust-fall and locally elevated levels of total suspended particulate. Dust-fall can be a nuisance to neighboring properties or previously completed development surrounding or within the project area and may require frequent washing during the construction period. Further, asphalt paving materials used during construction will present temporary, minor sources of hydrocarbons that are precursors of ozone.

PM₁₀ emissions can result from construction activities within the project area. Notwithstanding the fact that the project area is over 90 percent developed, the SJVAPCD has determined that compliance with Regulation VIII for all sites and other control measures will constitute sufficient mitigation to reduce PM₁₀ impacts to a level considered less than significant.

In summary, the project, as mitigated will not, in of itself significantly impact local air quality. This project's mitigation measures, together with the implementation of the "Reasonably Available Control Measures" (RACM), as listed in table VC-3 of MEIR No. 10130, or all other applicable projects is expected to help the city improve its overall air quality. A larger regional implementation of these measures is needed to significantly help the air basin reach its air quality goals.

Any proposed projects within the jurisdiction of the Pinedale Neighborhood Plan shall implement and incorporate, as appropriate, the air quality related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated November 27, 2006.

3.0 – WATER; 3.1 – Insufficient Groundwater Available for Long-Term Project Use

Fresno is one of the largest cities in the United States still relying entirely on groundwater for its public water supply. While the aquifer exceeds a depth of 300 feet and is large 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, as well as high consumptive use of water on a per capita basis (267 gallons per day per capita), have resulted in a decline in the total usable potable water supply.

The Fresno Metropolitan Water Resource Management Plan has been adopted and the accompanying Final EIR (SCH #95022029) certified. The purpose of the management plan is to provide safe, adequate, and dependable water supplies to meet the future needs of the 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 addition, the proposed project must contribute to the completion of the Fresno Metropolitan Flood Control District's master planned storm drainage facilities.

The mitigation measures of EIR No. 10130 are incorporated herein by reference and are required to be implemented by the attached mitigation monitoring checklist. In summary, these mitigation measures require participation in the development of groundwater recharge in an amount equal to the project's estimated water consumption. Alternative measures to satisfy this requirement include paying fees established by the city for construction of recharge facilities, the construction of recharge facilities directly by the project, or participation in augmentation/enhancement/enlargement of the recharge capability of Fresno Metropolitan Flood Control District storm water ponding basins. While the proposed project may be served by conventional groundwater pumping and distribution systems, full development of the 2025 Fresno General Plan boundaries may necessitate utilization of treated surface water due to inadequate groundwater aquifer recharge capabilities.

Furthermore, 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. 10130 for the 2025 Fresno General Plan, Final EIR No.10100, Final EIR No.10117, Final EIR No. SCH 95022029 (Fresno Metropolitan Water Resource Management Plan) et al. These conditions include water quality degradation due to DBCP, arsenic, iron, and manganese concentrations; low water well yields; limited aquifer storage capacity and recharge capacity; and, intensive urban or semi-urban development occurring upgradient from the Fresno Metropolitan Area.

There is one water purveyor within the project area. The Pinedale County Water District (PCWD) provides water the project area, as well as to areas adjacent to the project area. The City of Fresno provides water immediately north of the Project area.

The added multiple-family residents that would be developed within the area designated by the Plan for residential, medium high density tolerant uses could place additional demand on the PCWD's facilities. However, the Water District will review each proposed development within Pinedale and determine the appropriate mitigation measures at the project specific level.

4.0 – PLANT LIFE; and 5.0 – ANIMAL LIFE

The project area has been substantially urbanized for over 50 years. In the course of that time, residential, commercial and industrial developments, as well as a substantial road system have been developed. There are no known threatened, endangered or listed plant or animal life species within the project area at this time.

6.0 – HUMAN HEALTH

The project area is substantially developed. Residential uses do not typically result in impacts on human health. Existing and proposed commercial and industrial uses may store, handle or sell materials that may be detrimental to human health. In addition, as noted in the above air quality section, there may be potential impacts to reduce air quality in the area. Those uses that may store, handle or sell materials that may be detrimental to human health are subject to regulation by the Fresno County Health Department and City of Fresno Fire Department. The affected facilities and uses are required to provide "Hazardous Materials business Plan", which identifies the types, quantities and location of materials stored and/or used on the site. In addition, the business plan provides emergency contact information.

All new development within the project area will be evaluated in order to determine its potential health impacts. Appropriate mitigation measures will be determined at the project specific level.

7.0 – NOISE

The City of Fresno recognizes that different land uses not only generate different levels of noise but also are impacted differently by noise. Noise levels are measured on a logarithmic scale in decibels. These noise levels are then weighted and added over a 24-hour period. This reflects the magnitude of the noise by duration.

The two most referenced acoustical scales of measurement include; day-night average sound levels (Ldn) and Community Noise Equivalent Noise Levels (CNEL). In addition, the A-weighted measurement for noise is dBA. This measurement ranges from 1 dBA, considered to be the threshold of hearing and 140 dBA, the threshold of pain. An increase in the dBA by 1 is barely noticeable, while an increase by 10 reflects a doubling of the noise volume. Therefore, noise impacts may be ameliorated in a variety of different ways:

1. Increased setbacks between noise generation sources and receptors.
2. Building site design. The placement and orientation of buildings may act as a shield from noise.
3. Construction of barriers. The provision of solid barriers, walls, or berms between the noise generator and the receptor can reduce noise impacts.

The above noted design features for ameliorating noise impacts, as well as other mitigation measures are imposed on projects as the time of project review, it should be noted that the Pinedale Neighborhood Plan provides a policy, that limits business operations to the time period between 6 a.m. to 10 p.m., in order to reduce or eliminate the operational impacts such as noise during sensitive nighttime hours. Reducing the potential noise impacts associated with commercial uses will be a primary consideration during the review process where a commercial use abuts property that is either zone, planned or has an existing residential use.

It is expected that the primary noise source within the project area is noise from traffic generated on Herndon Avenue, the Herndon Avenue frontage road, Ingram and Blackstone Avenues. As vehicle trips increase along these thoroughfares, level of noise will also increase.

The Master Environmental Impact Report (MEIR 10130) prepared for the 2025 Fresno General Plan indicates that residential uses are most sensitive to noise impacts. Moreover, the City of Fresno Noise Element of the General Plan identifies the maximum appropriate noise level exposure for outdoor activity areas to be 60 dB DNL, and for interior living areas a noise level exposure of not more than 45 dB Day-Night Average Level (DNL).

Where there is a potential for street noise impacts on proposed residential uses, noise reduction mitigation measures, such as special exterior wall insulation, windows, noise barriers (walls and/or earth berms) and building layout or orientation will be required as conditions of project approval in accordance with the Noise Element policies of the city's General Plan.

Any proposed projects within the jurisdiction of the Pinedale Neighborhood Plan shall implement and incorporate, as appropriate, the noise related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated November 27, 2006.

9.0 – LAND USE

As with many areas within Fresno, Pinedale has experienced increasing pressure for new residential and commercial development. Often, as evidenced by the types and quality of existing uses and the overall somewhat scattered land use pattern, development within Pinedale has occurred on a piecemeal basis. The Pinedale Neighborhood Plan has been formulated in order to provide as set of policies that will guide growth within Pinedale, with the

intent of maintaining it primarily as a residential community while providing the opportunity for the development of compatible commercial and other nonresidential uses.

It should be noted that the Pinedale neighborhood is within the jurisdiction of the Bullard Community Plan and, as such, is subject to the overall goals and policies contained in this document. Therefore, the Pinedale Neighborhood Plan has been developed as a component to the Community Plan.

Since the Plan will involve some changes to the current planned land use designations of Pinedale, the city has filed a corresponding plan amendment (Plan Amendment No. A-06-22). Plan Amendment No. A-06-22 proposes to amend the planned land uses of the 2025 Fresno General Plan and the Bullard Community Plan relative to the Pinedale area and also proposed to amend the text of the Bullard Community Plan by adding Section 5.11 to establish goals, objectives and policies that are particular to the Pinedale neighborhood as previously defined.

The proposed planned land uses changes include medium density residential to medium high density tolerant (6.88 acres), medium density residential to medium high density residential (3.97 acres), office commercial to medium density residential (1.45 acres), medium density residential to quasi public (0.42 acres), medium density residential to limited neighborhood commercial (0.30 acres), general heavy commercial to medium high density residential (0.31 acres), medium high density residential to medium density residential (0.14 acres), general heavy commercial to public facility, elementary school (0.15 acres), commercial parking to general heavy commercial (0.32 acres), commercial parking to medium density residential (0.32 acres) and general heavy commercial to public facility, post office (0.25 acres). Many of the properties that these changes apply to are distributed to various locations throughout the plan area.

There are two areas where changes of the planned land use designation are proposed that consist of a grouping of several parcels. These changes include the proposed medium high density residential tolerant area along the east side of North Ingram Avenue, extending between West Beechwood and West Alluvial Avenues. The second grouping is the tier of lots fronting along the south side of West Beechwood Avenue that are proposed to be changed from the commercial office designation to the medium density residential designation.

The planned land uses of the proposed Pinedale Neighborhood Plan primarily reinforce the presently planned land uses with moderate changes as identified above. These planned land uses will implement numerous adopted objectives and policies of the 2025 Fresno General Plan some of which are summarized below:

(Objective C-2) Optimal arrangement of land uses, transportation systems, public facilities, etc.

(Policy C-2-l) Facilitate and promote a range of land uses and intensities, within the Bullard Community Plan

(Objective C-9) Plan for the diversity and quality of residential housing, at locations necessary to provide adequate and affordable housing opportunities.

(Policy C-9-j) Medium density residential land shall be developed to maximize efficient use

and affordability of residential property through a wide range of densities.

(Objective C-11) The city will employ multi-family residential densities to meet housing needs in an affordable, balanced fashion.

(Policy C-11-a) Prefer multi-family housing in designated activity centers and along intensity corridors.

(Objective C-12) Commercial land uses shall be classified, located, sized and developed to needs for goods and services while minimizing travel requirements, etc.

(Policy C-12-a) Ensure that commercial land uses are developed and maintained in a manner that is complementary to and compatible with adjacent residential land and uses.

The Pinedale Neighborhood Plan provides goals, objectives and policies related to residential, commercial, public facilities, open space land use development, as well as circulation and infrastructure planning, as further refinements of the goals objectives and policies of the 2025 Fresno General Plan and the Bullard Community Plan.

10.0 – TRANSPORTATION AND CIRCULATION

10.1 – Generation of Vehicular Traffic Sufficient to Cause Capacity Deficiencies

Access to Pinedale is primarily provided by the major streets that are located along its periphery and form its boundary. West Herndon Avenue—an expressway—is located along Pinedale's southern boundary. North Blackstone Avenue—an arterial street—is located along Pinedale's eastern boundary. North Ingram and West Alluvial Avenues—are collector streets and form Pinedale's western and northern boundaries, respectively.

Local streets provide interior circulation with Minarets Avenue being Pinedale's most significant east/west route and San Pablo Avenue, the most significant north/south corridor. Both of these streets have wider street widths than typical local street right-of-way widths. Minarets Avenue functions as corridor for through traffic generated from outside of the Pinedale area, while San Pablo Avenue, primarily provides access to the combined Pinedale Elementary School and Community Activity Center site.

The MEIR of the 2025 Fresno General Plan indicates that along Pinedale's periphery, Herndon, Blackstone and Ingram Avenues are currently designated as "capacity deficient major streets". Base line (Year 2002) Level of Service (LOS) ratings indicate that within the vicinity of Pinedale, Herndon Avenue is currently functioning at a level "F" , Blackstone Avenue is functioning at a level "C" . Current LOS designations have not been established for Ingram and Alluvial Avenues within the vicinity of Pinedale.

The MEIR No. 10130 prepared for the 2025 Fresno General Plan (incorporated herein by reference) utilized macro-level traffic analysis techniques to examine the traffic flow level of service (LOS) for major street segments that would occur in the year 2025. This analysis utilized the unadjusted Council of Fresno County Council of Governments (COG) traffic model projected traffic volumes and the Florida Tables, which are an accepted national tabular standard of the Highway Capacity Manual (HCM) methodology. LOS is a characterization of a street's traffic flow operations that range from an LOS of A (reflecting a very low traffic volume

with no travel delay) to an LOS of F (reflecting a very high traffic volume with substantial congestion and travel delay

Relative to the planned land use proposed by the Pinedale Neighborhood Plan, it is expected that only the residential, medium high density tolerant planned land use designation will add a modest amount of vehicle trips beyond what would be expected from the planned land uses that are currently in place per the 2025 Fresno General Plan and the Bullard Community Plan.

Of the 6.8 acres proposed for the density tolerant planned land use designation, it is estimated that approximately 4.7 acres would most likely be developed with multiple-family residential units. The remaining acreage would most likely remain either currently developed with multiple-family dwelling units or single-family residences. Assuming that this most likely scenario occurs, it is expected that a total of 76 multiple-family dwelling units would eventually be developed within the 4.7 acres noted above.

The city's Public Works Department's vehicle trips generation model predicts that approximately 39 peak a.m. vehicle trips and 47 peak p.m. vehicle trips will be added from the 76 multiple-family residential units. This increase in peak vehicle trips generation is considerably less than the 100 peak vehicle trips that would trigger a traffic impact study per the circulation requirements of the General Plan. Moreover, it will not significantly impact traffic demands upon the capacity constrained streets that serve the Pinedale neighborhood. Other changes in the planned land use designations as a result of the Pinedale Neighborhood Plan are not expected to generate more than minimal amounts of peak vehicle trips.

All future development special permits will be required to comply with the MEIR No. 10130 prepared for the 2025 Fresno general Plan which utilized macro-level traffic analysis techniques to examine the traffic flow level of service (LOS) for major street segments that would occur in the year 2025. In accordance with the mitigation measures of the Master Environmental Impact Report (NO. 10130) which was certified by the Council with the adoption of the 2025 Fresno General Plan, all future development will be required to pay impact fees specific to the traffic signalization of the major street intersections, including those within the immediate vicinity of the Pinedale neighborhood.

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

High traffic volumes on the major streets that form the boundaries of the neighborhood also pose questions regarding the most appropriate land use policies and strategies that should be applied to immediately adjacent properties. There are, however, existing vehicle traffic and pedestrian access issues that have been commonly recognized by the residents of the Pinedale Neighborhood which the plan proposes to address. The Pinedale neighborhood is strategically located within close proximity to many shopping, entertainment and employment opportunities. These surrounding uses provide a convenience to current or prospective residents, but also tend to subject the neighborhood to vehicle travel that appears to use the local residential

streets as a by-pass to avoid congested intersections. In response to this additional traffic, the plan endorses a process that will evaluate and the implementation of traffic calming measures (such as curbed mini-circle or roundabouts and curbed bulb-outs) that tend to slow vehicle speeds to those appropriate for a residential street.

Any proposed project within the Pinedale neighborhood shall implement and incorporate, as appropriate, the circulation/traffic related mitigation measures in the attached Master Environmental Impact Report No. 10130 as identified in the attached Master Environmental Impact Report No. 10130 - 2025 Fresno General Plan Mitigation Monitoring Checklist dated November 27, 2006.

11.0 – URBAN SERVICES

11.1–Availability of Fire Protection

The project site is located within the city's Urban Growth Management Area and must comply with the applicable service delivery requirements necessary to provide not less than the minimum acceptable level of fire protection facilities and services appropriate for urban uses. Fire service will be adequately provided by City of Fresno Stations No. 2 and No.13, which located within two miles of the neighborhood. In the past, water flow tests by the Fire Department have indicated that available volumes and pressures may fall below standards established by the City of Fresno for commercial development. However, alternative measures have been identified by the Fire Department as options to provide appropriate fire suppression.

The future development within the neighborhood will also be required to implement and incorporate, as applicable, the fire safety related mitigation measures as identified in the Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated January 19, 2005.

11.4 – Overcrowding of School Facilities

The neighborhood is served by the Clovis Unified School District which has indicated that adoption and implementation of the proposed plan will not adversely affect the district's ability to provide educational facilities with adequate capacity to serve the needs of the residents.

11.6 – Availability of Sewer Lines of Adequate Capacity

The Cities of Fresno and Clovis share jointly in the treatment capacity of the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. In 1998, the treatment capacity of the facility was expanded to accommodate up to 80 million gallons per day, and was upgraded with modernized equipment to safeguard against equipment failures. However, in an attempt to serve the anticipated 790,000 metropolitan area population for the year 2025, one or more sub-regional treatment and reclamation facilities will be required. The Pinedale Neighborhood will continue to be served by the city's major sewer trunk system (Herndon Avenue, Cornelia Avenue, Grantland Avenue) and the Regional Wastewater Treatment and Reclamation Facility located to the southwest of the City of Fresno.

The sewage collection system for properties within the neighborhood is provided by the Pinedale County Water District which has not identified any sewage collection system deficiencies. The proposed project shall implement and incorporate, as applicable, the sewer related mitigation measures as identified in the attached Master Environmental Impact Report No. 10130-2025 Fresno General Plan Mitigation Monitoring Checklist dated January 19, 2005.

11.7 – Availability of Storm Water Drainage Facilities On or Off Site

The Fresno Metropolitan Flood Control District has indicated that master planned storm water drainage facilities are in place.

It is also noted that In order to avoid or reduce the discharge of pollutants into the storm water sewer system, the U.S. Environmental Protection Agency requires that a Notice of Intent for a general National Pollutant Discharge Elimination System (NPDES) permit be filed for a variety of industrial uses and for any construction site of one or more acres of land. It is any business owner's responsibility to ensure that the Notice of Intent is filed in accordance with the regulations published in Volume 55, No. 222, of the Federal Register.

13.0 – AESTHETICS

The proposed plan amendment for the Pinedale Neighborhood will provide for the potential development of a modest amount multiple family residences within the medium high density residential tolerant areas. This development may occur adjacent to single family residences. However, plan policies call for a historical survey to determine the architectural context of the neighborhood with subsequent application of neighborhood-specific design review criteria through the city's existing infill design review process. In addition, plan policies provide for the promulgation of appropriate design measures for any single-family / multiple family interface areas.

13.2 - Creation of Aesthetically Offensive Conditions

During the clearance, grading and construction phases of the project, the creation of an aesthetically offensive condition can be expected in terms of the general appearance of the site. However, it is anticipated that this condition would be limited to the localized area and would only exist temporarily, therefore no long term impacts are anticipated.

14.0 – HISTORICAL/ARCHAEOLOGICAL

There are no adjacent historical or archaeological sites. However, to ensure that any possible sites will be protected, the following conditions have been added to this special permit approval:

1. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
2. 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 shall be immediately contacted, and

the California Archaeological Inventory/Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation.

3. If animal fossils are uncovered, the Museum of Paleontology at 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.

Mitigation Measures:

1. The proposed project shall implement and incorporate, as applicable, the historical/archaeological mitigation measures as identified in the attached Master Environmental Impact Report No. 10130- 2025 Fresno General Plan Mitigation Monitoring Checklist dated January 19, 2005.

DETERMINATION

Based upon these previous actions and the applicability of adopted development standards, plan policies/implementation measures, and applicable mitigation measures of the above-referenced environmental documents, it is concluded that the proposed land uses will not result in a significant adverse environmental effect.

On the basis of this initial evaluation, it is determined that the proposed project is consistent with all applicable city plans and policies and conforms to all applicable zoning standards and requirements. Pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, it is further determined that there is no substantial evidence in the record that the proposed project may have a significant effect on the environment. **This is based upon the mitigation measures required as conditions of project approval which are referenced by this environmental assessment and as identified by the Master Environmental Impact Report No. 10130 prepared for the 2025 Fresno General Plan and are conditions upon which a mitigated negative declaration can be recommended.** A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.

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

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

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

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

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

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

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

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

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

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

MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN
PINEDALE NEIGHBORHOOD PLAN
Mitigation Monitoring Checklist

Project/EA No. EA-06-37 (A-06-22)

Date: January 16, 2007

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A B C D E F						
			A	B	C	D	E	F	
N-1. The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.	Ongoing	Planning and Development Dept.						X	
Q-1. The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.	Ongoing	Planning and Development Dept.	X					X	

APPENDIX 3



A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE 2025 FRESNO GENERAL PLAN AND THE BULLARD COMMUNITY PLAN (PLAN AMENDMENT APPLICATION NO. A-06-22)

WHEREAS, on November 19, 2002, by Resolution No. 2002-379, the City Council adopted the 2025 Fresno General Plan, which correspondingly updated the Bullard Community Plan, and by Resolution No. 2002-378 certified Master Environmental Impact Report No. 10130 which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and extended sphere of influence; and,

WHEREAS, in order to identify and address issues pertaining to recent development activity, land use conflicts, circulation and neighborhood infrastructure and improvement needs within the Pinedale Neighborhood, the City Council of the City of Fresno (herein referred to as the City Council) on July 18, 2002, authorized funding to initiate the needs assessment and planning process for the Pinedale Neighborhood; an area comprised of approximately 138 contiguous acres of land bounded by West Herndon Avenue, on the south, West Alluvial Avenue on the north, North Blackstone Avenue on the east, and North Ingram Avenue on the west; and,

WHEREAS, a citizens advisory committee (Pinedale Neighborhood Plan Citizens' Advisory Committee) comprised of residents and/or property owners was established in order to assist staff in identifying issues related to the preparation of the needs assessment and plan; and,

WHEREAS, pursuant to the action of the City Council, the Planning and Development Department of the City of Fresno retained the services of a professional land use planning consultant (Dirk Poeschel of Land Development Services, Inc.) to prepare the needs assessment and draft plan for the Pinedale Neighborhood; and,

Adopted _____
Approved _____
Effective 2/6/07

2007-51



WHEREAS, the Consultant met with members of the Pinedale Neighborhood Plan Citizens' Advisory Committee and the residents and property owners within the Pinedale Neighborhood, and the staff of various city departments and affected public agencies and, following an analysis of existing conditions within the Pinedale Neighborhood, the consultant prepared the Pinedale Community Preliminary Needs Assessment (dated June 20, 2002,) and a draft plan for the subject area which was further refined by city staff; and,

WHEREAS, pursuant to the actions indicated above, the City of Fresno Planning and Development Department filed Plan Amendment Application No. A-06-22 which proposes that the Bullard Community Plan and the 2025 Fresno General Plan Land Use and Circulation Map be amended in accordance with the planned land use map and related goals, objectives, and policies of the proposed Pinedale Neighborhood Plan for the area specified above; and,

WHEREAS, an environmental assessment initial study was prepared for the proposed plan amendment pursuant to Environmental Assessment No. EA-06-37 (A-06-22) resulting in the preparation of a mitigated negative declaration pursuant to Environmental Assessment No. EA-06-37(A-06-22) for which notices of intent to file a Mitigated Negative Declaration were published on November 30, 2006, and on January 16, 2007; and,

WHEREAS, the staff of the city's Planning and Development Department and the Public Works Department on November 29, 2006, conducted a duly noticed public meeting at the Pinedale Community Center to discuss the draft plan and solicit comments from the residents regarding the provisions and recommendation of the draft plan; and,



WHEREAS, on January 3, 2007, the Pinedale Neighborhood Plan Citizens' Advisory Committee unanimously approved the Pinedale Community Preliminary Needs Assessment and the draft Pinedale Neighborhood Plan, subject to conditions as specified by the Committee; and,

WHEREAS, on January 10, 2007, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. A-06-22 and received both oral testimony and written information regarding Plan Amendment Application No. A-06-22 after which the public hearing was closed and the Planning Commission approved a motion to recommend approval of the Plan Amendment with the provision that a resolution memorializing this recommendation be presented to the Planning Commission for adoption at its next regularly scheduled meeting date; and,

WHEREAS, on January 24, 2007, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 12630, to recommend approval of Plan Amendment Application No. A-06-22 (the Pinedale Neighborhood Plan), which proposes to amend the 2025 Fresno General Plan and the Bullard Community Plan as recommended by staff; and,

WHEREAS, on February 6, 2007, the City Council received the recommendation of the Planning Commission to approve Plan Amendment Application No. A-06-22 and the environmental finding of a Mitigated Negative Declaration and held a public hearing to consider Plan Amendment Application No. A-06-22 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. A-06-22.



NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds that there is no substantial evidence in the record that Plan Amendment Application No. A-06-22 may have a significant effect on the environment and hereby adopts the finding of Mitigated Negative Declaration for Environmental Assessment No. EA-06-37(A-06-22) dated January 16, 2007.
2. The Council finds the adoption of the proposed plan amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.
3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. A-06-22 as a component of the Bullard Community Plan in order to amend the 2025 Fresno General Plan and the Bullard Community Plan as follows:
 - a. The Pinedale Neighborhood Plan, attached hereto as Exhibit "A" and incorporated herein by reference, shall be added to the Bullard Community Plan as Section 5.11 consisting of Pinedale Neighborhood Plan goals, objectives, and policies together with the Planned Land Uses Map (Exhibit "F" of the draft Pinedale Neighborhood Plan).
 - b. The planned land uses of the Bullard Community Plan and the 2025 Fresno General Plan Land Use and Circulation Map (Exhibit 4) be amended consistent with the Pinedale Neighborhood Plan's Planned Land Uses Map (Exhibit "F" of the Pinedale Neighborhood Plan).



CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 6th day of February, 2007.

AYES: Calhoun, Duncan, Sterling, Westerlund, Xiong, Perea
NOES: None
ABSENT: Dages
ABSTAIN: None

REBECCA E. KLISCH
City Clerk

By *Rebecca E. Klisch*

APPROVED AS TO FORM

JAMES C. SANCHEZ
City Attorney

By *James C. Sanchez*
Deputy

K:\Common\Plan Amendment\Pinddale-A-06-22-CC Resolution

Plan Amendment Application No. A-06-22
(Pinedale Neighborhood Plan)
Filed by City of Fresno, Planning and Development Department