

Project Specific Mitigation Measures

PROJECT-SPECIFIC MITIGATION MONITORING CHECKLIST
For Plan Amendment Application No. A-03-009, Rezone Application No. R-13-016, and
Vesting Tentative Tract Map Application No. TM-6067

This monitoring checklist for the above noted environmental assessment is being prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), as required under Assembly Bill 3180, and is intended to establish a project-specific reporting/monitoring program for Plan Amendment Application No. A-13-009, Rezone Application No. R-13-016, and Vesting Tentative Tract Map Application No. TM-6067. Verification of implementation of these mitigation measures, in addition to the applicable measures specified for this project per the Mitigation Monitoring Checklist prepared for this project pursuant to Master Environmental Impact Report No. 10130 - 2025 Fresno General Plan, will be required upon the application for subdivision of the project site, special permits, or grading on the project site. The captions below refer to corresponding sections of the Initial Study checklist for this project, using the Appendix G format from the CEQA Guidelines.

MITIGATION MEASURES FOR ENVIRONMENTAL ASSESSMENT NO. A-13-003/R-13-009/C-13-086

MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	VERIFIED BY
Project shall implement and incorporate, as appropriate all mitigation measures as identified in the attached Master Environmental Impact Report No. 10130--2025 Fresno General Plan Mitigation Monitoring Checklist dated October 17, 2014.	Applicant	Processing and review of project proposal prior to approval.	City of Fresno Development & Resource Management Department
Pay applicable Indirect Source Review off-site mitigation fee.	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department San Joaquin Valley Air Pollution Control District

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Project shall comply with all of the requirements stipulated within the attached memorandum from the Department of Public Utilities-Water Division dated April 9, 2014, and those associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department City of Fresno Department of Public Utilities – Water Division
Project shall comply with all of the requirements stipulated within the attached Air Quality Assessment from Scientific Resources Associated dated December 6, 2013.	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department. San Joaquin Valley Air Pollution Control District
Project shall comply with all of the requirements stipulated by the Department of Public Utilities-Sewer Division associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department City of Fresno Department of Public Utilities, Sewer Division
Approval of any future development entitlements on the subject site must comply with all goals and policies contained in the 2025 Fresno General Plan and the Roosevelt Community Plan.	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department

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Project shall comply with all of the requirements stipulated by the Fire Department associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department City of Fresno Fire Department
Project shall comply with all of the requirements stipulated by the Public Utilities Department – Solid Waste Division associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department Public Utilities Department – Administration (Solid Waste)
Project shall comply with all of the requirements stipulated within the attached memorandum from the Public Works Department-Traffic and Engineering Services Division dated June 12, 2014, and associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department City of Fresno Public Works Department Traffic and Engineering Services

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Project shall comply with all the requirements stipulated by the Public Works – Traffic Engineering Division associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department City of Fresno Public Works Department – Traffic and Engineering
Project shall comply with all the requirements stipulated by the Police Department associated with future entitlement(s).	Applicant	Prior to issuance of building permits for future residential units	City of Fresno Development & Resource Management Department City of Fresno Police Department
Project shall comply with all the requirements stipulated by the Clovis Unified School District associated with future entitlement(s).	Applicant	Prior to issuance of building permits for future residential units	City of Fresno Development & Resource Management Department
Project shall comply with all of the requirements stipulated within the attached memorandum from Caltrans dated January 27, 2014, and those associated with future entitlement(s).	Applicant	Prior to issuance of building permits for future residential units	City of Fresno Development & Resource Management Department
Project shall comply with all the requirements stipulated by the Building Department associated with future entitlement(s).	Applicant	Prior to issuance of building permits for future residential units	City of Fresno Development & Resource Management Department

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Project shall comply with all of the requirements stipulated within the attached memorandum from the Fresno Metropolitan Flood Control District dated January 23, 2014, and those associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department Fresno Metropolitan Flood Control District
Project shall comply with all of the requirements stipulated within the attached memorandum from the Native American Heritage Commission dated January 8, 2014, and those associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department
Project shall comply with all of the requirements stipulated within the Amended and Restated Memorandum of Understanding between the County of Fresno and the City of Fresno (MOU), as well as, County recommended actions related to the release or properties to the City of Fresno (Bonadelle Homes) dated April 22, 2014.	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department Local Agency Formation Commission (LAFCo)

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Project shall be subject to the Standards of Annexation contained in Exhibit 1 of the County/City Restated Memorandum of Understanding.	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department County of Fresno Planning Department
Project shall comply with all of the requirements stipulated within the attached memorandum from the Fresno Irrigation District dated January 22, 2014, and those associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department Fresno Irrigation District
Project shall comply with all of the requirements stipulated within the attached Traffic Impact Analysis from TJKM Transportation Consultants dated November 27, 2013.	Applicant	Prior to issuance of building permits and street work permits for future residential units	City of Fresno Development & Resource Management Department City of Fresno, Public Works Department, Traffic Engineering Division
Project shall comply with all the requirements stipulated within the attached email the Public Works Director dated July 18, 2014, associated with the Proposed Mitigation Measure Regarding Project Fees.	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department City of Fresno Public Works Department

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Project shall comply with all of the requirements stipulated by the Department of Public Works-Street Median Division associated with future entitlement(s).	Applicant	Prior to issuance of building permits for future residential units.	City of Fresno Development & Resource Management Department City of Fresno Public Works Department – Street Median
Project shall comply with all of the requirements stipulated within the attached memorandum from the San Joaquin Air Pollution Control District Fresno Irrigation District dated January 3, 2014 (Initial Comments) and dated July 10, 2014 (Air Impact Assessment), and those associated with future entitlement(s).	Applicant	Prior to permit issuance	City of Fresno Development & Resource Management Department San Joaquin Air Pollution Control District
Project shall comply with all of the requirements stipulated within the attached memorandum from the Department of Public Health – County of Fresno Division dated January 6, 2014.	Applicant	Prior to issuance of building permits for future residential units.	City of Fresno Development & Resource Management Department County of Fresno Department of Public Health

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Development projects that are consistent with plans and policies but that could affect conditions on major street segments 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.	Applicant	Prior to permit issuance	Public Works Dept./Traffic Planning; Development & Resource Management Dept.
Development projects that are consistent with plans and policies but that could affect conditions on major street segments 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.	Applicant	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.
Development projects that are consistent with plans and policies but that could affect conditions on major street segments shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher.	Applicant	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.

<p>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>	Applicant	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.
<p>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>	Applicant	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning; Development & Resource Management Dept.

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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.	Applicant	Prior to approval or prior to funding of major street project.	Public Works Dept./Traffic Planning; Development & Resource Management Dept.
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.	Applicant	Ongoing	Public Works Dept./Traffic Planning; Development & Resource Management Dept.

<p>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. Adopted state and SJVAPCD protocols, standards, and thresholds of significance for greenhouse gas emissions shall be utilized in assessing and approving proposed development projects.</p> <p>e. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.</p>	Applicant	Ongoing	Development & Resource Management Dept.
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For development projects potentially meeting SJVAPCD thresholds of significance and/or thresholds of applicability for the Indirect Source Review Rule (Rule 9510) in their unmitigated condition, project applicants shall complete the SJVAPCD Indirect Source Review Application prior to approval of the development project. Mitigation measures incorporated into the ISR analysis shall be incorporated into the project as conditions of approval and/or mitigation measures, as may be appropriate.	Applicant	Ongoing	Development & Resource Management Dept. and SJVAPCD
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.	Applicant	Ongoing	Various city departments
<p>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> <ul style="list-style-type: none"> a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions. b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit. c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible. d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use. 	Applicant	Ongoing	Fresno Area Express

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

<p>The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods. The City shall expand this protected area in the Riverbottom pursuant to expanded floodplain and/or floodway maps, regulations, and policies adopted by the Central Valley Flood Protection Board and the National Flood Insurance Protection Program.</p>	Applicant	Ongoing	Development & Resource Management Dept.
<p>The City shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect:</p> <ul style="list-style-type: none"> a. Allowable construction in this area from being damaged by the intensity of flooding in the riverbottom; b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and c. Public health, safety and general welfare from the effects of flood events. 	Applicant	Ongoing	Development & Resource Management Dept.
<p>The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).</p>	Applicant	Ongoing	Development & Resource Management Dept.

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

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

All applicants for development projects shall provide data (meeting City Department of Public Utilities criteria for such data) on the anticipated annual water demand and daily peak water demand for proposed projects. If a development project would increase water demand at a project location (or for a type of development) beyond the levels allocated in the version of the City's Urban Water Management Plan (UWMP) in effect at the time the project's environmental assessment is conducted, the additional water demand will be required to be offset or mitigated in a manner acceptable to the City Department of Public Utilities. Allocated water demand rates are set forth in Table 6-4 of the 2008 UWMP as follows:

FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:			Applicant	Prior to approval of development project	Department of Public Utilities
	01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025			
(Analysis shall include acreage to all street centerlines.)						
Single family residential	3.8	3.5	3.5			
Multi-family residential	6.5	6.2	6.2			
Commercial and institutional	2	1.9	1.9			
Industrial	2	1.9	1.9			
Landscaped open space	3	2.9	2.9			

Southeast Development Area	3.4	3.2	3.2			
NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan						
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.				Applicant	Ongoing	Department of Public Utilities

<p>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>	Applicant	Ongoing	Development & Resource Management Dept.
<p>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>	Applicant	Ongoing	Development & Resource Management Dept.
<p>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>	Applicant	Ongoing	Development & Resource Management Dept.
<p>Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered:</p> <ul style="list-style-type: none"> a. Including a buffer zone of sufficient width between proposed residences and the agricultural use. b. Restricting the intensity of residential uses adjacent to agricultural lands. c. Informing residents about possible exposure to agricultural chemicals. d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences. 	Applicant	Ongoing	Development & Resource Management Dept.

e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.			
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.	Applicant	Ongoing	Dept. of Public Utilities and Development & Resource Management Dept.
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.	Applicant	Ongoing	Dept. of Public Utilities
The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.	Applicant	Ongoing	Dept. of Public Utilities

<p>The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. This shall include provision of tertiary treatment facilities to produce recycled water for landscape irrigation and other non-potable uses. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.</p>	Applicant	Ongoing	Dept. of Public Utilities
<p>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>	Applicant	Ongoing/prior to approval of land use entitlement	Dept. of Public Utilities and Development & Resource Management Dept.
<p>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>	Applicant	Ongoing/prior to construction	Dept. of Public Utilities

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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.	Applicant	Ongoing/prior to construction	Fire Dept/Police Dept/ Development & Resource Management Dept.
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.	Applicant	Ongoing/prior to construction	Parks and Recreation Dept. & Development & Resource Management Dept.
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.	Applicant	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.
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.	Applicant	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.

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.	Applicant	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.
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.	Applicant	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.
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).	Applicant	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.
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.	Applicant	Ongoing/prior to approval of land use entitlement and during construction	Development & Resource Management Dept.

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<p>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. 	Applicant	Ongoing/prior to approval of land use entitlement	Development & Resource Management Dept.
<p>An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologist recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.</p>	Applicant	Ongoing/prior to submittal of land use entitlement application	Development & Resource Management Dept.
<p>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</p>	Applicant	Ongoing	Development & Resource Management Dept./ Historic Preservation Commission

contacted to obtain a referral list of recognized archaeologists.			staff
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 Gimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Applicant	Ongoing	Development & Resource Management Dept./ Historic Preservation Staff
The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Applicant	Ongoing	Development & Resource Management Dept.
Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 Fresno General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. ■ Site Planning. See Chapter V for more details. ■ Barriers. See Chapter V for more details.	Applicant	Ongoing/upon submittal of land use entitlement application	Development & Resource Management Dept.

<p>■ Building Designs. See Chapter V for more details.</p>			
<p>The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.</p>	Applicant	Ongoing/prior to building permit issuance	Development & Resource Management Dept.
<p>Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.</p>	Applicant	Ongoing	Development & Resource Management Dept.
<p>The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.</p>	Applicant	Ongoing	Development & Resource Management Dept.

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.	Applicant	Ongoing	Development & Resource Management Dept.
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