



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

April 4, 2019

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for Initial Study Application No. 7495 (Jeffrey T. Roberts on behalf of Assemi Group, Inc.)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to eahmad@fresnocountyca.gov

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3831 - See GPA 554, TTM 6226, CUP 3621\IS-CEQA\AA 3831 SCH Letter.docx

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study No. 7495 (Jeffrey T. Roberts/Assemi Group, Inc.)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Friant
Cross Streets: 1,163 feet south of Millerton Avenue, 880 feet west of Marina Drive Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 40
Assessor's Parcel No.: 300-542-12 Section: 15 Twp.: 11S Range: 21E Base: Mt. Diablo
Within 2 Miles: State Hwy #: Waterways:
Airports: - Railways: - Schools: -

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 80 Acres 40
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Undeveloped /R-1(c) & 'O' /Medium Density Residential and Open Space in County-adopted Millerton New Town Specific Plan

Project Description: (please use a separate page if necessary)
Amend the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District. (... continued on the attached page).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description:

(Continued from "Notice of Completion and Environmental Document Transmittal")

Allow a Planned Unit Residential Development (PUD) consisting of 80 single-family residential lots on a 25-acre portion of the subject 40-acre parcel in the R-1(c) Zone District.

Amend the Transportation Element of the County-adopted Millerton Specific Plan by changing the name of the northerly approximately half-mile section of "Saubrice Avenue" to "Morningside Way"

Amend Section C.1 (2) of the Transportation Element of the County-adopted Millerton Specific Plan by eliminating Captains Hill Road as a Collector and removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the Millerton Specific Plan.

The project site is located within the Millerton Specific Plan approximately 1,163 feet south of Millerton Avenue, 880 feet west Marina Drive, and 2.2 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12).

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- California Highway Patrol
- U.S. Fish & Wildlife Service
- State Lands Commission
- Native American Heritage Commission

Public Review Period (to be filled in by lead agency)

Starting Date: April 8, 2019

Ending Date: May 7, 2019

Signature _____



Date _____

April 3, 2019

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: Jeffrey T. Roberts/Granville Homes
 Address: 1396 W. Herndon Avenue, Suite 101
 City/State/Zip Fresno, CA 93626
 Phone: (559) 288-0688

For SCH Use Only:

Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
 Clearance Date: _____

Notes:

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish & Wildlife Service</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 8, 2019 Ending Date May 7, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Jeffrey T. Roberts/Assemi Group, Inc.</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>1396 W. Herndon Avenue, Suite 101</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93626</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 288-0688</u>
Phone: <u>(550) 600-4204</u>	

Signature of Lead Agency Representative: _____



Date: April 3, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

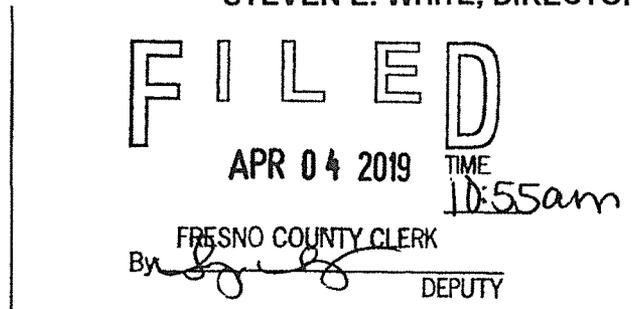


E201910000130

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7495 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7495, GENERAL PLAN AMENDMENT APPLICATION NO. 554; AMENDMENT APPLICATION NO. 3831, CONDITIONAL USE PERMIT APPLICATION NO. 3621, VESTING TENTATIVE TRACT MAP APPLICATION NO. 6226 AND SITE PLAN REVIEW APPLICATION NO. 8108 filed by **JEFFREY T. ROBERTS** on behalf of **ASSEMI GROUP, INC.**, proposing to amend the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District.

Allow a Planned Unit Residential Development (PUD) consisting of 80 single-family residential lots on an approximately 25-acre portion of the subject 40-acre parcel in the R-1(c) Zone District.

Amend the Transportation Element of the County-adopted Millerton Specific Plan by changing the name of the northerly approximately half-mile section of "Saubrice Avenue" to "Morningside Way"

Amend Section C.1 (2) of the Transportation Element of the County-adopted Millerton Specific Plan by eliminating Captains Hill Road as a Collector and removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the Millerton Specific Plan.

The project site is located within the Millerton Specific Plan approximately 1,163 feet south of Millerton Avenue, 880 feet west Marina Drive, and 2.2 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7495, and take action on General Plan Amendment Application No. 554; Amendment Application No. 3831, Conditional Use Permit Application No. 3621, and Vesting Tentative Tract Map Application No. 6226 with Findings and Conditions.

E201910000130

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7495 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7495 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from April 8, 2019 through May 7, 2019.

Email written comments to eahmad@fresnocountyca.gov or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7495 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

Public Hearing

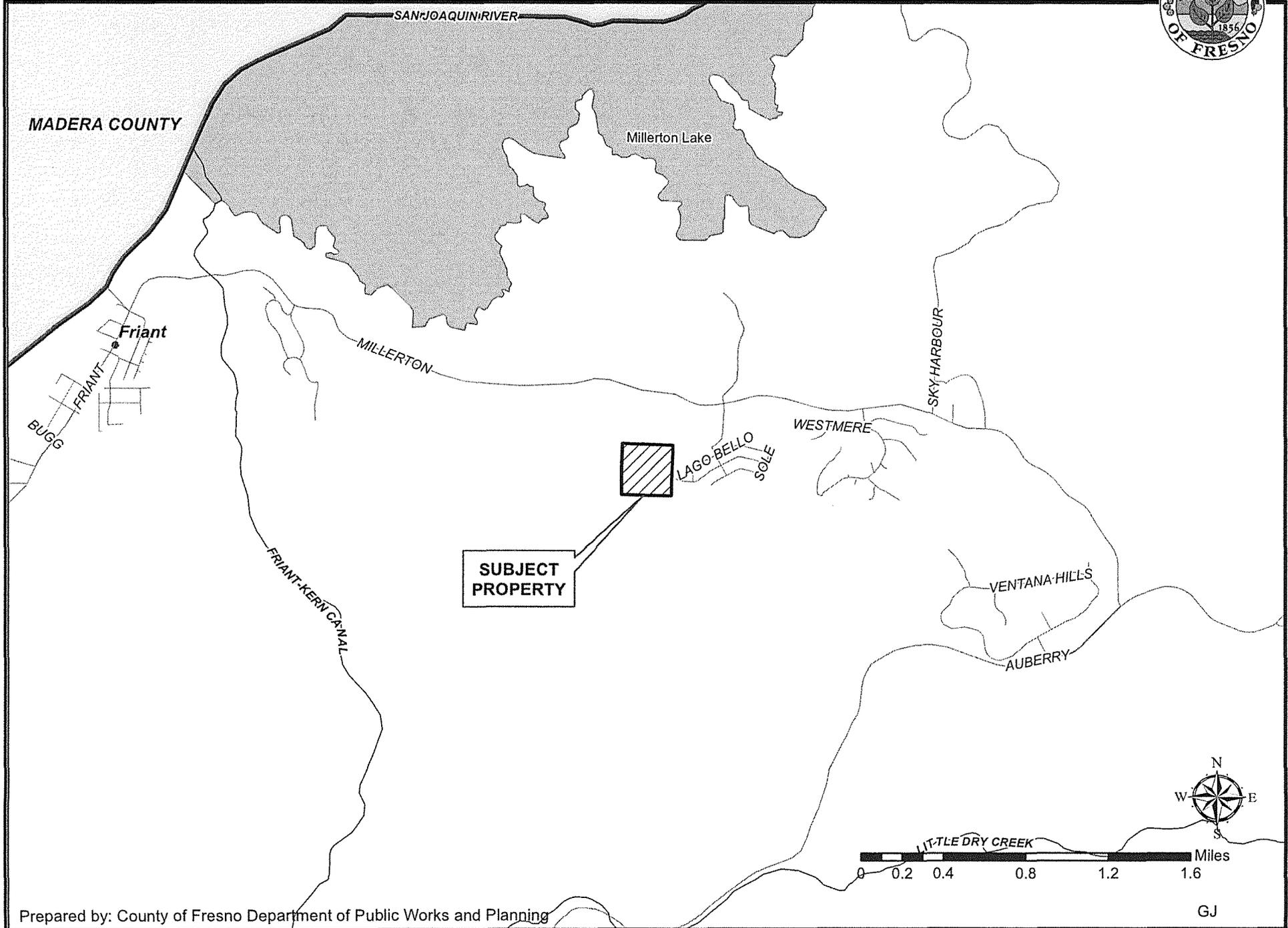
The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on May 16, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval or if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: April 8, 2019

LOCATION MAP





County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. Project title:

Initial Study Application No. 7495; General Plan Amendment Application No. 554; Amendment Application No. 3831; Classified Conditional Use Permit Application No. 3621; Vesting Tentative Tract Map Application No. 6226; Site Plan Review Application No. 8108

2. Lead agency name and address:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104

3. Contact person and phone number:

Ejaz Ahmad, Planner, (559) 600-4204

4. Project location:

The subject site is located within the Millerton Specific Plan approximately 1,163 feet south of Millerton Avenue, 880 feet west Marina Drive, and 2.2 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12).

5. Project sponsor's name and address:

Jeffrey T. Roberts/Assemi Group, Inc.
P. O. Box 483
Friant, CA 93626

6. General Plan designation:

Medium-Density Residential, Park and Open Space in the County-adopted Millerton New Town Specific Plan

7. Zoning:

R-1(c) (Single-Family Residential, Conditional); O(c) (Open Space, Conditional)

8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Amend the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District.

Allow a Planned Unit Residential Development (PUD) consisting of 80 single-family residential lots on an approximately 25-acre portion of the subject 40-acre parcel in the R-1(c) Zone District.

Amend the Transportation Element of the County-adopted Millerton Specific Plan by changing the name of the northerly approximately half-mile section of "Saubrice Avenue" to "Morningside Way"; and

Amend Section C.1 (2) of the Transportation Element of the County-adopted Millerton Specific Plan by eliminating Captains Hill Road as a Collector and removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the Millerton Specific Plan.

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

The project site is located within the Millerton Specific Plan, a planned community that includes residential, commercial, public facility, and open space uses. The site surrounds with approved tracts for single-family residential developments which includes Tract 4968 to the north and west, Tract 4934 to the south and Tract 4870 to the east of the proposal. Only Tract 4870 has been built at this time. National Forest is located to the east and the unincorporated community of Friant is located to the west of the site.

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

None

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

The project was routed to the Dumna Wo Wah Tribal Government, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, and Table Mountain Rancheria in accordance with Public Resources Code Section 21080.3.1(b). No tribe expressed any concerns related to Tribal Cultural Resources (TCRs). With adherence to the mitigation measures noted in Section V. Cultural Resources of the Initial Study document, the project will have less than significant impact on tribal cultural resources as defined in Public Resources Code Section 21074.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

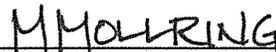
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:



Ejaz Ahmad, Planner

REVIEWED BY:



Marianne Mollring, Senior Planner

Date: 03-28-2019

Date: 3-29-19

EA:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3831 - See GPA 554, TTM 6226, CUP 3621\IS-CEQ\AAA 3831 IS cklist.docx

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7495, General Plan
Amendment Application No. 554; Amendment
Application No. 3831; Conditional Use Permit
Application No. 3621, Vesting Tentative Tract
Map Application No. 6226; Site Plan Review
Application No. 8108)

Farmland to non-agricultural use or conversion of forest land to non-forest use?

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 1 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 1 c) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 2 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 2 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 2 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 2 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 2 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- 2 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 3 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 2 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 2 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- 3 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on or off site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 2 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 2 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 2 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 2 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 2 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 2 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 2 i) Fire protection?
- 1 ii) Police protection?
- 2 iii) Schools?
- 2 iv) Parks?
- 2 v) Other public facilities?

XVI. RECREATION

Would the project:

- 2 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- 2 b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 1 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 2 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 2 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- 2 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- 2 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

- Fresno County General Plan, Policy Document and Final EIR
- Fresno County Zoning Ordinance
- Important Farmland 2010 Map, State Department of Conservation
- Cultural Resources Inventory (CRI) Millerton New Town Specific Plan by Kristina Roper, dated April 21, 2014
- Delineation of Potential Jurisdictional Waters of the U.S. by Vollmar Natural Land Consulting, dated July 2013
- A Trip Generation Study for Tract 6226, by Precision Civil Engineering, Inc., dated August 22, 2018
- Scoping the Transportation Impact Study for Tract 6226, by Precision Civil Engineering, Inc. dated October 10, 2018

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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Jeffrey T. Roberts
- APPLICATION NOS.:** Initial Study Application No. 7495, General Plan Amendment Application No. 554; Amendment Application No. 3831, Conditional Use Permit Application No. 3621, Vesting Tentative Tract Map Application No. 6226; Site Plan Review Application No. 8108
- DESCRIPTION:**
- Amend the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District.
- Allow a Planned Unit Residential Development (PUD) consisting of 80 single-family residential lots on an approximately 25-acre portion of the subject 40-acre parcel in the R-1(c) Zone District.
- Amend the Transportation Element of the County-adopted Millerton Specific Plan by changing the name of the northerly approximately half-mile section of "Saubrice Avenue" to "Morningside Way"; and
- Amend Section C.1 (2) of the Transportation Element of the County-adopted Millerton Specific Plan by eliminating Captains Hill Road as a Collector and removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the Millerton Specific Plan.
- LOCATION:** The project site is located within the Millerton Specific Plan approximately 1,163 feet south of Millerton Avenue, 880 feet west Marina Drive, and 2.2 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12).

DISCUSSION:

An Environmental Impact Report (EIR) and Mitigation Measures & Monitoring Program Matrix was certified as having been prepared and considered by the decision-making body in accordance with the California Environmental Quality Act (CEQA) when the Millerton Specific Plan was adopted in December 1984. Several additional environmental studies have been prepared since the 1984 certification; the most recent being in December 2004.

This Initial Study has been prepared in part to determine if the existing EIR is adequate for the proposed project pursuant to Section 21166 of the Public Resources Code, which states that no subsequent or supplemental EIR shall be required for a project pursuant to Section 21000 *et seq.* of the Public Resources Code unless one or more of the following events has occurred:

- (a) Substantial changes are proposed in the project, which will require major revisions of the environmental impact report.
- (b) Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- (c) New information which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The subject project was routed to reviewing agencies initially in July of 2018 with mention of the previously-adopted EIR and Specific Plan. Comments received at the completion of the routing cycle did not reveal any significant project-related impacts that could not be mitigated. Based on staff's review of comments received, it has been determined that the provisions of Section 15162 will be utilized in preparing the environmental document.

This Initial Study has been prepared pursuant to Section 15162 of the CEQA Guidelines, to determine if the existing EIR is adequate for the proposed project, or whether any of the three events noted above have taken place necessitating preparation of a new or supplemental EIR.

The Lead Agency may then determine if a subsequent Negative Declaration is appropriate. A determination to prepare a Mitigation Negative Declaration has been made based upon the fact that Mitigation Measures were identified in the Initial Study.

Based upon the comments received, which indicated that no significant impacts would occur, if the project is approved, a Mitigated Negative Declaration has been prepared.

As a project condition, the Applicant would be required to comply with all applicable Mitigation Measures contained in the Millerton Specific Plan - Mitigation Measures and Monitoring Program Matrix Program identified in the previously-certified EIR as well as those identified in Initial Study Application No. 7495 prepared for this project. The Mitigation Measures and Monitoring Program Matrix is attached to this document for reference purposes.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or

- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project proposes a planned unit residential development consisting of 80 single-family residential lots on a 40-acre parcel within the Millerton New Town Specific Plan. The project site, currently a grazing land, is located approximately 1,392 feet south of Millerton Road. Millerton Road at the project location is not a Scenic Highway and there are no scenic vistas or scenic resources, including rock outcroppings, or historic buildings on or near the site that will be impacted by the project.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated for residential development within the Land Use and Circulation Elements of the Millerton New Town Specific Plan. The site is surrounded by approved residential tracts within the Plan area. Tract No. 4968 is located to the north and west, Tract No. 4934 to the south, and Tract No. 4870 to the east of the site. Only Tract 4870 has been built at this time. The proposed planned unit residential development is similar to the existing and proposed residential developments on the surrounding land. The project is compatible with the physical characteristics of the area.

White Fox Creek traverses the southeast portion of the project site. The project design provides for adequate buffer between the proposed residential lots and the Creek. The buffer will protect the creek and help reduce visual impact of residential development for the motorist traveling on future Marina Drive that will traverse the southeast portion of the project site.

The project will adhere to Mitigation Measure No. 11. Visual Quality, listed in the Millerton Specific Plan, Mitigation Measures and Monitoring Program Matrix regarding the location of building sites on the property, submittal of a landscaping plan, and grading and erosion control to maintain visual quality of the site and its surroundings.

Based on the above information, the project is expected to have a less than significant impact on visual character or quality of the project area.

- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project would generate new sources of light and glare in the form of residential lighting and pole-mounted street lighting. The type of light generated will be similar to that of existing residential development to the east and future residential developments to north, west and south of the project site. To mitigate light and glare impacts on the adjacent properties, the project will adhere to the following Mitigation Measure.

* **Mitigation Measure:**

All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project will be developed within the boundaries of the Millerton New Town Specific Plan, which does not contain any productive agricultural land nor is subject to a Williamson Act Contract. Per the 2016 Fresno County Important Farmland Map, the entire Millerton New Town Specific Plan is designated as "Grazing Land" consisting of residential dwelling units, and unimproved land for future residential, commercial, and public facilities uses. As such, the project will not convert prime agricultural land into

non-agricultural use and is similar to the existing residential subdivision in Millerton New Town.

In compliance with Assembly Bill (AB) 18, the Policy Planning Section of the Fresno County Department of Public Works and Planning conducted a 90-day tribal consultation for the subject General Plan Amendment (GPA) No. 554. No tribe provided any comments nor requested a consultation within the prescribed time, which ended January 3, 2019. That concluded staff's tribal consultation for GPA 554.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the San Joaquin Valley Air Pollution Control District (Air District) review of the project, the project-specific criteria pollutants resulting from the proposed planned unit residential development are not expected to exceed District significance thresholds of 100 tons per year of carbon monoxide (CO), 10 tons/year NOX, 10 tons/year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons/year or particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). As such, no significant adverse impact on air quality is expected. However, as the project proposes more than 50 residential dwelling units, it is subject to District Rule 9510, which is intended to mitigate a project's impact on air quality through project design elements and or by payment of applicable off-site fees. The Air District requires that the Applicant shall submit an Air Impact Assessment (AIA) application with the District and pay fees prior to issuance of the first building permit. The Applicant submitted an AIA application with the Air District on October 22, 2018 (ISR Project No. C-20180404) and the District approved the application on November 28, 2018. The project will pay applicable fee prior to issuance of the first building permit.

Other Air District Rules that may apply to this proposal and will be included as Project Notes include District Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations) and Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed; and an Authority to Construct (ATC) permit.

The project will also adhere to Mitigation Measures No. 17.a – m. - Climate and Air Quality, listed in the Millerton Specific Plan, Mitigation Measures and Monitoring Program Matrix regarding bicycle circulation systems, installation of emission reduction devices on fireplaces, and reduction in PM-10 from residential wood burning.

- C. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The project will not create objectionable odors to affect people on or near the project site.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within an area noted for protected wildlife and wetlands as previously identified in the Environmental Impact Report (EIR) and Amendments certified for the Millerton New Town Specific Plan Area.

The U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife reviewed the proposal and identified no impact on special-status species or riparian habitats.

The subject proposal is part of the Millerton New Town Specific Plan for which the U.S. Fish and Wildlife Service issued a Biological Opinion (BO) on August 25, 2018. All development projects within the Millerton New Town Specific Plan, including the subject proposal, are required to comply with Avoidance and Minimization Measures for all species noted in the BO memo. With adherence to the BO, the project will have a less than significant impact on biological resources.

- C. Have a substantial adverse effect on state- or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the California Department of Fish and Wildlife (CDFW) review of the proposal, a wetland delineation of the site shall be prepared for the project. The delineation shall identify the State and Federal wetlands on the project site, which activities may require notification to comply with Section 1602 of the Fish and Game Code, and delineate a minimum 100-foot no-disturbance buffer around the high-water mark of White Fox Creek. Further, depending on the results of the wetland delineation, notification may be required for project-related activities that have the potential to change the bed, bank, and channel of White Fox Creek.

Delineation of Potential Jurisdictional Waters of the U.S. (Report), dated July 2013, was prepared for the project by Vollmar Natural Land Consulting and routed to agencies for review and comments. A letter, dated August 9, 2013, provided by Army Corp of Engineers (validity of the letter confirmed by ACOE on November 7, 2018), concurred with the Report findings. The letter indicated that approximately 0.038 acre of wetlands and 0.886 acre of other water bodies present within the survey area are potential waters of the United States regulated under Section 404 of the Federal Clean Water Act. As such, prior to the start of any work in potentially jurisdictional waters of the United States, ACOE authorization for the activity would be required. Likewise, permits may be required prior to the start of any work in potentially jurisdictional waters of the State of California. Per the Applicant, all of the required applications (including 404 Permit application and Notification of Lake or Stream Alteration application) for Federal and State "permission" to fill wetlands have been submitted to and are currently being processed by the Army Corp of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT

Per the Millerton Specific Plan Policy SP1-P68, Habitat Preservation, an Open Space and Natural Resource Plan (OSNRP) has been established for the Millerton, Dry Creek and Sierra Foothill areas. The OSNRP will provide protection to sensitive resources by establishing key habitat areas, open and continuous wildlife corridors, ridge tops and view protection, native plant landscapes, and lighting restrictions on hilltops to mitigate glare. Furthermore, the project will pursue avoidance where possible and will initiate consultation with the appropriate Responsible Trustee Agencies if necessary.

The project site is unimproved with some vegetation within the White Fox Creek, which will remain undisturbed by the project development. The project will not conflict with local policies or ordinances regarding a tree preservation policy or ordinances.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is located in an area designated as highly sensitive for archeological Resources. Per the Southern San Joaquin Valley Information Center (SSJVIC) review of the project due to known archaeological sensitivity of the area, prehistoric or historic cultural resources may be present within the project site. Therefore, an archaeologist should be retained to monitor any ground-disturbance activities.

A study entitled *Cultural Resources Inventory (CRI) Millerton New Town Specific Plan*, dated April 21, 2014, was prepared by Kristina Roper. While encompassing all properties within the Millerton New Town Specific Plan area, this study was used as the basis for preparing a Cultural Resources Management Plan for Millerton Newtown Development Projects. The *Management Plan*, dated December 22, 2015, prepared by ECORP Consulting, Inc., has been approved by the agencies and Native American Tribes.

Per the *Cultural Resources Inventory (CRI)*, six archeological sites exist within the entire Millerton New Town Plan area that appear to meet the eligibility criteria for listing in the National Register of Historic Places and the California Register of Historic Resources. Two of those sites (FRE-1685 and FRE-1686) are located within the project site along White Fox Creek. CA-FRE-1685 is a bedrock-milling complex with two loci located northwest of White Fox Creek, and CA-FRE-1686 is a bedrock-milling complex with two loci located on the north banks of White Fox Creek. Another site (MNT-31) along the White Creek Fox includes a milling slab with a basin depression and is broken in three pieces because of grading in the area. The CRI requires that FRE-1685 and FRE-1686 shall remain in open space. This requirement will be included as a Mitigation Measure and is noted below.

Pursuant to Assembly Bill (AB) 52, the project was routed to Dumna Wo Wah Tribal Government, Picayune Rancheria of the Chuckchansi Indians, Santa Rosa Rancheria Tachi Yokut Tribe and Table Mountain Rancheria (TMR) Tribal Government Offices for review and comments. None of the tribes expressed any concerns with the project.

As noted above, the project site is located in an area highly sensitive for archeological resources. To mitigate any potential impact on cultural resources, a Mitigation Measure would require that in the event cultural materials, including human remains, are unearthed during construction, all work shall be halted in the area of the find, and an archeologist shall be called in to evaluate the findings in order to make any necessary mitigation recommendation. Mitigation Measure No. 12. c. - Historic/Cultural Resources listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix also reflects on this requirement.

* **Mitigation Measures:**

1. *The Archeological Sites No. FRE-1685 and FRE-1686 identified in the Cultural Resources Inventory Millerton New Town Specific Plan Area (MNTSPA) dated April 21, 2014 prepared by Kristina Roper shall remain in open space and undisturbed by the proposed planned unit residential development.*
2. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in wasteful, inefficient use of energy and will be subject to the California Energy Code for the Energy Efficiency Standards for Residential Buildings.

The project will adhere to Mitigation Measure No. 18. a. - Energy Resources, listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix, which requires reduction of energy consumption through building design requirements, solar access provisions, parking lot shading, requirement for project-level energy efficiency and evaluation, water conservation programs and more.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 2. Strong seismic ground shaking?
 3. Seismic-related ground failure, including liquefaction?
 4. Landslides?

FINDING: NO IMPACT:

The project site is relatively flat and away from a fault line or an area of known landslides. The project will not adversely affect any earthquake fault and will not cause seismic ground shaking, ground failure due to liquefaction, or landslides.

- B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to Mitigation Measure 13.g, Geology and Soils, listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix, which requires that the Applicant shall provide a detailed erosion and drainage control program for the project to control erosion, siltation, sedimentation and drainage.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Millerton New Town Specific Plan identifies no potential soil problems. According to the Soils Analysis contained in the 1984 Environmental Impact Report (EIR) for Millerton Specific Plan, the predominant soil type in the area is not subject to shrink/swell. There is no geomorphic evidence of past landslides, slumps or mudslides on the site or adjacent property. The core area and surrounding region appears to be

very stable. In addition, there are no known occurrences of structural or architectural damage due to deep subsidence in the Fresno area.

A Condition of Approval from the Development Engineering Section of the Department of Public Works and Planning would require that in order to address feasibility of the site for the proposed development, a soils investigation report shall be required as a condition of final map.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will not utilize individual septic systems. Rather, it will be served by an existing tertiary-level Millerton New Town Wastewater Treatment Plant located within the Millerton New Town Specific Plan area and operated by County Service Area (CSA) No. 34.

The Resources Division of the Fresno County Department of Public Works and Planning has provided a Will-serve letter to provide sewer services to the project. The project will adhere to the following Mitigation Measures.

* **Mitigation Measures:**

1. *Prior to the issuance of a building permit, the developer shall expand the existing wastewater treatment facility as necessary to serve the development. This could include the installation of a new headworks or other upgrade determined necessary by the Department.*
2. *Design and construct sewer infrastructure necessary to serve the development prior to the issuance of building permits, as per the approved on-site and off-site plans.*
3. *Amend the existing Waste Discharge Requirements, issued by the Regional Water Quality Control Board, for the utilization of reclaimed water to ensure permanent disposal capacity of the development's treated wastewater. The amendment must include a backup disposal area in the event the proposed area is compromised.*
 - a. *Address and provide permanent solution for current headworks issues at the wastewater treatment plant.*
 - b. *Complete and provide final, stamped Engineer's Report approved by the State Water Resources Control Board on utilization of reclaimed water to ensure permanent disposal capacity of treated wastewater exists along with a backup disposal plan if the proposed disposal area is compromised. Amend the Waste Discharge Requirements (WDR) to allow discharge as proposed.*

The Fresno County Department of Public Health, Environmental Health Division requires assurance of sewer capacity of the Regional Wastewater Treatment Plant to serve the project, and concurrence from the California Regional Water Quality Control Board (RWQCB). The Mitigation Measure No. 1 noted above includes this requirement and no concerns were expressed by RWQCB as it relates to the expansion of the WWTP.

A Condition of Approval from Development Engineering would require that the Sewer Infrastructure Plan currently under revision shall comply with the Millerton Specific Plan and be constructed with the approved infrastructure plan.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section V. CULTURAL RESOURCES.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Comments received from the San Joaquin Valley Air Pollution Control District expressed no concerns in regard to the project contributing to the greenhouse gas emission, directly or indirectly, that may have a significant impact on the environment. However, as noted in Section III Air Quality above, the project will be subject to Mitigation Measures No. 17.a - m, listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school; or
- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed planned unit residential development will not generate, handle, or transport hazardous materials with the potential to impact surrounding property owners or the environment. Likewise, the project is not located on a former hazardous materials site and no hazardous materials sites were identified within the project area. A Project Note from Fresno County Department of Public Health, Environmental Health Division (Health Department) would require that if any underground storage tank(s) are found during construction, the Applicant shall secure an Underground Storage Tank Removal Permit from the Health Department.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not within an Airport Land Use Plan or near a public or private airport. The nearest airport, Topham Ranch-Auberry Airport, is approximately 11.5 miles northeast of the site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project site is located in an area where existing emergency responses times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is located within the State Responsibility Area (SRA) and requires Fresno County Fire Protection District approval for fire access roads, fuel breaks, and fuel modification zones. The adopted Millerton Specific Plan includes several measures to

reduce fire protection impacts. The project will adhere to Fire Protection Mitigation Measure 6.a-e., Fire Protection, listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing surface water treatment facility that is located within Millerton New Town Specific Plan and operated by County Service Area (CSA) No. 34 will provide water to the project.

Per the Fresno County Department of Public Health, Environmental Health Division, in an effort to protect groundwater, an appropriately licensed contractor shall properly destroy all water well and septic systems that have been abandoned within the project area. Also, prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil and should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. These requirements will be included as Project Notes.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will receive surface water from Millerton Lake. The water will be delivered to the proposed residential development (Tract 6226) through County Service Area (CSA) No. 34 facilities under an agreement between the Applicant, Fresno County and the Deer Creek and Tule River Authority. The Fresno County Board of Supervisors approved the agreement in December 1999 for the withdrawal of water from Millerton Lake, the conveyance of the raw water to the treatment plant, and treatment of the water supply for domestic use for the applications.

The Resources Division of the Fresno County Department of Public Works and Planning has provided a Will-serve letter to provide water services to the project. The project will adhere to the following Mitigation Measures:

* **Mitigation Measures:**

1. *Prior to the issuance of a building permit, the developer shall expand the existing surface water treatment facility as necessary to serve the development.*

2. *As per the Millerton Infrastructure Plan, design and install a 450-kilowatt (KW) or larger propane or diesel-powered generator, or alternative method of back up generation approved by the Director of Department of Public Works and Planning, with accessible fueling station and service access together with transmission facilities to the lake pump Motor Control Center [backup power generation unit shall be sized to operate 3 to 100 horsepower (HP) pumps simultaneously].*
3. *Design and construct Infrastructure necessary to serve the development prior to the issuance of building permits as per the approved on-site and off-site plans.*
4. *Prior to the recordation of a final map, the developer must enter into an Allocation of Permanent Water Rights Agreement with the County.*

The Fresno County Department of Public Health, Environmental Health Division requires assurance of water capacity of the County of Fresno County Service Area 34 (CSA-34) community water system to serve the project and concurrence from the State Water Resources Control Board, Division of Drinking Water. The Mitigation Measure No. 1 noted above includes this requirement.

The State Water Resources Control Board (SWRCB) - Division of Drinking Water (DDW) reviewed the proposal, evaluated the capacity and ability of the Surface Water Treatment Plant to provide water to the proposed tract, and expressed no concerns with the project. Per the comments provided by the Water and Natural Resources (WNR) Division of the Fresno County Department of Public Works and Planning, the project shall adhere to the comments provided by the Resources Division of the Fresno County Department of Public Works and Planning.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 1. Result in substantial erosion or siltation on or off site; or
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project development may cause changes in absorption rates, drainage patterns, and an increase in the rate and amount of surface runoff. This potential impact would result from construction and paving activities, which would compact and over cover the

soil, thereby reducing the area available for infiltration of storm water. Potential runoff effects would be less than significant, as the project will require adherence to the County Grading and Drainage Ordinance, Building Code, and permit requirements.

White Fox Creek traverses the northeast portion of the property and contains the Waters of United States. According to the California Regional Water Quality Control Board, the project shall require permitting and mitigation either under the Federal Clean Water Act Sections 404/401 or under the State of California Water Code due to the property containing Waters of the United States. The project shall also require coverage under the Construction Storm Water General Permit and incorporate non-structural BMPs (Best Management Practices) rather than using the proposed detention basin along White Fox Creek.

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, hydrologic and hydraulic analyses shall be prepared to demonstrate that the proposed residential development (Tract 6226) will not result in any increase in flood levels or significantly change the existing drainage characteristics of those parcels adjacent to the development. All storm water runoff generated by the proposed development shall be detained on site within drainage ponds or other facilities acceptable to the Director of the Fresno County Department of Public Works and Planning. An engineered grading and drainage plan shall be prepared for review and approval in accordance with the Fresno County Ordinance Code prior to grading activities. The Applicant shall obtain an NPDES permit prior to construction or grading activities, file a Notice of Intent with the Regional Water Quality Control Board, and develop a Storm Water Pollution Prevention Plan and incorporate the Plan into the construction improvement plans. These requirements will be included as Conditions of Approval.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Development Engineering Section of the Department of Public Works and Planning, portions of the subject property are within Flood Zone AE per the FEMA FIRM Panel 1035H. Floodway Areas in Flood Zone AE are subject to flooding from the one-percent (1%)-chance storm event. A Condition of Approval would require no net import of fill within the flood zone and any work within the designated flood zones conform to provisions established in Chapter 15.48 Flood Hazard Areas of the Fresno County Ordinance. Furthermore, the property subject to inundation from the one-percent (1%) flood shall be identified by the hydrologic study and be indicated on an additional map sheet of the final map.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The Water and Natural Resources Division of the Department of Public Works and Planning noted that the project site is outside of the Kings Sub-basin boundary. No conflict with any sustainable groundwater management plans would occur. Likewise, the Regional Water Quality Control Board and the State Water Resources Control Board - Division of Drinking Water noted that there is no water quality control plan for Fresno County that will conflict with the project.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The project site is located within the boundaries of the Millerton New Town Specific Plan.

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Medium-Density Residential and 'Park' in the County-adopted Millerton Specific Plan.

The project would allow a planned unit residential development with a park on a 40-acre parcel. This will require an amendment to the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park, and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District.

The project is not in conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project other than the County, and complies with the following General Plan policies:

Regarding Millerton Specific Plan Policy SP1-P1, the project entails a Planned Unit Development subject to the approval of a Conditional Use Permit.

Regarding Millerton Specific Plan Policy SP1-P75, the project will be provided with a water system that will deliver sufficient water for domestic uses and fire suppression.

Regarding Millerton Specific Plan Policy SP1-P77, the project will construct the water infrastructure facilities required to serve the development prior to issuance of building permits.

Regarding Millerton Specific Plan Policy SP1-P82, County Service Area 34 will operate and maintain sewer collection and treatment facilities for the project.

Regarding Millerton Specific Plan Policy SP1-P85, the project will construct the sewer infrastructure facilities required to serve the development prior to issuance of building permits.

Regarding General Plan Policy PF-C.14, the water supply to the project will adhere to public water supply standards for water quality and quantity administered by the State Water Resources Control Board, Division of Drinking Water.

Regarding General Plan Policy PF-H.2, the project will comply with the California Code of Regulations Title 24 – Fire Code, and join Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

The project site is not located in a mineral resource zone, as identified in the General Plan (Figure 7-8 and 7-9). The project involves no extraction or excavation activities and would not affect a mineral resource recovery site.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A less than significant impact related to noise may result from increased vehicular traffic on and around the project site due to the project development. However, any construction-related noise is expected to be short term and exempt from compliance

with the Fresno County Noise Ordinance, provided construction activities occur between the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.

Mitigation Measure No. 19.a - Noise, listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix, requires that for the projects adjacent to Millerton Road, shielding should be incorporated into the specific design of buildings in the form of noise barriers (walls, berms, etc.) to protect outdoor activity areas. The nearest residential lot proposed by this application is approximately 1,392 feet south of Millerton Road. At that distance, no noise barrier would be required, as the noise impact would be less than significant.

B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: NO IMPACT:

The project construction or its operation would not result in ground-borne vibration or generate ground-borne noise levels.

C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not near an airport to be subject to airport noise. The nearest airport, Topham Ranch-Auberry Airport, is approximately 11.5 miles northeast of the site.

XIV. POPULATION AND HOUSING

Would the project:

A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The population growth resulting from the proposed 80-unit residential development was included in the population growth projections for the Millerton New Town Specific Plan when adopted in December of 1984. Impact would be less than significant.

B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project site is undeveloped. The project will neither displace any existing housing nor necessitate additional housing construction at another location.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Fire Protection District, the project shall comply with the California Code of Regulations Title 24 – Fire Code, and require approval of County-approved site plans by the Fire District prior to the issuance of building permits by the County. The project will also adhere to Water Flow Requirements, Fire Hydrants, Water Storage Requirements, Fire Sprinklers Systems, Fire Pumps, Fire Alarm Systems, Road Access, Premises Identification, Public Resources Code 4290, Title 15.60 County Ordinance, and California Code of Regulations: Title 14 Natural Resources 1272.00. Maintenance of Defensible Space Measures. Additionally, the project may require joining Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

The project will adhere to Fire Protection Mitigation Measures (No. 6.a - e) listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix. These measures require fee establishment for the Fire Protection Benefit Assessment District for a new fire station, supporting costs for fire protection services, road design meeting fire-fighting equipment, and incorporating fire protection measures in the project design.

2. Police protection?

FINDING: NO IMPACT:

The Fresno County Sheriff's office reviewed the proposal and expressed no concerns with the project.

3. Schools?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to Mitigation Measures No. 7.a, b, and c listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix to reduce any physical impacts associated with schools, including the requirement that the developer shall pay adopted school impact fees.

4. Parks?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to Mitigation Measure No. 9. - Parks and Recreation listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix, which requires additional facilities for improved open space north of Millerton Road both east and west of Winchell Cove Road/Marina Drive.

The subject proposal includes a five-acre park on the project site. The park site, currently located on the west side of White Fox Creek and Marina Drive will be relocated in the northwest corner of the site. The park will serve the recreational needs of the proposed residential development as well the needs of the other existing and proposed residential developments near the project site.

5. Other public facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Condition of Approval from the Development Engineering Section of the Department of Public Works and Planning would require that all utilities shall be placed underground in accordance with the provisions of the Subdivision Ordinance, and any existing utilities within or adjacent to project site not in conformance with these requirements shall be removed or placed underground.

Pacific Gas & Electric Company (PG&E) expressed no concerns with the project.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in XV. A. 4. Parks.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the proposal and required a traffic impact study to analyze traffic impacts to County roadways and intersections.

A Trip Generation Study for Tract 6226, dated August 22, 2018, and a *Scoping the Transportation Impact Study for Tract 6226*, dated October 10, 2018, were prepared for the project by Precision Civil Engineering, Inc. Per these traffic documents, the results of the preliminary trip generation analysis shows that the project generates fewer than 100 peak-hour trips, and for that reason, a full traffic impact study is not required for the project. The trip generation study used the same study intersections and trip distribution percentages as used by Valley Research and Planning Associates (VRPA), which prepared a Traffic Impact Analysis and a supplemental report for the Millerton New Town Specific Plan in 1998. The previous environmental studies for the Millerton New Town Specific Plan included the project site, and recommended traffic Mitigation Measures 2.a thru 2.k, listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix. Mitigation Measure 2.i in particular identifies that “the project proponent shall pay the project’s pro-rate share of the cost of improvements for four-lane roadway projects and traffic signal installation as described in the Traffic Impact Analysis, Millerton Specific Plan Amendment Clarksfield Project, Fresno County and Supplemental Report (11/98), both prepared by VRPA.

According to the traffic documents, the traffic distribution for the subject proposal will remain the same as Valley Research and Planning Associates (VRPA) determined in 1998. The major thoroughfares to and from the nearby City Centers are Friant Road, Willow Avenue, Millerton Road, and Auberry Road. No significant changes to these roadway networks has occurred that would change or divert the trip distribution in this area. The traffic documents also noted that on May 1, 2018, the County adopted Resolutions 18 -166 establishing transportation mitigation impact fees to mitigate transportation and circulation impacts for Tentative Tract (TT) No. 4968 located north of the project site. As the subject proposal (TT No. 6226) is similar in nature and scope to Tract No. 4968, the Applicant requested to use the same project costs that were used for TT No. 4968 as the basis to calculate mitigation fees for the subject tract (TT No. 6226).

The Design Division of the Fresno County Department of Public Works and Planning analyzed the traffic documents prepared by Precision Civil Engineering, Inc. (PCE) and determined that the project will not require a new traffic impact study. The Design Division concurred with the findings of PCE that the project is similar in nature and scope to Tract No. 4968 and the traffic conditions in the area have not changed since prior traffic studies. Therefore, the project cost used for TT No. 4968 as the basis to

calculate mitigation fees for that tract can also be used to calculate the pro-rata share cost for the subject tract (TT No. 6226).

The Design Division has calculated the pro-rata share costs noted below as Mitigation Measures.

* **Mitigation Measures:**

1. *To mitigate potential impacts to the County-maintained roads, a pro-rata share for future off-site improvements is required as defined in item a-s below. This fee shall either be paid prior to recordation of the map or a covenant shall be recorded on each lot providing notice that issuance of a building permit is subject to payment of a Public Facilities fee. If the Applicant opts for the latter, the fee shall be collected no later than the date of final inspection or the date of issuance of a certificate of occupancy, whichever comes first.*
 - a) *Signalization at the intersection of N. Friant Road and Copper/Millbrook Avenues: The project's maximum share for the 2020 scenario is 0.80% or \$0.00. (Note: Improvements are constructed).*
 - b) *Signalization at the intersection of N. Friant Road and N. Willow Avenue: The project's maximum share for the 2020 scenario is 0.88% or \$11,056.00.*
 - c) *Signalization at the intersection of N. Friant Road and North Fork Road: The project's maximum share for the 2020 scenario is 0.83% or \$1,549.00.*
 - d) *Signalization at the intersection of N. Willow Avenue and E. Copper Avenue: The project's maximum share for the 2020 scenario is 0.26% or \$2,421.00.*
 - e) *Signalization at the intersection of Millerton Road and Auberry Road: The project's maximum share for the 2020 scenario is 0.19% or \$1,758.00.*
 - f) *Signalization at the intersection of Millerton Road and Sky Harbor Road: The project's maximum share for the 2020 scenario is 0.45% or \$4,195.00.*
 - g) *Signalization at the intersection of Millerton Road and Brighton Crest Drive: The project's maximum share for the 2020 scenario is 0.52% or \$3,228.00.*
 - h) *Signalization at the intersection of Millerton Road and Marina Drive: The project's maximum share for the 2020 scenario is 1.56% or \$9,737.00.*
 - i) *Signalization at the intersection of Millerton Road and Table Mountain Road: The project's maximum share for the 2020 scenario is 0.39% or \$0.00. (Note: Improvements are constructed).*
 - j) *Signalization at the intersection of Auberry Road and E. Copper Avenue: The project's maximum share for the 2020 scenario is 0.73% or \$1,920.00.*

- k) *Signalization at the intersection of Auberry Road and Marina Drive and Winchell Cove Road: The project's maximum share for the 2020 scenario is 1.19% or \$11,163.00.*
- l) *Widening of N. Friant Road from two (2) lanes to a four (4)-lane Expressway from Copper River Drive to N. Willow Avenue: The project's maximum share for the 2020 scenario is 1.07% or \$4,769.00.*
- m) *Widening of N. Friant Road from two (2) lanes to a four (4)-lane Expressway from N. Willow Avenue to Bugg Street: The project's maximum share for the 2020 scenario is 0.85% or \$9,116.00.*
- n) *Widening of Friant Road from two (2) lanes to a four (4)-lane Arterial from Bugg Street to North Fork Road: The project's maximum share for the 2020 scenario is 0.95% or \$2,087.00.*
- o) *Widening of Millerton Road from two (2) lanes to a four (4)-lane Arterial from North Fork Road to Marian Drive. The project's maximum share for the 2020 scenario is 1.14% or \$242,274.00.*
- p) *Widening of Millerton Road from two (2) lanes to a four (4)-lane Arterial from Marina Drive to Sky Harbor Road: The project's maximum share for the 2020 scenario is 0.51% or \$37,520.00*
- q) *Widening of Millerton Road from two (2) lanes to a four (4)-lane Arterial from Sky Harbor Road to Auberry Road: The project's maximum share for the 2020 scenario is 0.35% or \$30,234.00. The project's total right-of-acquisition cost is 0.83% or \$3,085.00.*
- r) *Adding two (2) lanes to Willow Avenue from N. Friant Road to E. Copper Avenue: The project's maximum share for the 2020 scenario is 0.15% or \$5,941.00. The project's total right-of-acquisition cost is 0.15% or \$887.00.*
- s) *Widening of Auberry Road from two (2) lanes to a four (4)-lane Arterial from E. Copper Avenue to Marina Drive: The project's maximum share for the 2020 scenario is 1.0% or \$464,993.00. The project's total right-of-acquisition cost is 2.0% or \$8,340.00.*

The County shall update cost estimates for the above-specified improvements prior to execution of the agreement. The Board of Supervisors, pursuant to Ordinance Code Section 17.88, shall adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.

The California Department of Transportation reviewed the project and indicated that the project shall pay into the Fresno County Regional Transportation Mitigation Fee (RTMF)

through the Fresno County Council of Governments. This will be included as a Condition of Approval.

B. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

FINDING: NO IMPACT:

The Design Division of the Fresno County Department of Public Works and Planning reviewed the traffic documents prepared for the project and raised no concerns related to the project consistency with CEQA Guidelines Section 15064.3, subdivision (b).

This project consists of an 80-unit planned unit residential development and a park on a 40-acre parcel located within Millerton New Town, which is approximately 2.2 miles east of the community of Friant.

Approved in 1984, Millerton New Town is a self-sustained community planned for residential, commercial, institutional and open space uses. Within the Plan area, a residential tract has been built and another is under construction, but there is no commercial development at this time. The residents of the proposed planned unit residential development (Tract No. 6226) will initially commute to the nearby community of Friant and Cities of Fresno/Clovis for business and shopping activities, thereby adding miles travelled across rural areas of the County. However, with the establishment of the commercial uses within the Millerton New Town area, the total miles travelled out of town by the residents of the proposed subdivision will likely be reduced. Given this scenario, staff believes the proposed development would not conflict or be inconsistent with above-noted CEQA Guidelines.

C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

All interior roads within in the proposed subdivision will be constructed according to County Improvement Standards and the Millerton Specific Plan. Pursuant to the Millerton Specific Plan Policy C-1c (6) Local Roads (a), the proposed 50-foot-wide interior roads would adequately serve the proposed 80-unit residential subdivision and will provide adequate site distance at all intersections together with necessary property corner cutoff rights-of-way. With adherence to these standards, any hazard resulting from the project design will be less than significant.

D. Result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in inadequate emergency vehicle access. The interior road for the proposed subdivision (Tract No. 6226) will connect to the approved Tract No. 4968 to provide for emergency exit.

Conditions of Approval from the Development Engineering Section of the Fresno County Department of Public Works and Planning would require that the emergency access road shall be: contained within easements and shall connect to public roads; improved to a standard to be traversable for emergency equipment as determined by the Director of Public Works Department after consideration of the recommendations of the fire district having jurisdiction over the area; and, constructed with crash gates at both the entrance and exit.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was routed to the Dumna Wo Wah Tribal Government, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, and Table Mountain Rancheria in accordance with Public Resources Code Section 21080.3.1(b). None of the tribes expressed any concerns related to Tribal Cultural Resources (TCRs). With adherence to the Mitigation Measures noted above in Section V. Cultural Resources, the project will have a less than significant impact on tribal cultural resources as defined in Public Resources Code Section 21074.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII. E. GEOLOGY AND SOILS and Section X. B. HYDROLOGY AND WATER QUALITY. The construction of new or expanded electric power, natural gas, or telecommunications facilities to provide for the proposed planned unit residential development will have less than significant environmental effects.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY.

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII. E. GEOLOGY AND SOILS.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A local waste hauler designated to provide refuse and recyclable material removal as required by County Ordinance will serve the project site. The proposed 80-unit residential development will generate less than significant amounts of solid waste to impact local landfill. As such, the impact would be a less than significant impact. The impact would be further reduced with the adherence to Mitigation Measure No. 8.a-c., Solid Waste Management, listed in the approved Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix, which requires community recycling centers and encourages solid waste recycling.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section XV. A. 1. PUBLIC SERVICES.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within an area of wildlife and wetlands which were previously identified in the Environmental Impact Report certified for the Millerton New Town Specific Plan approved in 1984. As indicated in the above analysis, the project will adhere to Mitigation Measures listed in the Monitoring Program Matrix and comply with Avoidance and Minimization Measures for all species noted in the Biological Opinion (BO) approved for the entire Millerton New Town Specific Plan by the U.S. Fish and Wildlife Service. Regarding impact to cultural resources, the project will adhere to Mitigation Measures listed in the Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix and in Section V. A.B.C.D. of this report.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was analyzed for potential impacts, and appropriate project-specific Mitigation Measures have been developed to reduce project impacts to less than

significant levels. The project is required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than Aesthetics, Cultural Resources, Geology and Soils, Hydrology and Water Quality and Transportation/Traffic, which will be addressed with the Mitigation Measures discussed in Section I. D., Section V. A. B. C., Section VII. E., Section X. B. and Section XVI. A. B.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project would not directly or indirectly cause substantial adverse effects on human beings. Air quality, hazardous materials, and noise would have the only potential effects through which the project could have a substantial effect on human beings. However, all potential effects of the proposed project related to air quality, hazardous materials and noise are identified as less than significant. The impact analysis included in this report indicates that for all other resource areas, the proposed project would either have no impact, no significant impact, or for impacts that would not affect human beings, less than significant impact with mitigation incorporated.

CONCLUSION/SUMMARY

Based upon Initial Study No. 7495 prepared for General Plan Amendment Application No. 554; Amendment Application No. 3831, Conditional Use Permit Application No. 3621, and Vesting Tentative Tract Map Application No. 6226, staff has concluded that the project will not have a significant effect on the environment. No potential impacts were identified related to agricultural and forestry resources, and mineral resources.

Impacts related to air quality, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wild fire have been determined to be less than significant.

Impacts related to aesthetics, cultural resources, geology and soils, hydrology and water quality and transportation have been determined to be less than significant with adherence to the proposed Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Ste. "A", Fresno, CA.

EA:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3831 - See GPA 554, TTM 6226, CUP 3621\IS-CEQAAA 3831 IS wu (Revised).docx

Millerton Specific Plan Mitigation Measures and Monitoring Program Matrix

Mit. Meas. #	Mitigation Measures	Responsible Person/ Agency	Mitigation Phase	Frequency of:		Verification & Implementation	
				Monitoring	Reporting	Date Repts. Rec'd	Notes

LAND USE AND ZONING

1.a	From a land use standpoint, the key to ensuring that development is undertaken in an environmentally sensitive manner is to adopt standards in the Specific Plan (supplemented by mitigation measures in the EIR) and to require sound, comprehensive development conditions. The level of detail in the application should be sufficient to evaluate the consistency of the project with overall Specific Plan design.	PW&P	8	Once	Once		
1.b	Each area of the Millerton New Town Specific Plan shall be annexed to CSA No. 34 prior to Site Plan Review or recordation of Final Map or Parcel Map.	PW&P LAFCo	1, 2	Once	Once		
1.c	The location and number of units in the Specific Plan shall be restricted to 3499 units in the locations shown in Figure 5, Development Allocation Areas of the Specific Plan	PW&P	1	Once per phase	Once per phase		
1.d	Prior to recordation of a final map or approval of a site plan review for development which is within 300 feet of an AE or AL Zone District a Right-To-Farm Notice shall be recorded pursuant Fresno County Ordinance Code Section 17.04.100.	PW&P	1, 2	Once per phase	Once per phase		
1.e	Prior to recordation of a final map or approval of a site plan review, a notice shall be recorded to run with the land which discloses the presence, operation and noise generation of the Fresno Rifle and Pistol Club, operating under CUP #2344, located south of the Millerton Specific Plan area at 15687 Auberry Road.	PW&P	1, 2	Once per phase	Once per phase		

TRAFFIC AND CIRCULATION

2.a	Continue the standards of the Specific Plan which provide a safe and convenient circulation network at final development including a hierarchy of roadway designations, scenic roads, trails and bike paths.	PW&P	8	Once	N/A		
2.b	Develop Marina Drive (Winchell Cove Road) from Winchell Cove Marina to Auberry Road as a two lane roadway with left turn and right turn lanes at all intersections and one additional lane in each direction plus parking lanes adjacent to all non-residential land uses, and modify the intersection of Marina Drive and Millerton Road to form a more normal right angle intersection.	PW&P	2, 6	Once per phase	Once per phase		

Responsible Person/Agency

MM = Mitigation Monitor
 PW&P = Public Works & Planning, Dept.
 FCFPD = Fresno Co. Fire Protection Dist.
 FCSD = Fresno Co. Sheriff's Department
 LAFCo = Local Agency Formation Comm.
 FCEH = Fresno Co. Environmental Health
 CSA = County Service Area No. 34
 CALTRANS = CA Dept. of Transportation

Responsible Person/Agency, con't

WQCB = CA Regional Water Qual. Control Bd.
 APCD = San Joaquin Valley Unified Air Pollution Contrl. Dist.
 CUSD = Clovis Unified School District
 SUSD = Sierra Unified School District
 NRCS = Natural Resource Conserv. Serv., USDA
 F&G = Calif. State Dept. of Fish & Game
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Mitigation Phase Key

1 - Site Plan Review
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 3 - Prior to Issuance of Bldg. Permit
 4 - Prior to Occupancy
 5 - During Grading Activity
 6 - During Construction
 7 - Other
 8 - SP/CUP/TM
 n/a - Not Applicable

Frequency

Once - One time during specified mitigation Phase
 Annual - Annually
 OGAP - Ongoing & periodic dep. on mitigation
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**Millerton Specific Plan
Mitigation Measures and Monitoring Program Matrix**

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TRAFFIC AND CIRCULATION, con't.

2.c	Install an eastbound left turn lane in Auberry Road at Marina Drive	PW&P	2, 6	Once per phase	Once per phase		
2.d	Widen Millerton Road to provide left and right turn lanes at all intersections within the project.	PW&P	2, 6	Once per phase	Once per phase		
2.e	Relinquish direct access to residential properties fronting on Millerton Road.	PW&P	2	Once per phase	Once per phase		
2.f	Install a raised median island barrier in Millerton Road adjacent to all non-residential land uses.	PW&P	1, 2, 6	Once per phase	Once per phase		
2.g	Agree to install a traffic signal at the intersection of Marina Drive and Millerton Road at the time that the County determines a traffic signal is warranted.	PW&P	1, 2	Once	Once		
2.h	<p>The project proponent shall pay the project's pro-rata share of the cost of improvements as described in the Traffic Impact Analysis, Millerton Specific Plan Amendment Clarksfield Project, Fresno County, prepared by Valley Research and Planning Associates for the following described traffic improvements that are to be provided as part of the Millerton Specific Plan:</p> <p>A. Marina Drive Extension to the south: i. Four-lane roadway: approximately one mile ii. Two-lane roadway: approximately two miles</p> <p>B. Auberry Road/Marina Drive Turn Lane</p> <p>The pro-rata share shall be established prior to recordation of the final map and payable at the time of issuance of a building permit. The fee shall be adjusted annually for inflation based on the Engineering News Record (ENR) 20 Cities Construction Cost Index.</p>	PW&P	2, 3	@BP	Annual		

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Mitigation Measures and Monitoring Program Matrix**

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TRAFFIC AND CIRCULATION, con't.

2.i	The project proponent shall pay the project's pro-rata share of the cost of improvements for four-lane roadway projects and traffic signal installation as described in the Traffic Impact Analysis, Millerton Specific Plan Amendment Clarksfield Project, Fresno County and the Supplemental Report (11/98), both prepared by Valley Research and Planning Associates. Unless and until traffic impact fees for the area are adopted by the County, each project proponent shall enter into an agreement with the County to provide for the funding of the traffic impact fees. The Traffic Impact Agreement between the County and a project proponent shall consider the Traffic Impact Analysis described above and any other relevant traffic analysis or information. The agreement may include provision for credit or reimbursement of the cost of the construction of prescribed improvements by a project proponent. Traffic related impact fees established on a per-unit basis as set forth in the Traffic Impact Analysis shall be payable at the time of issuance of a building permit. The fee shall be adjusted annually for inflation based on the Engineering News Record (ENR) 20 Cities Construction Cost Index. NOTE: Expenditures for improvements to Millerton Road will be prioritized pursuant to Board policy.	PW&P	2, 3	@BP	Annual		
2.j	The pro-rata share of \$310,000 for improvements at the State Route 41/Friant Road interchange shall be paid through an impact fee of \$390 for each of the 795 dwelling units reallocated to the 440 acre expanded Specific Plan area (Development Allocation Area G). The impact fee shall be paid prior to issuance of each building permit.	CALTRANS PW&P	2, 3	@BP	Annual		
2.k	Each phase of development shall be reviewed to determine the essential circulation system improvements to be installed both in terms of the local street system and the areawide improvements identified in the Traffic Analysis Studies prepared by Valley Research and Planning Associates.	PW&P	1, 2, 8	Once per phase	Once per phase		

WASTE WATER DISPOSAL

3.a	All development that occurs within the Specific Plan area must utilize a community sewer system with effluent treated to tertiary level.	PW&P	1, 2	Once per phase	Once		
		WQCB	7	OGAP	OGAP		

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**Millerton Specific Plan
Mitigation Measures and Monitoring Program Matrix**

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WASTE WATER DISPOSAL, con't

3.b	Initial projects may be much smaller than the 100,000 gpd increment needed for phased construction of the treatment facility. In this case, interim disposal sites may be acceptable if it can be demonstrated that the proposed site has acceptable locational criteria for a package sewage treatment plant. In no case should the County consider use of an interim disposal site if the cumulative flows generated will exceed 100,000 gallons/day after a proposed project is added.	PW&P FCEH	1, 2	Once per phase	Once per phase		
3.c	The wastewater treatment and disposal facilities shall be operated by County Service Area No. 34 in accordance with the State Water Resources Control Board and the California Administrative Code.	PW&P CSA	7	OGAP By CSA	OGAP		
3.d	An effluent monitoring program will be established by the Regional Water Quality Control Board consistent with the Waste Discharge Requirements and State Health Wastewater Reclamation Criteria.	WQCB (CSA)	2, 7	OGAP	OGAP		The Waste Discharge Requirements (Order No. R5-2002-0193) contain a Monitoring and Reporting Program that is acceptable to the Regional Water Quality Control Board.
3.e	Reliability and design requirements for the treatment process shall adhere to established engineering standards for Department of Health criteria.	PW&P FCEH	1, 2	Once per phase	Once per phase		
3.f	Stormwater drainage shall be routed around the treatment plant and ponding site via improved or unimproved drainage courses.	PW&P	1, 2, 6	Once per phase	Once per phase		

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**Millerton Pacific Plan
Mitigation Measures and Monitoring Program Matrix**

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				Monitoring	Reporting	Date Repts. Rec'd	Notes

WASTE WATER DISPOSAL, con't

3.g	The management plan for storing treated effluent consists of two operational modes – wet weather and intermittent storage. Toward the end of the irrigation season (typically September to October) the storage ponds will be emptied to provide maximum capacity for winter storage. Discharge to disposal would occur in the winter only if weather conditions and soil moisture were conducive to effluent disposal. The ponds would also provide intermittent effluent storage between irrigations during the growing season (March to October). Minimum water depths of three feet would be maintained in a pond whenever possible, thus reducing weed growth and potential habitats for breeding of mosquitoes. Effluent may be applied to cropland using normal farming practices. Personnel will be instructed on the character of the effluent and pertinent health and safety precautions	CSA RWCB	7	OGAP	Annual		
3.h	No final map, improvement plans associated with a final map, site plan, or building permit shall be issued unless the County has adopted the Infrastructure Plan for water, sewer and drainage.	PW&P FCRD	1, 2, 3	Once per phase	Once		Infrastructure Plan for water, sewer and drainage adopted by Bd. of Supervisors Dec. 2000
3.i	The sewage infrastructure facilities required to serve each phase of development shall be constructed prior to issuance of building permits in the respective development phase area.	PW&P	3	Once per phase	Once per phase		
3.j	To the greatest extent possible reclaimed water shall be reused for irrigation of golf courses and other landscaped areas.	CSA WQCB	7	OGAP	Annual		
3.k	The plan for reuse of reclaimed water and necessary infrastructure for implementation shall be made a part of the infrastructure plan.	PW&P	1, 2	Once	Once		Plan for reclaimed water included in Adopted Infrastructure Plan

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WASTE WATER DISPOSAL, con't

3.l	For disposal to greenbelt areas, appropriate measures should be taken to ensure protection of public health. Typical measures include: a 50 foot setback from adjacent properties, irrigation at night, positive controls to avoid irrigation run-off, and appropriate cross-control requirements with respect to potable water.	WQCB FCEH	2, 7	OGAP	Annual		On October 18, 2002, the Regional Water Quality Control Board issued Waste Discharge Requirements (Order No. R5-2002-0193) for County Service Area No. 34- Millerton New Town. The Order allows the discharge of treated wastewater from the tertiary wastewater treatment plant to the effluent spray fields.
3.m	The wastewater treatment facility(ies) shall comply with the regulations and guidelines governing wastewater treatment and effluent reuse. The plans shall be approved by the Fresno County Public Works & Development Services Department, the Fresno County Department of Health, the California Regional Water Quality Control Board (RWQCB), and the State Department of Health Services (DOHS).	PW&P FCRD FCEH WQCB DOHS	1, 2	Once	Once		
3.n	A tertiary treatment facility shall be constructed in the southwesterly portion of the Specific Plan area in the vicinity of the temporary evaporation pond no.1 for the Brighton Crest development. It shall include subsurface concrete tankage with a building on top to provide odor and noise control, visual attractiveness and security and the perimeter of the entire treatment area shall be landscape based on the elevation drawings and preliminary landscape plans in the "Millerton New Town Plan Area, Wastewater Treatment System Site and Disposal Area, Report Update, October, 1998 by Allied Engineers, Inc.	PW&P WQCB FCEH	1, 2, 3	OGAP during construction	Once		CUP 2979 approved by Fresno Co. PC for construction of tertiary treatment facility and related landscape features
3.o	Areas for use of reclaimed water shall be constructed to allow for landscaping and golf course use, and protection of wetlands.	PW&P CSA	1, 2, 6	OGAP during construction	Once		

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WASTE WATER DISPOSAL, con't

3.p	Effluent shall not be applied to any permanent wetland areas that would result in a surface water discharge which would require a NPDES permit.	PW&P CSA	1, 2, 6	OGAP	Annual		
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COMMUNITY WATER

4.a	The Specific Plan area will be served with a community water system(s). As designed the systems will provide sufficient supplies for domestic, commercial and fire flow requirements.	PW&P FCEH	1, 2 1, 2	Once per phase OGAP	Once per phase OGAP		
4.b	A domestic water delivery plan, including specifications for pumping and storage will guide planned New Town phasing.	PW&P FCEH	1, 2, 3	Once	Once		
4.c	Agreements between Fresno County and "Millerton Water Users" stipulate conditions which will mitigate water demand and community growth requirements.	PW&P	1, 2, 8	Once	Once		
4.d	Reliability and design requirements for water systems will adhere to established standards of the RWQCB and Department of Health Criteria.	PW&P FCEH	1, 2	Once per phase	Once per phase		
4.e	No final map, improvement plans associated with a final map, site plan, or building permit shall be issued unless the County has adopted the Infrastructure Plan for water sewer and drainage.	PW&P FCRD	1, 2, 3'	Once	Once		Infrastructure Plan adopted by Bd. of Supervisors December 2000
4.f	Prior to the recordation of a final map or Site Plan Review approval, a finalized agreement shall have been completed whereby the project proponent provides an adequate water supply to CSA No. 34, with the acquisition costs to be borne by the project proponent.	PW&P CSA	1, 2	Once	Once		Water Agreements in place to provide adequate water supply to approved Projects
4.g	Each residential lot shall be required to have two water meters; one meter will serve the residence and the second will serve the landscape irrigation needs.	FCRD PW&P CSA	4	@Occ	Annual		

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COMMUNITY WATER con't.

4.h	Prior to recordation of a final map or site plan review, a tiered rate schedule for the irrigation service shall be adopted by the Governing Board of the County Service Area serving the project. The rate for irrigation services shall be significantly tiered to discourage the over-use of irrigation water. The tiered rate structure shall include procedures indicating when water meters will be read, payment of fees, notification of overuse, criteria for the disconnection of irrigation service due to overuse, an appeal process, and criteria for the recommendation of the water supply for irrigation services.	CSA	2	Once	Once		
4.i	Groundwater shall only be used in the Specific Plan Area for backup or emergency purposes, or for groundwater management.	CSA	2, 7	OGAP	Annual		
4.j	Water infrastructure facilities necessary to serve the development shall be constructed and operational prior to issuance of building permits.	PW&P FCRD	3	@Occ	Once per phase		Water treatment plant constructed and being operated by CSA-34
4.k	Water conservation, in accordance with approved conservation plans of Fresno County including adoption of pricing policies, best-management practices, education programs, and incentives for conservation, shall be implemented for the Clarksfield Company consistent with the contract with the Deer Creek and Tule River Water Authority. Where possible the developer is to promote reuse of reclaimed water.	PW&P CSA	7	OGAP	Annual		
4.l	Prior to recordation of a Final Tract Map or Site Plan Review, the developer shall provide evidence of adequate water supply to serve that development to include a volume of water to serve as a safety factor over and above the calculated demand.	PW&P CSA	1, 2	Once	Once		

LAW ENFORCEMENT

5.a	The Sheriff's Department should be consulted during site planning and building design to ensure that adequate provisions for police protection and burglary prevention are designed into the project.	FCSD	1	@BP	Once		
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LAW ENFORCEMENT, con't

5.b	Prior to recordation of a final map or site plan review a pro-rata fee shall be established for the cost of a Sheriff's substation in the government center. Said fee shall be paid prior to issuance of building permits. In establishing said fees provisions should be made for developer agreements wherein a developer might be reimbursed or receive credit for dedication of the land or for construction of the substation.	FCSD PW&P	1, 2	Once	Once		
5.c	Prior to recordation of a final map or approval of a site plan review, a funding mechanism shall be established through a community facilities district or districts under the Mello-Roos Community Facilities Act of 1982, or other appropriate funding mechanism, to support cost for sheriff's protection services to achieve a ratio of 2.0 sworn officers per 1,000 residents for the affected properties. In addition, the project proponents shall pay for any cost associated with the establishment of the referenced funding mechanism.	FCSD PW&P	1, 2	Once	Once		CFD being established for Sheriff Protection Services

FIRE PROTECTION

6.a	The Specific Plan includes several standards to reduce fire protection impacts: <ol style="list-style-type: none"> 1. Requirement for two points of access for each development 2. Design of water system with adequate fire flows, fire hydrant, and storage facilities. 3. Fire retardant construction. 4. Fuel modification zones around development. 5. Automatic fire sprinkling systems in commercial developments over 7,500 square feet. 6. A fire station location with an engine within the government center complex. 	PW&P	8, 1, 2, 3	Once in each processing phase	Once		
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FIRE PROTECTION, con't

6.b	Prior to recordation of a final map or approval of a site plan review, a fee shall be established through the Millerton New Town and Surrounding Area Fire Protection Benefit Assessment District <u>CSA No. 34</u> for the cost of a new fire station in the Millerton New Town Specific Plan area and initial equipment for the station. Said fee shall be paid prior to issuance of building permits. In establishing said fees provisions should be made for developer agreements wherein a developer might be reimbursed or receive credit for dedication of the land or for construction of the fire station. The fire station and related initial equipment will be provided upon the construction of the 400th unit, unless otherwise agreed to by the Fresno County Fire Protection District, based on the current conditions and need.	PW&P CSA	1, 2	Once	Once		Fresno County Fire Protection District has established a fee to be subject to covenants being recorded on each Project providing for payment of fee at the time of Building Permit issuance.
6.c	Prior to recordation of a final map or approval of a site plan review, a Benefit Assessment (as defined in Article 3.6, commencing with Section 50078, of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code), shall be established by the Board of Directors of the Fresno County Fire Prevention District (FCFPD) to support on-going costs for fire protection services, when it can be shown that the funding will provide a greater level of fire protection service to the affected properties. In addition, the project proponents shall reimburse the FCFPD or pay for any required engineering study or report for establishment of the referenced Benefit Assessment.	PW&P CSA	1, 2	Once	Once		FCFPD has established Millerton New Town and Surrounding Area Fire Benefit Suppression Assessment District
6.d	All roads should be designed and constructed to accommodate fire-fighting equipment. Roadway design should consider pavement width, turn-around radii on dead-end or cul-de-sac roads, and maximum grades that can be negotiated by fire-fighting equipment.	PW&P FCFPD	2	Once per phase	Once per phase		
6.e	Detailed site planning of the project should be done in consultation with fire protection agencies to ensure that the mitigation measures and any other fire protection measures that may be necessary are incorporated into the overall project. The publication, <u>Fire Safe Guides for Residential Development in California</u> (1980), should be used in project site planning and design.	PW&P FCFPD	1	Once	Once		

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SCHOOLS

7.a	Designation of a 10 acre elementary school site (to be purchased at fair market value by the appropriate district).	PW&P CUSD SUSD	8	Once	Once		CUSD has acquired 20-acre site within Specific Plan area south of Millerton Road
7.b	The County shall keep the Districts informed on the progress of the project, and especially, on approved time tables for project construction.	PW&P	7	Annual	Annual		
7.c	The developer shall pay adopted school impact fees. If there is a temporary unmet need temporary facilities fees or other fee structures satisfactory to all parties involved may be utilized.	CUSD SUSD	1, 2	Once	Once		

SOLID WASTE MANAGEMENT

8.a	A community recycling center should be considered in overall project design.	FCRD PW&P	1, 2	Once	Once		
8.b	Solid waste collection areas for multi-family portions of the project should be designed to encourage recycling by providing adequate, well-marked containers for cans, glass and newspapers.	FCRD	1	Once	Once		
8.c	The Inn and Conference Center proposed under Conditional Use Permit No. 2865 shall have an active on-site recycling program which includes the collection and delivery of the recyclables to a recycling facility.	PW&P FCRD	1	Annual	Annual		

PARKS AND RECREATION

9.	Additional facilities for improved open space should be planned north of Millerton Road both east and west of Winchell Cove Road (Marina Drive).	PW&P	8	Once	Once		
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ELECTRICAL AND TELEPHONE SERVICES

10.	Upon plan approval, proceedings should begin for placing the entire Specific Plan area within the service district of Pacific Bell as a logical extension of urban telephone service from the FCMA.	PW&P	1, 2	Once per phase	Once per phase		
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VISUAL QUALITY

11.	The degree of impact on the visual environment will be softened somewhat by standards within the Specific Plan, including: 1 Building sites located below or beside ridgelines, rather than on top, to preserve vistas. 2 Provisions calling for submittal of landscaping plans to the County for all planned developments or commercial site plans. 3 Establishment of a design review committee to make recommendations to the County on architectural style, building materials, lighting, fencing and signs. 4 Grading and erosion control requirements. 5 Scenic roadways along Millerton Road and Winchell Cover Road (Marina Drive). 6 Park development including White Fox Parkway.	PW&P	1, 2, 8	Once per processing phase	Once per processing phase		
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HISTORIC/CULTURAL RESOURCES

12.a	Archeological resources occurring Allocation Area E are potentially significant. Final design of the tentative tract map or other mapping should incorporate these features into the open space system. If such design is not possible, detailed investigation to determine significance shall be required prior to development entitlement and appropriate mitigation measures instituted.	PW&P	1, 2, 8	Once	Once		
12.b	Prior to recordation of a Final Tract Map or Site Plan Review (SPR) approval, Archeological Sites No. CA-FRE-2184 and CA-FRE-2185 shall be placed in open space easements. The legal description of the boundaries of these sites shall be based on the staking done by Donald G. Wren, Consulting Archeologist, as described in his report, "ARCHEOLOGICAL MITIGATION OF CULTURAL RESOURCES NEAR MILLERTON, CALIFORNIA", dated May 1997.	PW&P	1, 2	Once	Once		

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12.c	In the event cultural resources are unearthed during grading or construction all work shall be halted in the area of the find, and an archaeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during construction, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are Native American, the Coroner must notify the Native American Heritage Commission within 24 hours. This requirement shall be shown on the Waiver Certificate and on all approved parcel maps associated with the project site.	PW&P	5, 6	CDC	Once		
12.d	An Open Space Easement Indenture Agreement shall be executed between the County and the property owner to protect the two significant archaeological resources identified as P-10-002183 and P-10-002188 in the archaeological survey entitled, Twins Hills Project, A Resurvey of 160 Acres Fresno County, California prepared by Donald G. Wren, consulting Archaeologist, dated October 2002. This requirement shall be shown on all final maps associated with the project site.	PW&P	1, 2	Once	Once		

GEOLOGY AND SOILS

13.a	No disturbance on cut and fills on slopes over 30 percent shall be allowed without a geotechnical analysis.	PW&P	1, 2, 3	Once per phase	Once per phase		
13.b	Shallow (less than 2 feet) road cuts should be designed with slopes of 1:1.	PW&P	1, 2	Once per phase	Once per phase		
13.c	Fill slopes should be no steeper than 2:1.	PW&P	1, 2	Once per phase	Once per phase		
13.d	Road cuts greater then 6 feet should be designed with slopes of 2:1 and permanently stabilized.	PW&P	1, 2	Once per phase	Once per phase		
13.e	Implement the California Uniform Code for Seismic Zone 3.	PW&P	3	@BP	Once per phase		
13.f	Attention shall be given at time of construction to building pads and driveways in order to lessen erosion or similar problems.	PW&P	3	CDP	Annual		

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GEOLOGY AND SOILS, con't.							
13.g	A detailed erosion and drainage control program shall be developed for the project to control erosion, siltation, sedimentation, and drainage. The control program shall: a. Provide drainage reports for each phase of development showing all tributary areas and information pertinent to erosion and grading control. b. Maintain and protect all natural streams and drainage corridors from development encroachment. Where possible, sites should be graded to provide for sheet flow rather than channeling the runoff. Where channeling is necessary, protection should be provided in the form of planting or rip-rap. Landscaping, walls, and other improvement should be placed so as to prevent blocking of natural drainage. c. Minimize disturbance or removal of existing vegetation, including trees, shrubs, and grasses, or other ground cover. d. Provide engineering plans with each phase of development demonstrating treatment and type of planting by area, for each soil type and slope required to stabilize cut and fill slopes. e. Maintain temporary erosion controls during construction. Improvement plans shall include a plan and implementation schedule of measures for the prevention and control of erosion, siltation and dust, until erosion control plantings become established.	PW&P	1, 2, 5	CDC	N/A		
HYDROLOGY							
14.a	The increase in imported water will stimulate riparian vegetation which if not managed properly will reduce the capacity of existing drainways and the White Fox Parkway. Proper drainage management should be provided by a County Service Area.	CSA	7	OGAP	Annual		
14.b	Groundwater shall only be used for backup or emergency purposes, or for groundwater management.	CSA	7	OGAP	Annual		
DRAINAGE AND FLOODING							
15.a	Natural drainage courses shall be preserved through density allocation and dedication of drainage easements.	PW&P	1, 2, 8	Once per phase	Once per phase		

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DRAINAGE AND FLOODING, con't

15.b	No final map, improvement plans associated with a final map, site plan, or building permit shall be issued unless the County has adopted the Infrastructure Plan for water, sewer and drainage.	PW&P	1, 2, 3	Once	Once		Infrastructure Plan adopted December 2000
15.c	Implementation of drainage control practices should be implemented so that incremental development completes component parts of a "master sub-basin drainage plan".	PW&P	2, 5	CDC	Once		
15.d	The County Service Area should implement the drainage plan, maintain drainage easements and facilities.	CSA	7	OGAP	Annual		

VEGETATION AND WILDLIFE

16.a	Existing healthy oaks shall be preserved through setbacks and use restrictions within the drip line.	PW&P	1,2,3,5,6	CDC	OGAP		
16.b	Habitat will be enhanced through development of parkways and other urban landscape area.	PW&P	8	Once	N/A		
16.c	Select vegetation species for erosion control, aesthetic value and habitat improvement for parks, school areas, and scenic corridor.	PW&P CUSC	1, 2, 3	Once	Once		
16.d	"No shooting" and "leash law" districts shall be established for the Millerton community in keeping with existing Fresno County policy in these areas. Prior to recordation of a final map or approval of a site plan review a funding mechanism shall be established to pay for the cost of the associated services.	PW&P	1, 2	Once	Once		
16.e	The Landscape Plan for the Inn and Conference Center proposed under Conditional Use Permit No. 2865 shall include the substantial use of native plant species.	PW&P	1	Once	Once		

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16.f	<p>Prior to recordation of a Final Tract Map or Site Plan Review approval, a Wetland and Open Space Mitigation and Management Plan and a Monitoring Program shall be developed by the Project Proponent and approved by the County through consultation with the California Department of Fish & Game for all lands either containing delineated wetlands or adjacent to delineated wetlands as defined by the U. S. Army Corps of Engineers. The Wetland and Open Space Mitigation and Management Plan shall provide for on-site preservation, off-site preservation, or a combination of the two to ensure a no-net loss of wetland acreage or function, and shall restore native upland vegetation to non-wetland habitats in new open space areas adjacent to wetland habitat. It shall contain provision for the restoration or preservation activities for subject areas within the Plan Area with the short-term provision as agreed to by the California Department of Fish and Game, and also have a long-term Management and Monitoring Program. After the mitigation monitoring has been completed, the Wetland and Open Space Mitigation and Management Plan shall address long-term management issues of the recreational open space. Where required, the Wetland and Open Space Mitigation and Management Plan shall be submitted to the U.S. Army Corps of Engineers for review. Funds for the Wetland Management and Monitoring Plan shall be part of the CSA No. 34 budget. A Monitoring Program shall be approved that provides for the following:</p> <ol style="list-style-type: none"> 1 Restore native upland vegetation to non-wetland habitats by means of managed grazing and re-introduction of native grass species. 2 Address long-term management issues of the recreational open space after mitigation monitoring has been completed. 3 Where required, submit the mitigation and management plan to the U.S. Army Corps of Engineers for review and approval. 4 Funds for the Open Space Management Plan shall be part of the CSA No. 34 budget. 5 A Monitoring Program shall be approved that provides for the following: <ul style="list-style-type: none"> - Measurable mitigation objectives. - Measures which will result in the objectives being met. - Monitoring protocol for measuring the success of the plan which identifies: <ul style="list-style-type: none"> - When the monitoring shall occur - Survey method to be used. - Reporting requirements. 	<p>PW&P F&G NRCS CSA</p> <p>REQUIRES DEVELOPMENT OF A PLAN.</p>	1, 2	Annual	Annual		
<p><u>Responsible Person/Agency</u> MM = Mitigation Monitor PW&P = Public Works & Planning. Dept. FCFPD = Fresno Co. Fire Protection Dist. FCSD = Fresno Co. Sheriff's Department LAFCo = Local Agency Formation Comm. FCEH = Fresno Co. Environmental Health CSA = County Service Area No. 34 CALTRANS = CA Dept. of Transportation</p>		<p><u>Responsible Person/Agency, con't</u> WQCB = CA Regional Water Qual. Control Bd. APCD = San Joaquin Valley Unified Air Pollution Contrl. Dist. CUSD = Clovis Unified School District SUSD = Sierra Unified School District NRCS = Natural Resource Conserv. Serv., USDA F&G = Calif. State Dept. of Fish & Game FCRD = Fresno Co. Resource Div., DPW&P DOHS = CA Dept. of Health Services</p>		<p><u>Mitigation Phase Key</u> 1 - Site Plan Review 2 - Prior to Recording Final Map 3 - Prior to Issuance of Bldg. Permit 4 - Prior to Occupancy 5 - During Grading Activity 6 - During Construction 7 - Other 8 - SP/CUP/TM n/a - Not Applicable</p>		<p><u>Frequency</u> Once - One time during specified mitigation Phase. Annual - Annually OGAP - Ongoing & periodic dep. on mitigation @BP - At each bldg. permit CDC - Continuous during construction @Occ - At occupancy</p>	

**Millerton Specific Plan
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VEGETATION AND WILDLIFE, con't							
16f con't	6 The ongoing funding source shall be confirmed for the implementation of the Wetland and Open Space Mitigation and Management Plan.						
16.g	The project proponent shall participate in the formation of a Open Space and Natural Resource Plan (OSNRP) for the Millerton, Dry Creek, and Sierra Foothill areas. The OSNRP will provide protection of sensitive resources by establishing key habitat areas, open and continuous wildlife corridors, ridgetop and view protection, native plant landscapes, and lighting restrictions on hilltops to mitigate glare.	F&G	7	Once	Once		OSNRP has been formed
16.h	The project proponent shall pay a one-time fair share of the mitigation fees established by the OSNRP consistent with other projects within the OSNRP area, taking into account previous development commitments recognized in the Millerton Specific Plan adopted in 1984 and amended in 1999 and 2004, and the project conditions of approval that already include open space set-aside and other protection measures. The OSNRP mitigation fees consist of \$175 per residence and \$.10 per square foot of commercial space payable to Sierra Foothill Conservancy at the time of issuance of Building Permit with provision for future adjustment of these fees based upon the Engineering News Record Index.	F&G	1, 2, 3	TO BE DETERMINED BASED ON PLAN			Mitigation Fees have been adopted by the OSNRP for both residential and commercial projects

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16.i Added 2-3-00 TT 4870	<p>Prior to recordation of a Final Tract Map or Site Plan Review (SPR) approval, a Wetland and Open Space Mitigation and Management Plan and a Monitoring Program shall be developed by the project proponent and approved by the County through consultation with the California Department of Fish & Game for those lands identified in Figure No. 3 of the Mitigation Plan, Westcal Project Site, Fresno County by Hartesveldt Ecological Consulting Services dated December 22, 1998. The Wetland and Open Space Mitigation and Management Plan shall be developed as outlined in the Hartesveldt Plan and at a minimum:</p> <p>a. Ensure no-net loss of wetland acreage or function. The plan shall provide for on-site preservation, off-site preservation, or a combination thereof.</p> <p>b. Preserve and enhance approximately 4.3 acres of emergent marsh/freshwater seep in an open space corridor along White Fox Creek and its principle tributary.</p> <p>c. Create approximately 3.9 acres of emergent marsh/freshwater seep from upland habitats adjacent to White Fox Creek.</p> <p>d. Preserve and enhance approximately 0.3 acres of vernal pools providing habitat suitable for a suite of plants and animals (including species of special status) endemic to them.</p> <p>e. Create two vernal pools that together will be approximately 0.01 acres in size.</p> <p>f. Establish native riparian vegetation (i.e., valley oaks, willows, and cottonwoods) along the margins of White Fox Creek and adjacent wetlands.</p> <p>g. Restore native upland vegetation to non-wetland habitats by means of managed grazing and re-introduction of native grass species.</p> <p>h. Address long-term management issues of the recreational open space after mitigation monitoring has been completed.</p> <p>i. The plan shall be submitted to the U.S. Army Corps of Engineers for review .</p> <p>j. Funds for the Open Space Management Plan shall be part of the CSA No. 34 budget.</p> <p>Con't next page.</p>	<p>P & RM F & G NRCS</p> <p>REQUIRES DEVELOPMENT OF A PLAN.</p>	1, 2		Annual	Annual		<p>Revised Wetland Open Space Mitigation and Management Plan and Monitoring Program has been revised and submitted to Department of Fish and Game for review and approval</p>
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VEGETATION AND WILDLIFE, con't

16.i con't.	<p>k. The Monitoring Program shall at a minimum include:</p> <ul style="list-style-type: none"> - Measurable mitigation objectives. - Measures which will result in objectives being met. - A monitoring protocol by which the success of the plan can be measured that identifies: <ul style="list-style-type: none"> - When monitoring will occur - Survey methods - Reporting requirements <p>i. Confirmation of a funding source for plan implementation.</p>						
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CLIMATE AND AIR QUALITY

17.a	The Specific Plan provides for pedestrian and bicycle pathways and bike lanes through the project which link residential areas to shopping and schools to reduce vehicular trips and associated air pollution emissions. To encourage the use of bicycles, commercial, recreational and school areas should be equipped with secure bike parking facilities. The bicycle circulation system should be linked to the Metropolitan Bikeways System and Fresno County Recreation Trail System.	PW&P	1, 2, 8	Once per phase	Once per phase		
17.b	A centralized location for a park and ride lot is established in the project within the central commercial area.	PW&P	1, 8	Once	Once		
17.c	To reduce particulate emissions during construction water spray or other dust palliatives should be used. This is particularly important adjacent to developed areas to avoid potential nuisance problems.	PW&P APCO	5, 6	CDC	N/A		
17.d	Installation of emission reduction catalyst devices on all fireplace flues is recommended; they are effective in reducing carbon monoxide and particulate emissions.	APCD PW&P	3	@BP	N/A		
17.e	Express bus service should be provided for commuters going to the FCMA.	FCRTA	7	Annual	N/A		
17.f	Any gas-fired appliances shall be low nitrogen oxide (Nox) emitting gas-fired appliances complying with California Nox Emission Rule # 1121.	PW&P	4	@ OCC	Annual		
17.g	All sidewalks and pedestrian paths shall be lined with trees that will develop a full canopy and provide shade during hot summer months.	PW&P	1, 2	Once	Once		

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CLIMATE AND AIR QUALITY, con't

17.h	The San Joaquin Valley Unified Air Pollution Control District's Rule No. 4901- Residential Wood Burning, adopted July 15, 1993 to limit emissions of carbon monoxide and PM-10 from residential wood burning shall be applicable to this project.	APCD PW&P	3, 4	@BP	@BP		
17.i	Bicycle parking facilities shall be installed for employees and guest/visitors at the Inn, Conference Center, and Retail Site B.	PW&P	1, 4	@BP	@BP		
17.j	Direct pedestrian access from existing or potential public transit stops and the sidewalk to the main entrances of the Inn, Conference Center, and Retail Site B shall be provided. Such access should consist of paved walkways or ramps and should be physically separated from parking areas and vehicle access routes.	PW&P	1, 4	@BP	@BP		
17.k	If fireplaces are used for the Inn or Conference Center, natural gas fireplaces or EPA certified wood burning inserts/stoves shall be installed (as opposed to conventional open-hearth fireplaces).	PW&P APCD	1, 4	@BP	@BP		

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17.1	<p>The following measures shall be implemented in Allocation Area H, the 160 acre Southeastern Expansion Area.</p> <ol style="list-style-type: none"> No wood-burning fireplaces, wood stoves, or chimneys shall be allowed within the Twin Hills Project Amendment Area. Natural gas, propane, electrical, or other EPA certified gas fireplaces or stoves shall be installed as opposed to conventional open-hearth wood-burning fireplaces. The Neighborhood Commercial Center shall provide space available for lease for development of a telecommunicating center for employment purposes. A park-and-ride facility shall be included in the Neighborhood Commercial Center. All homes shall be wired for telecommuting, computers, and electronic meter reading; and have outdoor electrical and propane hookups. A transit stop shall be located within the site, the location of which is to be coordinated with the regional transit provider. The Project design shall provide for pedestrian and bike facilities such as sidewalks or paths, street trees to shade walkways, bikeways/paths connecting to a bikeway system in accordance with the Millerton Specific Plan Circulation Element and bicycle parking. The Project shall be subject to Air Quality Mitigation Measures, both during Project construction and thereafter, as described in the Air Quality Impact Assessment for the Millerton Specific Plan dated December 11, 2003. The 207 residential units in Allocation Area H shall pay at time of Building Permit a one-time Air Quality Impact fee of \$500 per residence to Fresno County or as directed by Fresno County. This fee is not in lieu of any Indirect Source Fee adopted by the San Joaquin Valley Air Pollution Control District, but may be allowed as a credit toward such fee. All other conditions related to air quality currently found in the Millerton Specific Plan and Fresno County General Plan shall be applicable to the Twin Hills Project. 	PW&P APCD	1, 2, 3	OGAP	Annual		
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CLIMATE AND AIR QUALITY, con't

17.m	Each project will complete an Air Quality Impact Assessment under the guidelines of the San Joaquin Valley Air Pollution Control District and include in the Project Conditions, Air Quality Mitigation Measures, both during Project construction and thereafter, including any Indirect Source Fee as may be adopted and required by the San Joaquin Valley Air Pollution Control District or the County of Fresno. Project Proponents shall work with representatives of Fresno County and the San Joaquin Valley Air Pollution Control District to encourage any Indirect Source Fees imposed to be used within the Project and surrounding area to reduce emissions.	APCD PW&P	1, 2	Once	Once		
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ENERGY RESOURCES

18.a	The Specific Plan contains standards to reduce energy consumption including: 1. Public building design requirements; 2. Solar access provisions; 3. Parking lot shading; 4. Requirement for project level energy efficiency and evaluation; 5. Provisions for mixed land use and compact form; 6. A bikeways and pedestrian trail plan; 7. Proposal for a community recycling center; 8. Water conservation programs; 9. Requirement for bus, car, and van pooling facilities within the community core.	PW&P	1, 2, 8	Once per phase	Once per phase		
18.b	The designers, architects, and engineers for individual projects should select an optimum combination of energy conservation measures for inclusion in design. General types of measures that should be considered include building orientation, windows, insulation and weatherization, space heating and cooling, appliances, lighting and landscaping.	PW&P	1, 3	@BP	N/A		

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NOISE							
19.a	Adjacent to Millerton Road, shielding should be incorporated into the specific design of buildings in the form of noise barriers (walls, berms, etc.) to protect outdoor activity areas. For multi-family dwellings to be located wholly or partially within the L _{dn} 60 dBA contour, interior noise levels may be mitigated by requiring an acoustical analysis in accordance with Title 25 of the California Administrative Code (Noise Insulation Standards) to ensure that proposed building facades will attenuate levels to L _{dn} 45 dBA or below.	PW&P	1, 2, 3	Once per phase	Once per phase		
19.b	Noise levels from commercial uses may be mitigated by requiring that delivery areas, loading docks, and refuse storage areas be located so that they are effectively shielded from adjacent sensitive uses. Air conditioning/ventilation equipment should be located on the roofs of commercial buildings or in such a way that equipment is effectively shielded. Parking lot noise may be mitigated by requiring masonry walls or other suitable barriers with an effective height of at least six feet between commercial and noise-sensitive uses.	PW&P	1, 3	@BP	Once per phase		
19.c	Construction noise impacts may be minimized by restricting hours of operation to between 6 a.m. and 9 p.m. on weekdays and 7 a.m. and 5 p.m. on Saturday and Sunday (Fresno County Noise Ordinance).	FCEH	5, 6	CDC	N/A		
19.d	Each commercial development shall be conditioned to require that under Site Plan Review there shall be verification that the development and use of the property will be in compliance with the County Noise Ordinance. Conditions of the SPR may include but are not limited to design features and operational controls.	FCEH	1	Once	Once		

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 April 20, 1999
 Rev. February 3, 2000
 Adopted December 7, 2004

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7495, General Plan Amendment Application No. 554; Amendment Application No. 3831,
Conditional Use Permit Application No. 3621, Vesting Tentative Tract Map Application No. 6226;
Site Plan Review Application No. 8108

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	As noted
	Cultural Resources	The Archeological Sites No. FRE-1685 and FRE-1686 identified in the Cultural Resources Inventory Millerton New Town Specific Plan Area (MNTSPA) dated April 21, 2014 prepared by Kristina Roper shall remain in open space and undisturbed by the proposed planned unit residential development.		Applicant/PW&P	
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ PW&P/County Sheriff-Coroner	As noted
*3.	Geology and Soils	Prior to the issuance of a building permit, the developer shall expand the existing wastewater treatment facility as necessary to serve the development. This could include the installation of a new headworks or other upgrade determined necessary by the Department.	Applicant	Applicant/ PW&P	As noted

*4.	Geology and Soils	Design and construct sewer infrastructure necessary to serve the development prior to the issuance of building permits, as per the approved on-site and off-site plans.			
*5.	Geology and Soils	<p>Amend the existing Waste Discharge Requirements, issued by the Regional Water Quality Control Board, for the utilization of reclaimed water to ensure permanent disposal capacity of the development's treated wastewater. The amendment must include a backup disposal area in the event the proposed area is compromised.</p> <p>a. Address and provide permanent solution for current headworks issues at the wastewater treatment plant.</p> <p>b. Complete and provide final, stamped Engineer's Report approved by the State Water Resources Control Board on utilization of reclaimed water to ensure permanent disposal capacity of treated wastewater exists along with a backup disposal plan if the proposed disposal area is compromised. Amend the Waste Discharge Requirements (WDR) to allow discharge as proposed.</p>	Applicant	Applicant/ PW&P	As noted
*6.	Hydrology and Water Quality	Prior to the issuance of a building permit, the developer shall expand the existing surface water treatment facility as necessary to serve the development.	Applicant	Applicant/ PW&P	As noted
*7.	Hydrology and Water Quality	As per the Millerton Infrastructure Plan, design and install a 450-kilowatt (KW) or larger propane or diesel-powered generator, or alternative method of back up generation approved by the Director of Department of Public Works and Planning, with accessible fueling station and service access together with transmission facilities to the lake pump Motor Control Center [backup power generation unit shall be sized to operate 3 to 100 horsepower (HP) pumps simultaneously].	Applicant	Applicant/ PW&P	As noted
*8.	Hydrology and Water Quality	Design and construct Infrastructure necessary to serve the development prior to the issuance of building permits as per the approved on-site and off-site plans	Applicant	Applicant/ PW&P	As noted

*9.	Hydrology and Water Quality	Prior to the recordation of a final map, the developer must enter into an Allocation of Permanent Water Rights Agreement with the County.	Applicant	Applicant/ PW&P	As noted
*10.	Transportation	<p>To mitigate potential impacts to the County-maintained roads, a pro-rata share for future off-site improvements is required as defined in item a-s below. This fee shall either be paid prior to recordation of the map or a covenant shall be recorded on each lot providing notice that issuance of a building permit is subject to payment of a Public Facilities fee. If the Applicant opts for the latter, the fee shall be collected no later than the date of final inspection or the date of issuance of a certificate of occupancy, whichever comes first.</p> <p>a) Signalization at the intersection of N. Friant Road and Copper/Millbrook Avenues: The project's maximum share for the 2020 scenario is 0.80% or \$0.00. (Note: Improvements are constructed).</p> <p>b) Signalization at the intersection of N. Friant Road and N. Willow Avenue: The project's maximum share for the 2020 scenario is 0.88% or \$11,056.00.</p> <p>c) Signalization at the intersection of N. Friant Road and North Fork Road: The project's maximum share for the 2020 scenario is 0.83% or \$1,549.00.</p> <p>d) Signalization at the intersection of N. Willow Avenue and E. Copper Avenue: The project's maximum share for the 2020 scenario is 0.26% or \$2,421.00.</p> <p>e) Signalization at the intersection of Millerton Road and Auberry Road: The project's maximum share for the 2020 scenario is 0.19% or \$1,758.00.</p> <p>f) Signalization at the intersection of Millerton Road and Sky Harbor Road: The project's maximum share for the 2020 scenario is 0.45% or \$4,195.00.</p> <p>g) Signalization at the intersection of Millerton Road and Brighton Crest Drive: The project's maximum share for the 2020 scenario is 0.52% or \$3,228.00.</p>	Applicant	Applicant/ PW&P	As noted

		<p>h) Signalization at the intersection of Millerton Road and Marina Drive: The project's maximum share for the 2020 scenario is 1.56% or \$9,737.00.</p> <p>i) Signalization at the intersection of Millerton Road and Table Mountain Road: The project's maximum share for the 2020 scenario is 0.39% or \$0.00. (Note: Improvements are constructed).</p> <p>j) Signalization at the intersection of Auberry Road and E. Copper Avenue: The project's maximum share for the 2020 scenario is 0.73% or \$1,920.00.</p> <p>k) Signalization at the intersection of Auberry Road and Marina Drive and Winchell Cove Road: The project's maximum share for the 2020 scenario is 1.19% or \$11,163.00.</p> <p>l) Widening of N. Friant Road from two (2) lanes to a four (4)-lane Expressway from Copper River Drive to N. Willow Avenue: The project's maximum share for the 2020 scenario is 1.07% or \$4,769.00.</p> <p>m) Widening of N. Friant Road from two (2) lanes to a four (4)-lane Expressway from N. Willow Avenue to Bugg Street: The project's maximum share for the 2020 scenario is 0.85% or \$9,116.00.</p> <p>n) Widening of Friant Road from two (2) lanes to a four (4)-lane Arterial from Bugg Street to North Fork Road: The project's maximum share for the 2020 scenario is 0.95% or \$2,087.00.</p> <p>o) Widening of Millerton Road from two (2) lanes to a four (4)-lane Arterial from North Fork Road to Marian Drive. The project's maximum share for the 2020 scenario is 1.14% or \$242,274.00.</p> <p>p) Widening of Millerton Road from two (2) lanes to a four (4)-lane Arterial from Marina Drive to Sky Harbor Road: The project's maximum share for the 2020 scenario is 0.51% or \$37,520.00.</p> <p>q) Widening of Millerton Road from two (2) lanes to a four</p>			
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		<p>(4)-lane Arterial from Sky Harbor Road to Auberry Road: The project's maximum share for the 2020 scenario is 0.35% or \$30,234.00. The project's total right-of-acquisition cost is 0.83% or \$3,085.00.</p> <p>r) Adding two (2) lanes to Willow Avenue from N. Friant Road to E. Copper Avenue: The project's maximum share for the 2020 scenario is 0.15% or \$5,941.00. The project's total right-of-acquisition cost is 0.15% or \$887.00.</p> <p>s) Widening of Auberry Road from two (2) lanes to a four (4)-lane Arterial from E. Copper Avenue to Marina Drive: The project's maximum share for the 2020 scenario is 1.0% or \$464,993.00. The project's total right-of-acquisition cost is 2.0% or \$8,340.00.</p> <p>The County shall update cost estimates for the above-specified improvements prior to execution of the agreement. The Board of Supervisors, pursuant to Ordinance Code Section 17.88, shall adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.</p>			
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*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3831 - See GPA 554, TTM 6226, CUP 3621\IS-CEQA\AA 3831 MMRP-Draft.docx

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) 7495	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Project Applicant/Sponsor (Name): Jeffrey T. Roberts/Assemi Group, Inc.	Project Title: General Plan Amendment Application No. 554; Amendment Application No. 3831, Conditional Use Permit Application No. 3621, Vesting Tentative Tract Map Application No. 6226; Site Plan Review Application No. 8108		
Project Description: Amend the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District. Allow a Planned Unit Residential Development (PUD) consisting of 80 single-family residential lots on an approximately 25-acre portion of the subject 40-acre parcel in the R-1(c) Zone District. Amend the Transportation Element of the County-adopted Millerton Specific Plan by changing the name of the northerly approximately half-mile section of "Saubrice Avenue" to "Morningside Way"; and Amend Section C.1 (2) of the Transportation Element of the County-adopted Millerton Specific Plan by eliminating Captains Hill Road as a Collector and removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the Millerton Specific Plan. The project site is located within the Millerton Specific Plan approximately 1,163 feet south of Millerton Avenue, 880 feet west Marina Drive, and 2.2 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12).			
Justification for Negative Declaration: Based upon the Initial Study (IS 7495) prepared for General Plan Amendment Application No. 554; Amendment Application No. 3831, Conditional Use Permit Application No. 3621, and Vesting Tentative Tract Map Application No. 6226, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agricultural and forestry resources, and mineral resources. Potential impacts related to air quality, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wild fire have been determined to be less than significant. Potential impact related to aesthetics, cultural resources, geology and soils, hydrology and water quality and transportation have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – April 8, 2019		Review Date Deadline: Planning Commission – May 16, 2019	
Date:	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Ejaz Ahmad	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: July 20, 2018

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Attn: Marianne Mollring, Senior Planner,
Development Services and Capital Projects, Policy Planning, Attn: Mohammad Khorsand
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer
Resources Division; CSA 34 (Sewer & Water), Attn: John Thompson/Julie Zimmer
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Fish & Wildlife Service, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn: Matt Scroggins, Dale Harvey
CA Department of Transportation, Attn: Dave Padilla
State Water Resources Control Board, Division of Drinking Water, Attn: Carl Carlucci, Jose Robledo
Southern San Joaquin Valley Information Center, Attn: Celeste Thomson
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Chris Acree
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Hector Franco, Shana Powers
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
Table Mountain Rancheria, Attn: Robert Pennell, Kim Taylor, Sara Barnett
County Sheriff's Office, Attn: John Zanoni, John Reynolds, Louie Hernandez,
Sierra Resource Conservation District; Attn: Terry Sandridge
Clovis Unified School District; Attn: Dr. Eimear O' Farrell, Don Ulrich
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson
Pacific Gas & Electric Company, Attn: Dale Overbay

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Initial Study (IS) Application No. 7495; General Plan Amendment (GPA) Application No. 554, Amendment Application (AA) No. 3831, Conditional Use

Permit (CUP) Application No. 3621, Vesting Tentative Tract Map (TTM)
Application No. 6226; Site Plan Review (SPR) Application No. 8108

APPLICANT: Jeff T. Roberts/*ASSEMI GROUP, INC.*

DUE DATE: August 3, 2018

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to amend the Millerton New Town Specific Plan to: 1) designate a park site located on a 40-acre parcel (Assessor's Parcel No. 300-542-12) from the current 'P' to Medium-Density Residential and rezone the site from an 'O' Zone District to R-1(c) Zone District; 2) designate the park site to be relocated from its original location to the northwest corner of the 40-acre parcel from the current 'Medium-Density Residential' to 'Open Space' and rezone the site from the R-1(c) Zone District to an 'O' Zone District; and 3) allow the creation of 80 single-family residential lots on the 40-acre parcel in the R-1(c) Zone District as a Planned Unit Development (PUD) through Use Permit and Tract Map Applications; also: 1) ~~designate a five-acre site at the corner of Millerton Road and Morningside Way (APN 300-021-27S) from the current 'Open Space' to 'Public Facilities' and rezone the site from an 'O' Zone District to Public Facility; and 2) rename Saubrice Avenue to Morningside Way (APN 300-340-13S; 300-542-51).~~

The Department is also reviewing for environmental effects as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding Conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **August 3, 2018** and comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "no comment" response to our office by the above deadline (e-mail is also acceptable. See email address below).

Please address any correspondence or questions related to General Plan Amendment to Derek Chambers, Planner, Policy Planning Unit, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact me at (559) 600-4205, or email dchambers@fresnocountyca.gov.

Please address any correspondence or questions related to environmental and/or policy/design issues to Ejaz Ahmad, Planner, Current Planning Unit, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact me at (559) 600-4204, or email eahmad@fresnocountyca.gov

EJ:
G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3831 - See GPA554, TTH6226, CUP3621\Routing AA 3831 Routing Ltr.doc

Activity Code (Internal Review): 2369; 2381; 2361

Enclosures



Date Received: 07/18/18

GPA 554, AA 3831, CUP 3621, TTM 6226, SPR 8108. (Application No.)

Fresno County Department of Public Works and Planning

MAILING ADDRESS: Department of Public Works and Planning Development Services Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan (SP Amendment)
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other TENTATIVE TRACT MAP

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amend Millerton New Town Specific Plan and rezone a 40-acre parcel to allow 80 unit Planned Unit Residential Development through Use permit and Tract-Map Applications.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: WEST side of MARINA DRIVE between and Street address: NO ADDRESS YET, BUT IT IS LOCATED SOUTH OF LAKRIDGE DRIVE AND WEST OF MARINA DRIVE.

APN: 300-542-12 Parcel size: 40 acres Section(s)-Twp/Rg: S 15 - T 11 S/R 21 E

ADDITIONAL APN(s):

I, JEFFREY T. ROBERTS (Signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include GRANVILLE HOMES, JEFFREY T. ROBERTS / ASSEMI GROUP, INC., and PRECISION CIVIL ENGINEERING.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: GPA 554; AA 3831; Fee: \$ 46,825.00
Application Type / No.: CUP 3621; SPR 8108 Fee: \$
Application Type / No.: TTM 6226 Fee: \$
PER/Initial Study No.: IS 7495 Fee: \$ 3,901.00
Ag-Department Review: Pre-app. Credit Fee: \$ -247.00
Health Department Review: Fee: \$ 2,926.00
Received By: EIAZ Invoice No.: TOTAL: \$ 53,405.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No [] Agency: CSA - 34
SEWER: Yes [X] / No [] Agency: CSA - 34

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T - S/R - E

Related Application(s): - None -
Zone District: R-1, O, R-1-C
Parcel Size: 40 - ACRES



Development Services **JEFF ROBERTS**
 and P.O. Box 483
 FRIANT CA - 93626
 Capital Projects Division (559) 288-0688

Pre-Application Review
 Department of Public Works and Planning

NUMBER: 39401
 APPLICANT: JEFF ROBERTS
 PHONE: (559) 288-0688

PROPERTY LOCATION: See 15-11/21
 APN: 300 - 542 - 12 ALCC: No Yes # VIOLATION NO.
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
 ZONE DISTRICT: R1, 0, PIC; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
 LOT STATUS:

Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
 Merger: May be subject to merger: No Yes ZM# Initiated In process
 Map Act: Lot of Rec. Map; () On '72 rolls; () Other ; () Deeds Req'd (see Form #236)
 SCHOOL FEES: No Yes DISTRICT: Clous Unified School Distr. PERMIT JACKET: No Yes
 FMFCD FEE AREA: Outside () District No.: FLOOD PRONE: No Yes

PROPOSAL PRE-APPLICATION FOR REVISIONS TO THE MILLERTON NEW TOWN
SPECIFIC PLAN # A PPD FOR 80 ACR Lot DEVELOPMENT. (GPA, REZONING, JT & CUP)
* SEE HANDOUTS PROVIDED BY APPLICANT FOR CHANGES PROPOSED.

COMMENTS:
 ORD. SECTION(S): 826-SA, 815-SA BY: [Signature] DATE: 3/9/2018

GENERAL PLAN POLICIES: Park, Medium, Open Space PROCEDURES AND FEES:
 LAND USE DESIGNATION: Density Residential () GPA: \$8,000 - 10,000 () MINOR VA:
 COMMUNITY PLAN: () JAA: () JHD: \$2,926.00
 REGIONAL PLAN: () JAA: () JAG COMM:
 SPECIFIC PLAN: Millerton New Town () JDR: () ALCC:
 SPECIAL POLICIES: () JVA: () IS/PER*: \$3,901.00
 SPHERE OF INFLUENCE: () JAT: () Viol. (35%):
 ANNEX REFERRAL (LU-G17/MOU): () JT: \$26,875.00 () Other: (SPR) \$6,959.00

COMMENTS: Low Water Area
 Filing Fee: \$ 49,162.00
 Pre-Application Fee: \$247.00
 Total County Filing Fee: \$49,409.00

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
 (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2280.75)
 (Separate check to Fresno County Clerk for pass-thru to CDFW.
 Must be paid prior to IS closure and prior to setting hearing date.)

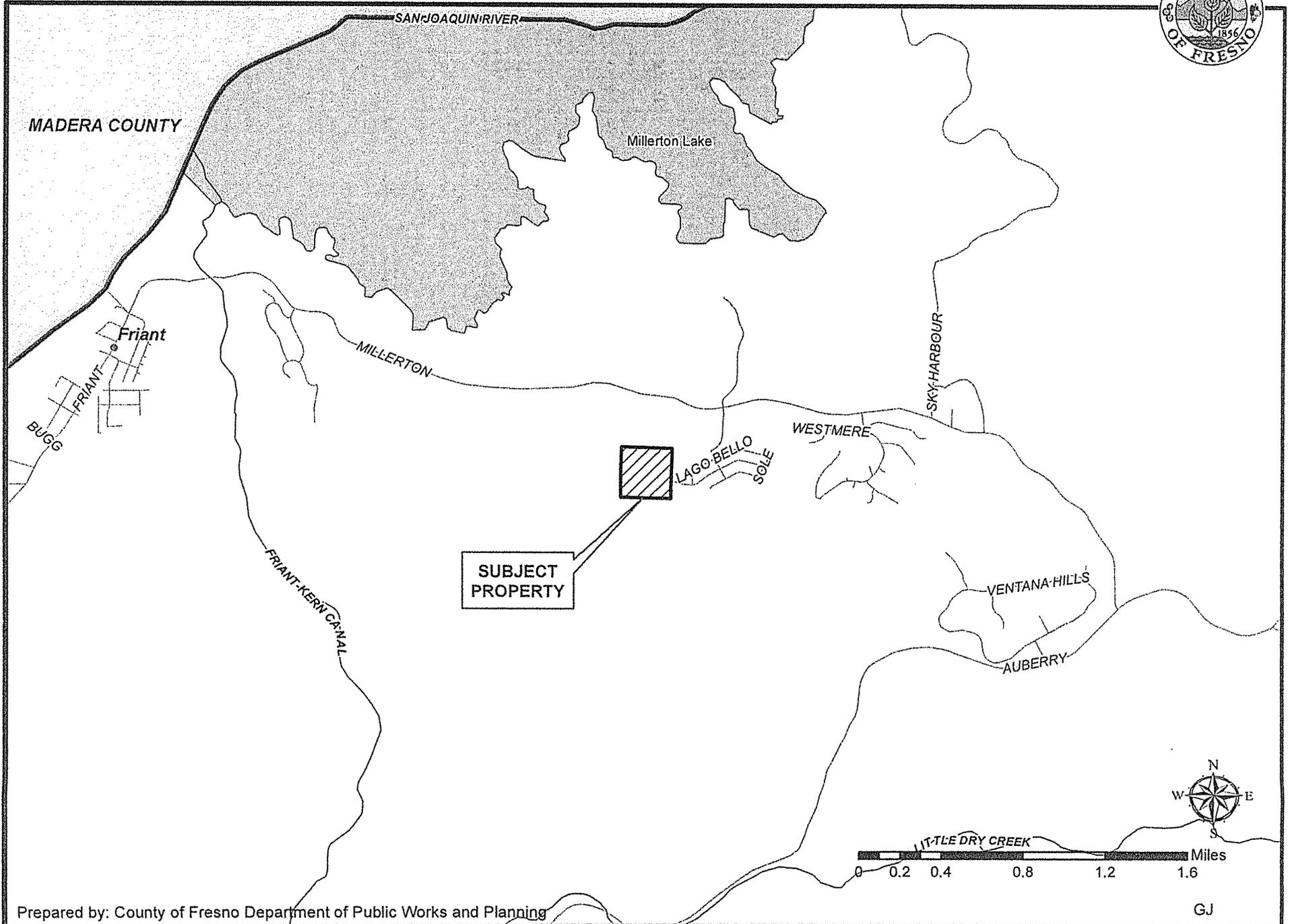
BY: [Signature] EJAZ AHMAD DATE: 03/23/18
 PHONE NUMBER: (559) 600 - 4264

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
 () COVENANT () SITE PLAN REVIEW
 () MAP CERTIFICATE () BUILDING PLANS
 () PARCEL MAP () BUILDING PERMITS
 () FINAL MAP () WASTE FACILITIES PERMIT
 () FMFCD FEES () SCHOOL FEES
 () ALUC or ALCC () OTHER (see reverse side)

PLU # 113 Fee: \$247.00
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

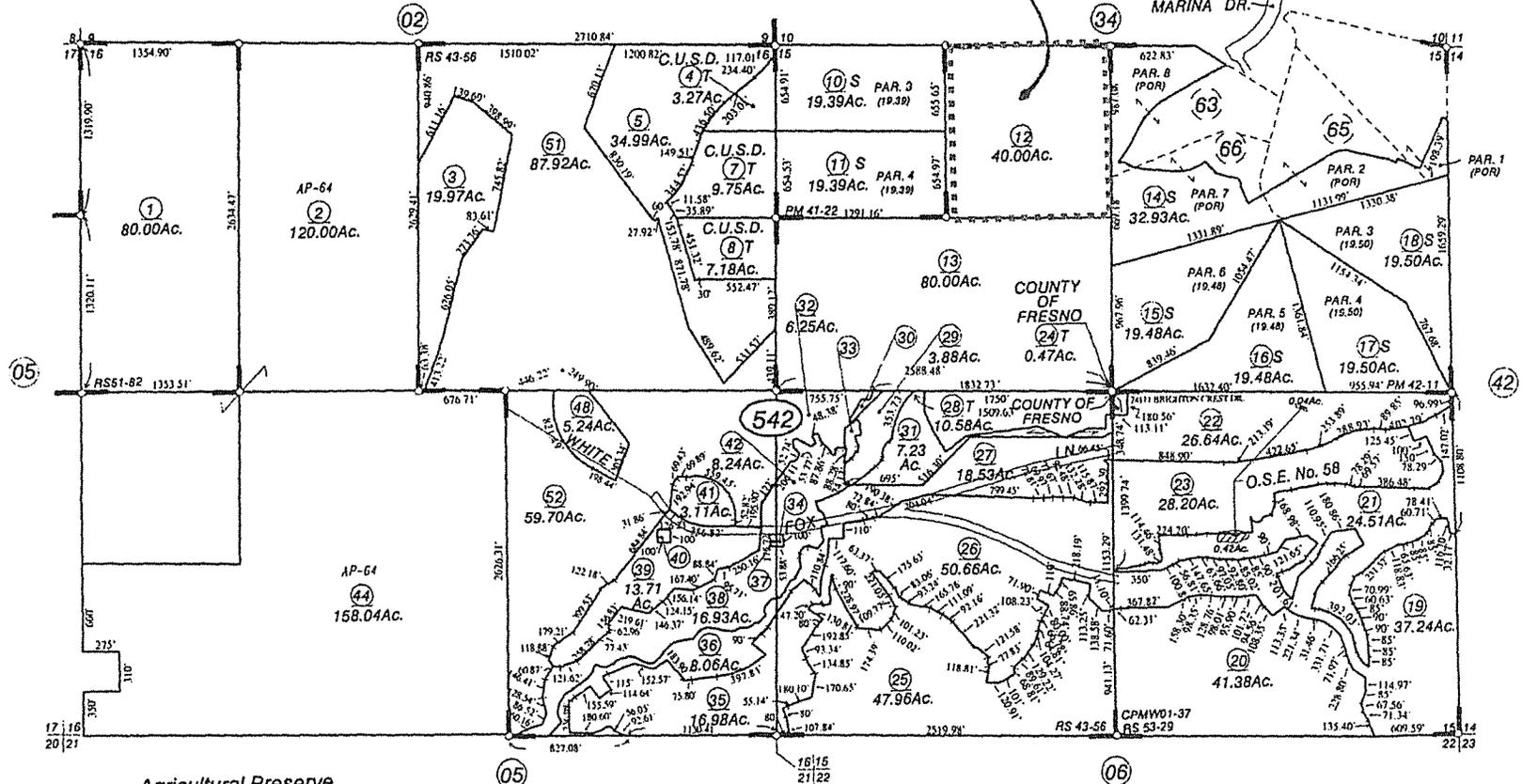
OVER.....

LOCATION MAP



... NOTE ...

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Agricultural Preserve
 Certificate of Parcel Map Waiver No. 01-37, Doc. 15915, 2-4-08
 Record of Survey - Bk. 43, Pgs. 56
 Parcel Map No. 5988 - Bk. 41, Pg. 22
 Parcel Map No. 5768 - Bk. 42, Pg. 11
 Record of Survey - Bk. 51, Pgs. 82-88
 Record of Survey - Bk. 53, Pg. 29

Assessor's Map Bk. 300 - Pg. 54
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Jeff Roberts

Subject: Project Description / Operational Statement - Millerton Specific Plan (June, 2018)

EXISTING CONDITIONS:

Granville Homes, Inc. or its related entities own over 500 acres of land within the "Millerton Specific Plan" area of Fresno County. A majority of the land is planned for future "urban" residential uses and a majority of the land is zoned consistent with the existing planned land use designations. The owner would like to change the land uses designations and zoning on several parcels of property to better reflect the growth patterns and existing environmental conditions that we not contemplated when the Specific Plan was approved in 1984. In addition to the proposed changes to the planned land use designations and zoning, the owner will be filing a "Tentative Tract Map" (No. 6227) for a portion of one of the properties. This map will propose a subdivision of 80 single family lots.

LAND USE / ZONING / MAPPING PROPOSAL:

The owners will apply for the following applications:

- Specific Plan Amendment Components:
 1. Relocate the existing "Public Park" site to a new location and designate the new park site as "Open Space"
 2. Re-designate a portion of the existing Park Site to "Medium Density Residential"
 3. Rename a portion of Saubrice Ave. to "Morningside Way" (35 MPH Collector Street)
 4. Realign a portion of Saubrice Ave. for access to the CUSD School Site and future residential areas
 5. Re-designate approximately 5 acres of land at the "future" intersection of Millerton Road and Morningside Way to "Public Facilities"
 6. Designate a new "Effluent Storage Basin" as a "Public Facility" for the use of the Millerton Community
 7. Designate additional land adjacent to White Fox Creek as "Open Space" to protect Cultural Resources
- Amendment Application / Rezoning:
 1. Rezone the proposed Public Park site to "O" (Open Space)
 2. Rezone the proposed Medium Density Residential area to "R-1(c)"
 3. Rezone the proposed Public Facilities location to "O" (Government Center Location)
 4. Rezone the Open Space land adjacent to White Fox Creek as "O"
 5. Rezone the proposed Treated Effluent Storage Basin to "O"
- Tentative Tract Map Application: (TTM No. 6226)
 1. Create 80 single family residential lots
 2. Create a future "Public Park" site
 3. Create a future Floodwater Detention Facility
 4. Create a future Trail/Parkway/Open Space area adjacent to White Fox Creek
- Conditional Use Permit Application: (associated with the Tentative Tract Map No. 6226)
- Site Plan Review: (associated with the Tentative Tract Map No. 6226)

GPA 554
AA 3831

RECEIVED
COUNTY OF FRESNO

JUL 10 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Jeff Roberts

Subject: Required Conditional Use Permit Findings: (Millerton - TTM 6226)

Background:

The applicant is interested in processing several applications that will allow for the development of a 40 acre parcel (with 80 lots) within the Millerton Specific Plan area. The proposed Tentative Tract Map will propose the division of the land into 80 lots for single family homes, several "Outlots", and a "Remainder" Parcel. Residential property within the Millerton Specific Plan is "conditional" and a requirement for a "Conditional Use Permit" must be satisfied by the applicant. The following "Findings" are submitted for the required CUP Application:

Finding No. 1:

The proposed 80 lot single family subdivision (TTM 6226) will utilize very "standard" sized lots that conform to the existing and proposed "R-1(c)" Zone District. The 40 acre site is more than adequate in size and shape to accommodate the proposed residential uses, all yards, walls, fences, parking, and other features commonly found in this zone district. The lots proposed are consistent with other existing and proposed lots sizes in the direct vicinity of the subject site.

Finding No. 2:

The Millerton Specific Plan contains street standards that must be met by all developments. The applicant will complete the required roadway network and thus, will provide a system of roadways that is adequate in width, etc. to carry the quantity and kind of traffic generated by the proposed residential use.

Finding No. 3:

The proposed development on this site of a single family subdivision has been planned (and zoned) since 1984. The proposed use of this site is consistent with existing and proposed development in all directions of the project site. the intended use will have no adverse effect on the abutting property and surrounding neighborhood, if approved.

Finding No. 4:

The proposed use is consistent with the approved Millerton Specific Plan, an element of the Fresno County General Plan. The Specific Plan was approved in 1984 by the Fresno County Board of Supervisors.

CLP 3621

RECEIVED
COUNTY OF FRESNO

JUL 10 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY	
IS No.	<u>7495</u>
Project No(s).	<u>GPA 554, AA 3031, CWP 3621 TT6226, SPR 8108</u>
Application Rec'd.:	<u>July 10, 2018</u>

GENERAL INFORMATION

- Property Owner: GRANVILLE HOMES Phone/Fax: (559) 436-0900
Mailing Address: 1396 W. HERNDON SUITE 101 FRESNO CA/93711
Street City State/Zip
- Applicant: JEFFREY T. ROBERTS / ASSEMI GROUP, INC. Phone/Fax: (559) 288-0688
Mailing Address: P.O. BOX 483 FRIANT CA/93626
Street City State/Zip
- Representative: PRECISION CIVIL ENGINEERING Phone/Fax: (559) 449-4500
Mailing Address: 1234 O ST. FRESNO CA/93721
Street City State/Zip
- Proposed Project: MILLERTON NEW TOWN DEVELOPMENT
- Project Location: THE PROJECT IS LOCATED APPROXIMATELY 1,160 FT SOUTH OF MILLERTON ROAD AND 1.1 MILES NORTHWEST OF THE AUBERRY ROAD WITHIN MILLERTON NEW TOWN.
- Project Address: THE PROJECT HAS NO ADDRESS BUT IS LOCATED WEST OF THE BELLA VISTA DEVELOPMENT
- Section/Township/Range: 15 /11 /21 8. Parcel Size: APPROX. 40 AC
- Assessor's Parcel No. 300-542-12

RECEIVED
COUNTY OF FRESNO

JUL 10 2018

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

<input type="checkbox"/>	LAFCo (annexation or extension of services)	<input type="checkbox"/>	<u>SJVUAPCD (Air Pollution Control District)</u>
<input type="checkbox"/>	CALTRANS	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/>	Division of Aeronautics	<input type="checkbox"/>	Department of Energy
<input type="checkbox"/>	Water Quality Control Board	<input type="checkbox"/>	Airport Land Use Commission
<input type="checkbox"/>	Other _____		

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? _____ Yes x No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: R-1(c), O, R-1

14. Existing General Plan Land Use Designation¹: R-1(c), O

ENVIRONMENTAL INFORMATION

15. Present land use: AGRICULTURAL
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

N/A

Describe the major vegetative cover: GOOD COVER IN GOOD GRASSLAND, WOODLAND OR EQUIVALENT COVER

Any perennial or intermittent water courses? If so, show on map: YES (WHITE FOX CREEK)

Is property in a flood-prone area? Describe:

YES, A PORTION OF THE SITE IS IN FLOOD ZONE AE

YES, A PORTION OF THE SITE IS IN FLOOD ZONE AE

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: RESIDENTIAL

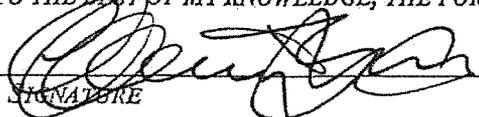
South: AGRICULTURAL

East: RESIDENTIAL

West: AGRICULTURAL

24. Anticipated volume of water to be used (gallons per day)²: 39,840
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name CSA - 34
26. Estimated volume of liquid waste (gallons per day)²: 20,000
27. Anticipated type(s) of liquid waste: RESIDENTIAL SEWER
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: HOUSEHOLD WASTE AND RECYCLING
32. Anticipated amount of solid waste (tons or cubic yards per day): 0.53 TONS PER DAY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.17 TONS PER DAY
34. Proposed method of solid waste disposal: AMERICAN AVENUE LANDFILL
35. Fire protection district(s) serving this area: FRESNO COUNTY FIRE PROTECTION DISTRICT
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

X 
SIGNATURE

X 4-02-2019
DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

\$ 2,354.⁷⁵

State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; ~~\$2,216.25~~ for a (Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

X

Applicant's Signature

X

4/02/2019

Date

Operational Statement

Assessor's Parcel Number(s): 300-542-12
Applicants Name: Jeffrey T. Roberts / ASSEMI GROUP, INC.
Address: P.O. Box 483
Phone Number: (559) 288-0688
Acreage: 40 acres
Engineer's Name: Precision Civil Engineering, Inc.
Address: 1234 "O" Street Fresno, CA 93721
Phone Number: (559) 449-4500

RECEIVED
COUNTY OF FRESNO

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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

1. *Nature of the operation—what do you propose to do? Describe in detail.*

The proposed project is approximately 40 acres and consists of 80 single family residential lots and 3 outlots.

The single family residential lots consist of 3 product types:

- A) Medium density single family residential lots ranging from 4,050 sf to 14,442 sf, with average lot approximately 6,000 sf
- B) Low density single family residential lots ranging from 7,920 to 11,876 sf, with average lots approximately 8,886 sf.

The project proposes 3 outlots, and are identified below:

- Outlot A – To be dedicated to the County of Fresno (the County) for Parks and Recreational purposes.
- Outlot B – To be dedicated to the County of Fresno for stormwater basin and drainage purposes.
- Outlot C – To be dedicated to the County of Fresno for Open Space Purposes.

2. *Operational time limits:*

Months (if seasonal): _____ *Days per week:* _____
Hours (from ____ to ____): _____ *Total hours per day:* _____
Special Activities: _____ *Frequency:* _____ *Hours:* _____ *Are these indoors or outdoors?* _____

Project will be a residential area.

3. *Number of customers or visitors:*

Average number per day: _____ *Maximum number per day:* _____ *Hours (when they will be there):* _____

There will be approximately 224 people living in the proposed single family residential lots. The average daily trips generated by the area will be approximately 766. The peak daily A.M. and P.M. trips generated will be approximately 60 and 81, respectively.

4. *Number of employees:* N/A.

Current: _____ *Future:* _____ *Hours they work:* _____ *Do any live on-site as a caretaker?* _____

5. *Service and delivery vehicles:* N/A

Numbers: _____ *Type:* _____ *Frequency:* _____

6. *Access to the site:*

Public Road: Private Road: Surface: Unpaved (dirt/gravel)/Paved:

The project will construct an internal network of public roadways to provide access to all parcels. The internal roadway circulation will connect to Lakeridge Drive on the north and Marina Drive on the southeast.

7. *Number of parking spaces for employees, customers, and service/delivery vehicles.*

N/A.

8. *Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?*

No.

9. *What equipment is used? If appropriate, provide pictures or brochure.*

N/A.

10. *What supplies or materials are used and how are they stored?*

None. N/A.

11. *Does the use cause an unsightly appearance?*

Noise? Glare? Dust? Odor?

If so, explain how this will be reduced or eliminated.

No noise, glare, dust, or odor will be caused by the project, except possibly during construction.

12. *List any solid or liquid wastes to be produced.*

Estimate volume of wastes:

How is it hauled, and where is it deposited?

How and where is it stored?

How often?

Approximately 20,000 gallons per day of liquid waste will be produced by the 80 residential units within the project. The liquid waste will be disposed of through the onsite sewer system collection system and treated by an onsite waste water treatment plant. Reclaimed/recycled water will be pumped into the non-potable water system to serve for openspace irrigation.

Approximately 0.53 tons per day of solid waste and 0.17 tons per day of waste to be recycled will be produced by the 80 residential units within the project. They will be collected and disposed of at the American Avenue Landfill. It is anticipated to be picked up and hauled on a weekly basis.

13. *Estimated volume of water to be used (gallons per day). Source of water?*

It is anticipated that about 39,840 gallons per day will be used by the 80 residential units within the project. Water supply for the project will come from Millerton Lake through "Agreement 3" water contract with Fresno County.

14. *Describe any proposed advertising including size, appearance, and placement.*

N/A.

15. *Will existing buildings be used or will new buildings be constructed?
Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.*

80 new single family residential units will be constructed out of wood and stucco. They will be one or two story structures compliant with the Fresno County Ordinance Code.

16. *Explain which buildings or what portion of buildings will be used in the operation?*

N/A.

17. *Will any outdoor lighting or an outdoor sound amplification system be used?*

N/A.

18. *Landscaping or fencing proposed? Describe type and location.*

There will be proposed residential landscaping and fencing at the property lines.

19. *Any other information that will provide a clear understanding of the project or operation.*

20. *Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.*

The property is owned by Granville Homes.

