

NOTICE OF EXEMPTION

Fresno Affordable Housing Ground Lease and Development Project
3374 East Shields Avenue, Fresno, California
Laing Companies and Valued Housing

Prepared by McKenna Lanier Group, Inc. December 20, 2024

Contents

INTRODUCTION AND SUMMARY	2
PROJECT DESCRIPTION	2
<i>Project Location</i>	2
<i>Existing Setting</i>	2
<i>Project Design</i>	3
<i>Construction Schedule</i>	4
<i>Operations</i>	4
CEQA EXEMPTION APPLICABILITY	4
CONCLUSION	10
REFERENCES	11

INTRODUCTION AND SUMMARY

Laing Companies and Valued Housing were selected by the State of California Department of General Services (DGS) to develop the site in the City of Fresno under EO N-06-19 with up to 224 units of affordable housing that would be 100% affordable and income-restricted to a range of lower-income households. The project will include up to 224 units consisting of one-, two-, and three-bedrooms, built in two phases. The focus will be on family households that will be affordable for extremely low and low-income households. To serve residents' needs, each phase will include a management office, resident services, a lobby, bike storage, a community room, and ground-level parking. The development also includes common open spaces/courtyards for residents. The development of this project helps provide affordable housing, which is identified as necessary under EO N-06-19 and implements the State's vision of supporting a vibrant, sustainable community. DGS intends to enter into a low-cost, long-term ground lease to allow for residential construction and operation for the duration of the development.

The California Environmental Quality Act (CEQA) Statute and Guidelines, along with the Public Resources Code (PRC), provide for several options that may be used to exempt affordable housing projects from conducting full environmental evaluations pursuant to CEQA. These include projects exempt by statute (Article 18, commencing with Section 15260), Categorical Exemptions (Article 19, commencing with Section 15300), and projects exempt pursuant to the provisions of Article 12.5. Specifically, Article 12.5 provides for an exemption for affordable housing that meets certain eligibility criteria (PRC Section 21080.040). Laing Companies and Valued Housing are seeking a ground lease of the property from the State of California's Department of General Services (DGS); therefore, DGS would be the lead agency pursuant to CEQA.

Based on an independent review of the proposed project and the evidence summarized below, the project meets the criteria for the PRC 21080.40 Affordable Housing Exemption and does not trigger the land use and environmental thresholds and exceptions; therefore, the project is exempt from the requirements of CEQA. The following sections provide additional information about the project, document how the project meets the eligibility criteria for the exemption and provide an analysis of how the project does not trigger the land use and environmental thresholds and exceptions.

PROJECT DESCRIPTION

Project Location

The Property consists of 2.79 acres and is located at 3374 East Shields Avenue in a commercial/office area of the City of Fresno (APN 445-020-13T). Within the Public Land Survey System of California, the Site is in the northwestern quarter of Section 26, Township 13 South, Range 20 East, Mount Diablo Base, and Meridian. More specifically, the property is on the south side of East Shields Avenue, approximately 1,000 feet east of 1st Street, with direct access from Shields Avenue. The project is in the central area of Fresno is generally east of State Route 90, between Highways 41 and 168 and north of Highway 180 (Exhibit A).

Existing Setting

The property contains a one-story building totaling 38,600 square feet in the northern-central portion of the site. A detached garage/shop building is in the southeastern portion of the site, and a detached chiller shed is in the eastern portion of the site along the eastern side of the main building. Landscaped

areas and sidewalks are present along the western, northern, and eastern sides of the main building. Asphalt-paved parking lots and driveway areas are in the western and southern portions of the site.

The building contains office rooms, conference rooms, file rooms, a lobby, a breakroom, restrooms, a janitor room, storage rooms, and no basement.

Surrounding uses include multi-tenant buildings of the Midtown Plaza shopping center and other commercial buildings. East Shields Avenue is adjacent to the north of the Site beyond which are multi-tenant buildings of the Midtown Plaza shopping center and other commercial buildings. A senior care facility is on the adjoining property east of the Site. The Herndon Canal is adjacent to the south of the site beyond which are single-family residences. A multi-tenant professional building (medical, dental, law, etc.) is on the adjoining property west of the Site. The project site is within walking distance of recreation areas, schools, and commercial businesses, including grocery stores.

The necessary utilities are in place along both adjacent streets. Domestic water, fire water, irrigation, and natural gas connections would be connected to existing water mains, water lines, and gas lines.

The City of Fresno General Plan designation is Office. Surrounding General Plan designations include Commercial, Public Facilities, and High-Density Residential.

Project Design

The proposed project is designed to be developed in two phases, with two separate buildings, Phase I being four-stories and Phase II five-stories (Attachment 1, Site Plan). Ground levels on both phases will be parking, offices, lobbies, bike parking, utilities, and storage space. The second level will include residential units, community rooms, and open courtyards. Levels three through four (Phase I) and five (Phase II) will have residential units with openings to the courtyard (Attachment 2 A-E, Floor Plans).

The building architecture features modern elements, with stucco and wood-look treatments and rectangular windows and grey tones (Attachments 1B and 1C). The overall building gross area is +/- 347,250 square feet, with 207,000 gross residential area, 96,000 parking and services, and 12,000 square feet of lobby and residential amenities. The 224 units consist of 56 one-bedroom units, 112 two-bedroom units, 56 three-bedroom units, and two manager's units. 224 parking spaces are provided. The overall building height for the Phase I four-story building is 49', including the roof parapets. The overall building height for the Phase II five-story building is 59', including the roof parapets (Attachment 4 A-C Elevations).

Both buildings have a first-floor lobby for management spaces, while resident services, laundry, and community gathering spaces wrap the second-floor courtyards to activate the common areas and encourage community building among residents (Attachment 2 A-E, Floor Plans and Attachment 3 Roof Plan).

The four—and five-story design respects the characteristics of the commercial and office buildings along East Shields Avenue. Though the neighborhood includes lower building heights, Phase I and Phase II, both provide building breaks and effective use of exterior materials to break up the building mass. Additionally, the first floor of the alley-facing façade borders the garage, which will provide the opportunity for a solid wall with public art, small plants, and green space in the alley setback. The upper

courtyard would be lushly landscaped and programmed to provide opportunities for the residents to gather and connect as a community. The ground floor level is dedicated to the lobby and parking area.

Roof decks and natural materials on the façade, including wood and metal paneling, along with new proposed street trees will soften the building elevations as well. At the south elevation, both projects will include landscape improvements and new shade trees, contributing to the beautification of the Dry Creek trail.

Phases I and II will include energy-efficient plumbing and lighting fixtures, as well as drought-tolerant landscaping and hydrozones to maximize water efficiency on site. Each building will achieve a minimum silver LEED or GreenPoint rating. Solar PV panels will be installed on both projects.

Construction Schedule

Project construction is anticipated to begin in 2026 (Phase II) and 2027 (Phase I) and be completed by 2028 and 2029, respectively. Construction phases would include demolition, grading and site preparation, excavation, building construction, and paving and landscaping. Construction activities would be limited to 7:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturdays; no construction would occur on Sundays and legal holidays. All construction staging and parking would be contained within the project site or within limited roadway rights-of-way.

Operations

Laing Companies and Valued Housing have secured a Lease Option Agreement from DGS that will result in a 99-year Ground Lease to ensure the continued availability and use of the 224 housing units for low-income households. Barker Management, an affiliate of Valued Housing, is anticipated to provide management services for the projects. The synergy between the companies allows the development team to understand recommendations for operating cost considerations and incorporate feedback from management staff on design issues and solutions.

CEQA EXEMPTION APPLICABILITY

The following analysis evaluates the project’s applicability of the Affordable Housing Exemption pursuant to PRC Section 21080.40. Prior to determining whether the project meets these criteria, it must first meet the thresholds in PRC Section 21080.40. Table 1 evaluates the project’s consistency with the threshold criteria in PRC Section 21080.40. As demonstrated in Table 1, the project meets all applicable threshold criteria as well as the eligibility criteria to qualify for an Affordable Housing Exemption from CEQA.

TABLE 1

Requirements	Applicability	Complies
(a) For purposes of this section, the following definitions apply:		
(1)“ Affordable housing project” means a project consisting of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the project designated for residential use, and that satisfies all of the following requirements:		
(A) All of the residential units within the project, excluding managers’ units, are dedicated to lower	The project complies, as it is 100% affordable to lower-	Yes

Requirements

income households, as defined by Section 50079.5 of the Health and Safety Code.

(B)

(i) The project meets the labor standards set forth in Section 65912.130 of the Government Code. Project complies.

(ii) In addition to clause (i), for a project with 50 or more residential units, the project meets the labor standards set forth in Section 65912.131 of the Government Code.

(C) The project is located on a legal parcel or parcels in **any** of the following locations:

(i) In a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or in an unincorporated area, and the legal parcel or parcels are wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(ii) Within one-half mile walking distance to either a high-quality transit corridor or a major transit stop.

(iii) In a very low vehicle travel area.

(iv) Proximal to six or more amenities pursuant to paragraph (3) as of the date of submission of the application for the project.

Within one mile, or for a parcel in a rural area, as defined in Section 50199.21 of the Health and Safety Code, within two miles, of any of the following amenities:

(i) A supermarket or grocery store.

(ii) A public park.

(iii) A community center.

(iv) A pharmacy or drugstore.

(v) A medical clinic or hospital.

(vi) A public library.

Applicability

income households, and affordability covenants will be recorded against the property.

The project will comply with Section 65912.130 because funding sources require it to be a prevailing wage project.

The Project will comply with 224 units.

The property is located in the incorporated City of Fresno, which is listed in the following link on the HCD Website.
<https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/affected-cities.pdf>

The Project complies with the nearest transit stop at the corner of Shields and 1st Street, approximately 1,000 feet to the west. The Manchester Transit Center is further to the west, approximately 1,336 feet. Exhibit G Transit/Bus Route Map

N/A as the project complies with (C) (i), (ii).

The project is located within one mile of the following amenities:

Grocery Store

Foods Co 3053 E. Shields

Community Center and Park

Einstein Neighborhood Center and Park 3566 E. Dakota

Pharmacy

CVS 3011 E. Shields

Library

Betty Rodriguez Library 3040 N. Cedar

Complies

Yes

Yes

Yes

Yes

Yes

Requirements	Applicability	Complies
(vii) A school that maintains a kindergarten or any of grades 1 to 12, inclusive.	<i>Hospital</i> Fresno VA Medical Center 2615 E. Clinton <i>School</i> McLane High School 2727 N. Cedar	
(D) Parcels that are developed with urban uses adjoin at least 75 percent of the perimeter of the project site or at least three sides of a four-sided project site. For purposes of this paragraph, parcels that are only separated by a street or highway shall be considered to be adjoined.	The property is surrounded on four sides by developed properties. Note separation by FC channel. Exhibit A Location Map	Yes
(c) Subdivision (b) applies if the action described in subdivision (b) requires the affordable housing project to meet all of the following requirements:		
(1) The affordable housing project will be subject to a recorded California Tax Credit Allocation Committee regulatory agreement.	The project is planned to utilize the California Tax Credits and will be subject to a regulatory agreement.	Yes
(2) The affordable housing project site can be adequately served by existing utilities or extensions.	Project complies. Electricity, gas, and water are available adjacent to the project Shields Avenue.	Yes
(3) A public agency confirms all of the following:		Yes
(A) The project site satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code.		
(B) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	Project complies. It is considered Urban and Built-Up Land. See the following link accessed December 3, 2024. https://www.arcgis.com/home/webmap/viewer.html?useExisting=1&layers=6586b7d276d84581adf921de7452f765	Yes
(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	Exhibit B Farmland Map Project complies – The project is not in a location identified as wetlands. See the following link accessed December 3, 2024. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/	Yes

Requirements	Applicability	Complies
<p>(D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.</p>	<p>Exhibit C Wetlands Map Project complies. The project is not located in a high fire severity zone. See the following link accessed December 3, 2024. https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008</p>	Yes
<p>(E) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:</p> <p>(i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.</p> <p>(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.</p>	<p>Exhibit D High Fire Severity Zone Map The project complies. The property is not listed as a hazardous waste site, and per the Phase 1 ESA dated January 2022, there is no significant environmental concern or impact on the subject property and proposed apartment development</p> <p>Attachment 1 Phase I Environmental Assessment</p>	Yes
<p>(F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building</p>	<p>The property is not located in an earthquake-fault zone. The City of Fresno does not lie within a known active earthquake fault zone – General Plan Noise and Safety Element Page 9-24, dated December 18, 2014. Also, See the following link accessed December 3, 2024.</p>	Yes

Requirements

department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

Applicability

<https://maps.conservation.ca.gov/cgs/EQZApp/app/>

Complies

(G) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

(H) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

Exhibit E Earthquake and Fault Map

The project complies per FEMA Flood Map Service Center Search by Address – the project site is Zone X – an “Area of Minimal Flood Hazard.” Flood Map Number 06019C1570H February 18, 2009.

<https://msc.fema.gov/portal/search#searchresultsanchor>

Exhibit F FIRMette Map

Yes

Per FEMA Flood Map Service Center Search by Address – the project site is Zone X – an “Area of Minimal Flood Hazard”.

<https://msc.fema.gov/portal/search#searchresultsanchor>

Exhibit F FIRMette Map

Yes

Requirements

(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

Applicability

The project complies – the property was previously developed, and the project is located within an urban and built-up land per the City of Fresno General Plan, Figure POSS-1: Parks and Open Space.

Complies

Yes

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

The project complies—the property was previously developed, and the project is located within urban and built-up land per the City of Fresno General Plan, Figure POSS-1: Parks and Open Space.

Yes

(K) Lands under conservation easement.

The project complies – the project is not located under a conservation easement per the City of Fresno General Plan.

Yes

(B) For a vacant site, the project site does not contain tribal cultural resources that could be affected by the development that were found pursuant to a consultation described in Section 21080.3.1 and the effects of which cannot be mitigated pursuant to the process described in Section 21080.3.2.

The project site is not vacant and is developed with an existing building and parking lot. Therefore, this section does not apply. Per the Historical Resources Technical Report, additional studies to identify and evaluate potential archaeological resources should be undertaken prior to ground-disturbing activity.

Yes

Appendix 2 Historic Resources Technical Report

(i) The development proponent has completed a phase I environmental assessment, as defined in Section 25319.1 of the Health and Safety Code. If a recognized environmental condition is found, the development proponent shall undertake a preliminary endangerment assessment, as defined in Section 25319.5 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of

A Phase 1 ESA dated February 2022 was completed. There is no significant environmental concern or impact on the subject property and proposed apartment development.

Yes

Appendix 1 Phase I ESA

Requirements

any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

(iii) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with current state and federal requirements.

Applicability

A Phase 1 ESA dated February 2022 was completed. There is no significant environmental concern or impact on the subject property and proposed apartment development.

Complies

Yes

Appendix 1 Phase I ESA

(D) For a project site where multifamily housing is not a permitted use, all of the following are met:

(i) None of the housing is located within 500 feet of a freeway, as defined in Section 332 of the Vehicle Code.

The project is not located within 500 feet of a freeway, as defined. The closed highway is approximately 4,760 feet east of Highway 41. Google Maps accessed December 3, 2024. Exhibit A Location Map

Yes

(ii) None of the housing is located within 3,200 feet of a facility that actively extracts or refines oil or natural gas.

There is no facility in the City of Fresno General Plan that actively extracts oil or natural gas. California Oil Refinery Locations – California Energy Commission Website.

Yes

((iii) The project site is not within a very high fire hazard severity zone, as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 or as designated pursuant to subdivisions (a) and (b) of Section 51179 of the Government Code.

Project complies. The project is not located in a high fire severity zone. See the following link accessed December 3, 2024.

Yes

<https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>

Exhibit D High Fire Severity Zone Map

CONCLUSION

For the reasons described in Table 1 above, the project complies with the provisions of PRC Section 21080.40 regarding an affordable housing exemption. Therefore, it is exempt from the provisions of CEQA pursuant to PRC Sections 21080.40.

REFERENCES

ATTACHMENTS - PLANS

- 1 Site Plan
- 2 A -E Floor Plans
- 3 Roof Plan
- 4 A-C Elevations

Exhibits - MAPS

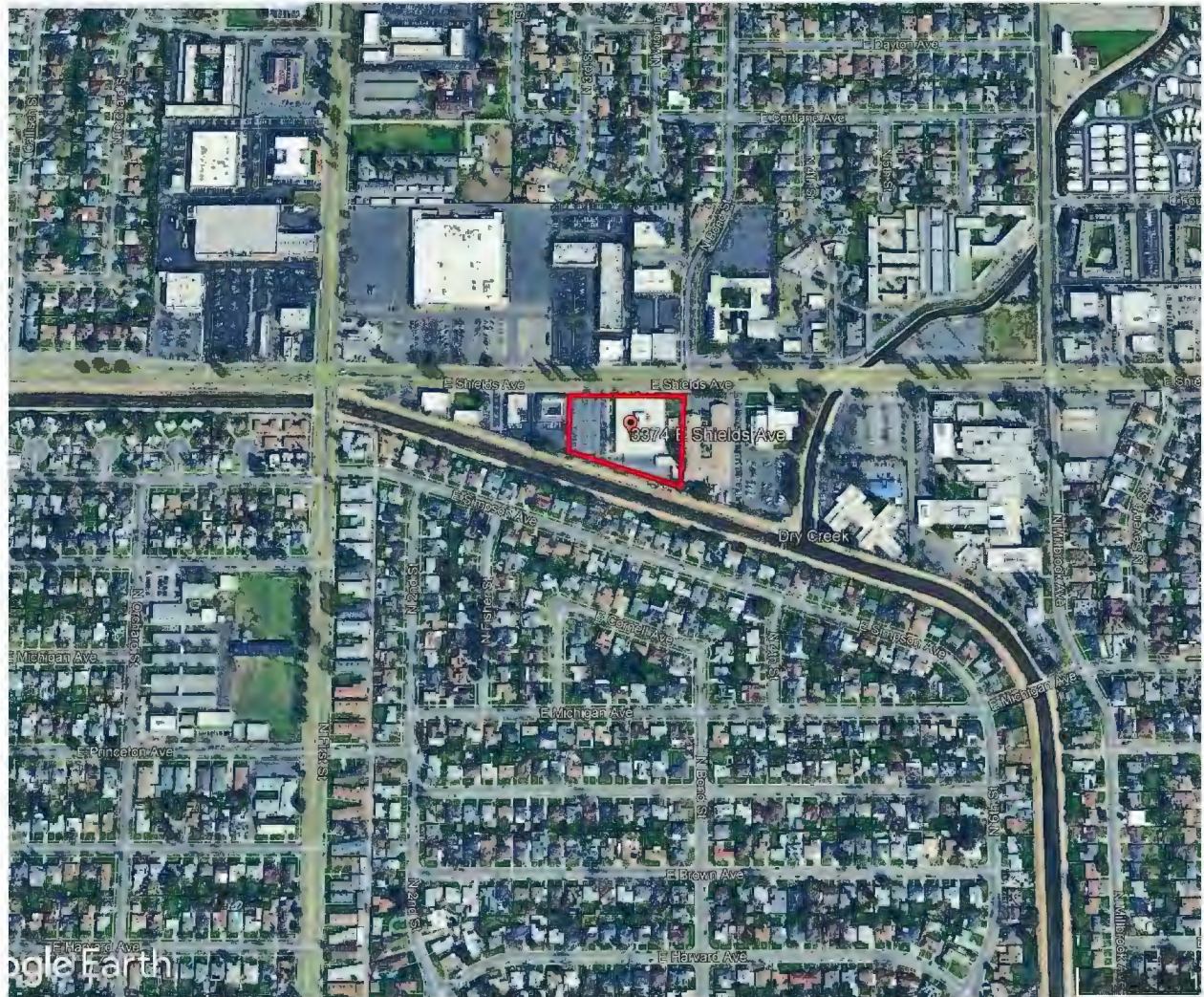
- A Location Map accessed December 3, 2024, Google Maps.
- B California Farmland Mapping and Monitoring Program, ArcGIS - CA Farmland Mapping and Monitoring Program, accessed December 3, 2024.
- C U.S. Fish & Wildlife Service, National Wetlands Mapper, National Wetlands Inventory (usgs.gov), accessed December 3, 2024.
- D High Fire Severity Zone Map
- E Fresno General Plan Seismic Hazards Map
- F Federal Emergency Management Agency (FEMA) FIRM Map, Map Number 06019C1570H Effective February 18, 2009, and FEMA Flood Map Service Center: Search by Address accessed December 3, 2024.
- G Transit/Bus Route Map and Schedule

APPENDICES

- 1. Phase I Environmental Site Assessment, prepared by GEOCON, February 2022.
- 2. Fresno Water Resources Building Historic Resources Technical Report prepared by ICF International, dated August 2016.

CITY OF FRESNO (by reference)

City of Fresno General Plan adopted on December 18, 2024 https://www.fresno.gov/wp-content/uploads/2023/03/upload_temp_Consolidated-GP-10-13-2022_compressed.pdf





California Important Farmland Finder

CA Department of Conservation

Legend

County Boundaries

County Boundaries



California Important Farmland

Most Recent

Polygon Type

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Farmland of Local Importance
- Other Land
- Confined Animal Raising
- Nonagricultural
- Vacant or Barren
- Rural Residential
- Semi-agricultural
- Urban and Suburban
- Water Areas
- Irrigated
- Nonirrigated



3374 E Shields Ave, Fresno X



Show search results for 3374 E ...



0.4mi

-119.758 36.779 Degrees

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December 4, 2024

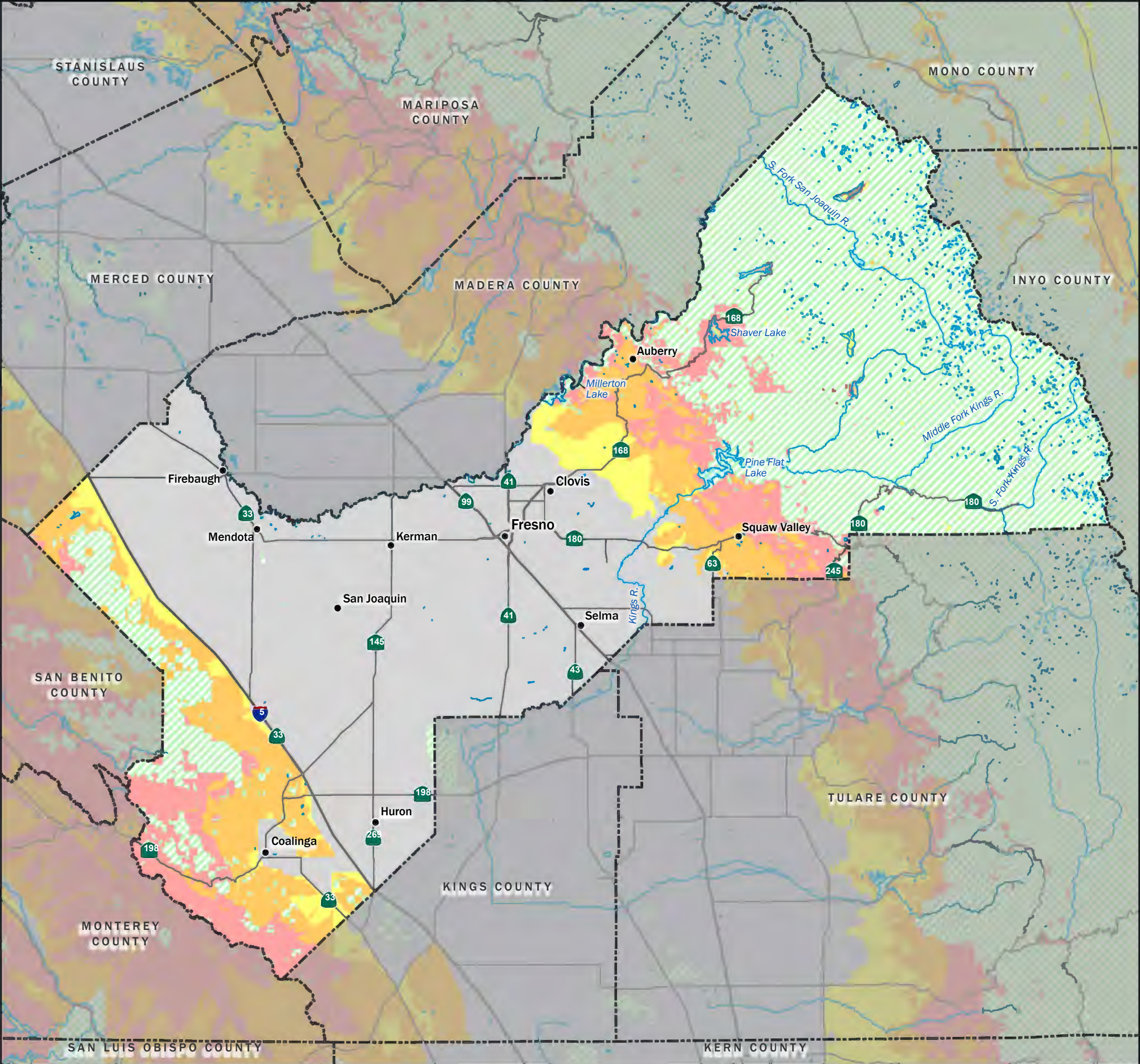
Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

State Responsibility Area Fire Hazard Severity Zones

June 15, 2023

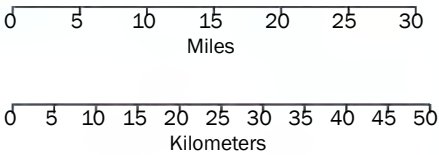


**Fire Hazard Severity Zones in
State Responsibility Area (SRA)**

3	Very High	291,792 Acres
2	High	382,383 Acres
1	Moderate	129,323 Acres

**Fire Protection Responsibility
Areas (non-SRA)**

	Federal Responsibility Area (FRA)
	Local Responsibility Area (LRA)
	Waterbody



Projection: NAD 83 California Teale Albers
Scale: 1:910,000 at 11" x 17"

Public Resources Code 4201-4204 directs the California Department of Forestry and Fire Protection (CAL FIRE) to map fire hazard within State Responsibility Areas (SRA) based on fuel loading, slope, fire weather, and other relevant factors present, including areas where winds have been identified by the department as a major cause of wildfire spread. These zones, referred to as Fire Hazard Severity Zones (FHSZ), classify a wildland zone as Moderate, High, or Very High fire hazard based on the average hazard across the area included in the zone.

Access PDF versions of the maps at <https://osfm.fire.ca.gov/fhsz-maps>. For more information, please visit the Frequently Asked Questions document for the 2023 Fire Hazard Severity Zones at <https://osfm.fire.ca.gov/fhsz> or scan the QR code at right. If you have further questions, please call 916-633-7655 or email FHSZcomments@fire.ca.gov.



**Scan or click the
QR code for more
information and to
visit the interactive
FHSZ viewer.**

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps. Obtain FRAP maps, data, metadata, and publications at <https://frap.fire.ca.gov>. For more information, please call 916-633-7655 or email FHSZcomments@fire.ca.gov.

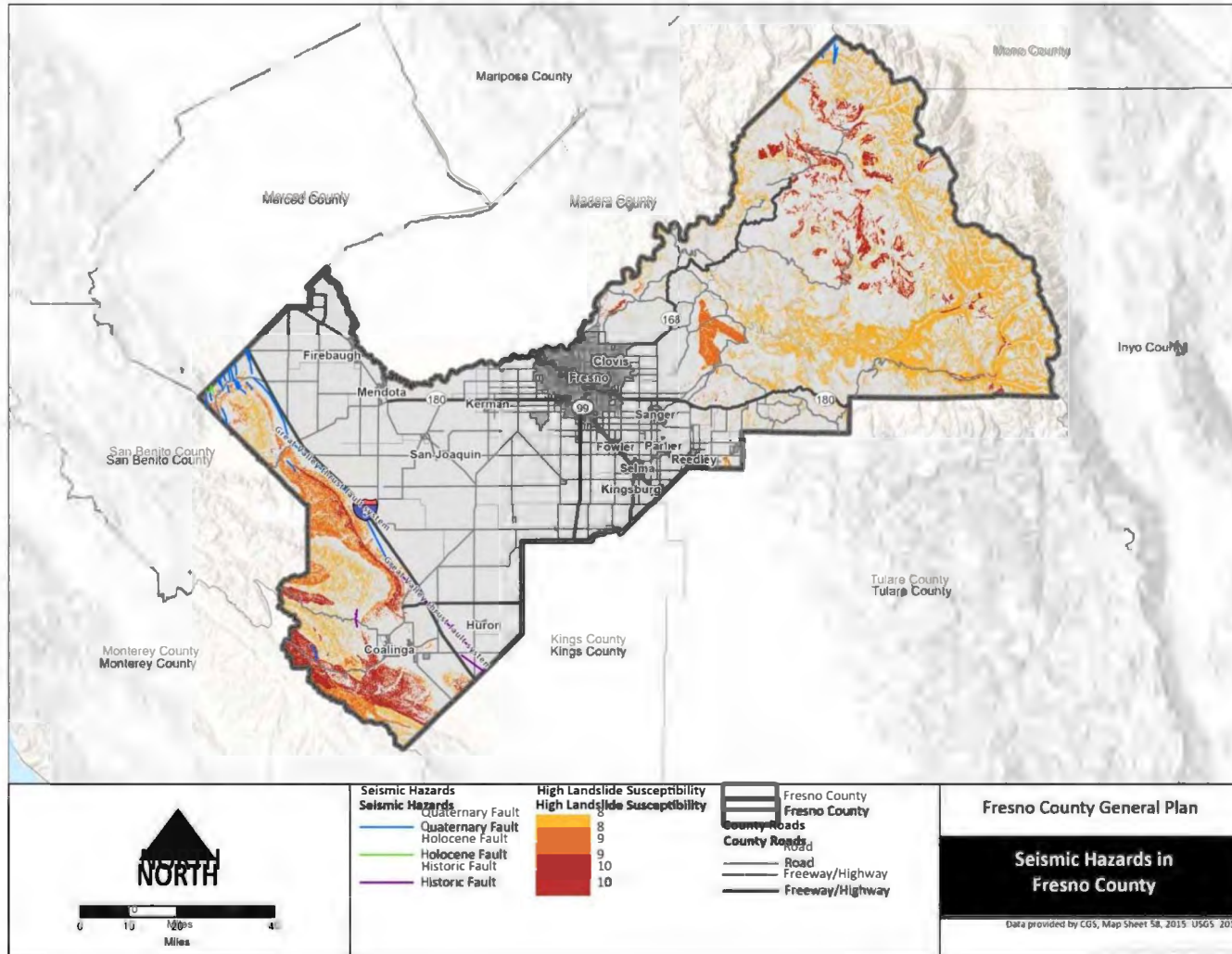
Gavin Newsom, Governor, State of California
Wade Crowfoot, Secretary for Natural Resources,
California Natural Resources Agency
Daniel Berlant, Acting State Fire Marshal,
California Department of Forestry and Fire Protection

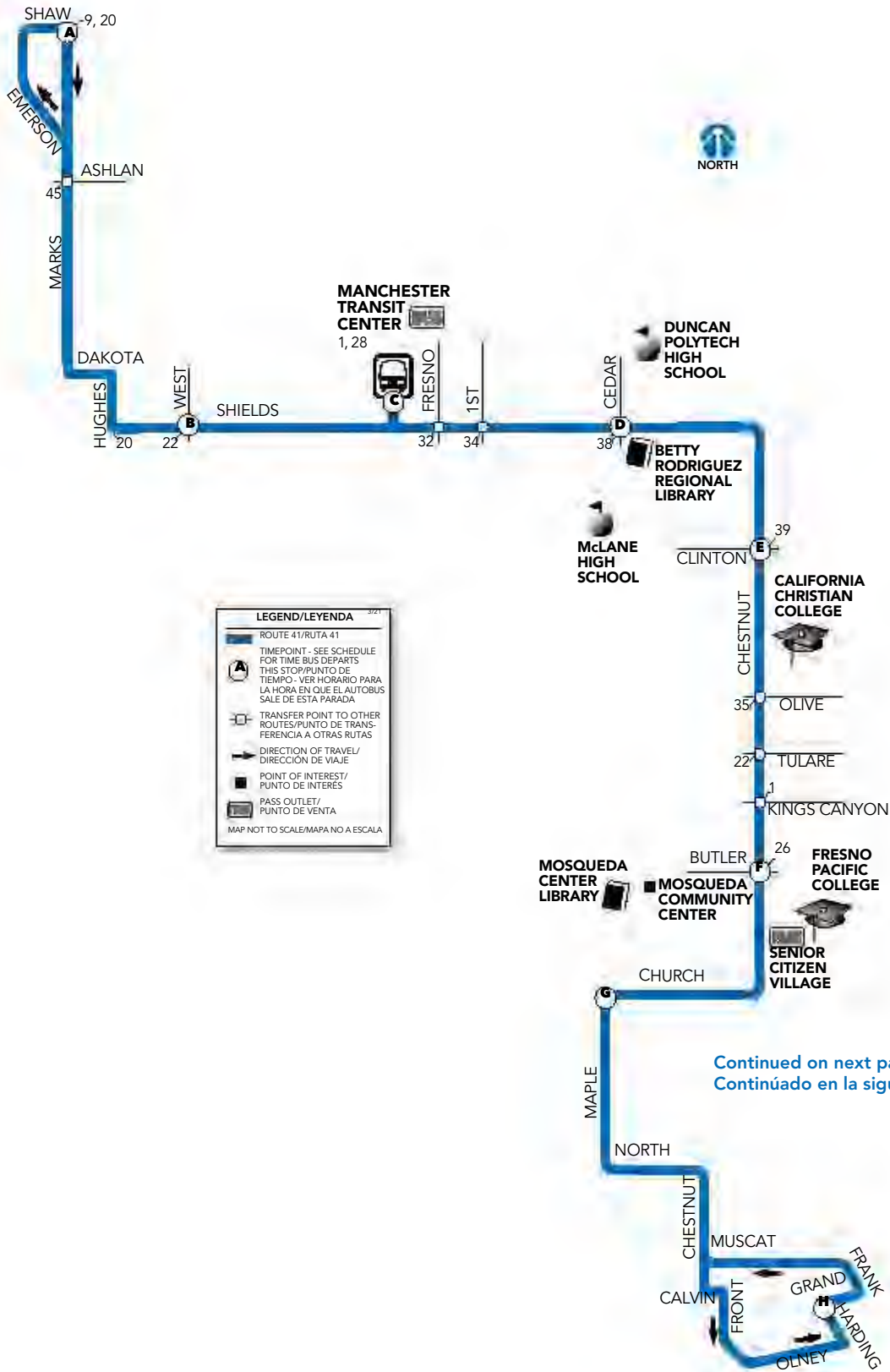
Data Sources:
CAL FIRE Fire Hazard Severity Zones (FHSZSRA_23_2)
CAL FIRE State Responsibility Areas (SRA22_2)



FRESNO COUNTY GENERAL PLAN

Figure HES-8 Seismic Hazards





Continued on next page /
Continuado en la siguiente página

MALAGA/SHIELDS Eastbound/En dirección este
WEEKDAYS/DÍAS DE SEMANA

MARKS SHAW (A)	SHIELDS WEST (B)	MANCHESTER TRANSIT CTR (C)	SHIELDS CEDAR (D)	CHESTNUT CLINTON (E)	CHESTNUT BUTLER (F)	MAPLE CHURCH (G)	GRAND HARDING (H)
5:40	5:50	6:05	6:15	6:20	6:35	6:40	6:50
6:10	6:20	6:35	6:45	6:50	7:05	7:10	7:20
6:40	6:50	7:05	7:15	7:20	7:35	7:40	7:50
7:05	7:20	7:35	7:48	7:55	8:10	8:15	8:30
7:35	7:50	8:05	8:18	8:25	8:40	8:45	9:00
8:05	8:20	8:35	8:48	8:55	9:10	9:15	9:30
8:35	8:50	9:05	9:18	9:25	9:40	9:45	10:00
9:05	9:20	9:35	9:48	9:55	10:10	10:15	10:30
9:35	9:50	10:05	10:18	10:25	10:40	10:45	11:00
10:05	10:20	10:35	10:48	10:55	11:10	11:15	11:30
10:35	10:50	11:05	11:18	11:25	11:40	11:45	12:00
11:05	11:20	11:35	11:48	11:55	12:10	12:15	12:30
11:35	11:50	12:05	12:18	12:25	12:40	12:45	1:00
12:05	12:20	12:35	12:48	12:55	1:10	1:15	1:30
12:35	12:50	1:05	1:18	1:25	1:40	1:45	2:00
1:05	1:20	1:35	1:48	1:55	2:10	2:15	2:30
1:35	1:50	2:05	2:18	2:25	2:40	2:45	3:00
2:05	2:20	2:35	2:48	2:55	3:10	3:15	3:30
2:35	2:50	3:05	3:18	3:25	3:40	3:45	4:00
3:05	3:20	3:35	3:48	3:55	4:10	4:15	4:30
3:35	3:50	4:05	4:18	4:25	4:40	4:45	5:00
4:05	4:20	4:35	4:48	4:55	5:10	5:15	5:30
4:35	4:50	5:05	5:18	5:25	5:43	5:48	6:00
5:05	5:20	5:35	5:48	5:55	6:10	6:15	6:30
5:35	5:50	6:05	6:18	6:25	6:40	6:45	7:00
6:10	6:20	--	--	--	--	--	--
6:40	6:50	7:05	7:15	7:20	7:35	7:40	7:49
7:40	7:50	8:05	8:15	8:20	8:35	8:40	8:49
8:15	8:25	8:40	8:48	8:52	9:02	9:06	9:14
9:15	9:25	--	--	--	--	--	--

SAT-SUN/SAB-DOM

7:20	7:30	7:45	7:55	8:00	8:11	8:18	8:28
7:50	8:00	8:15	8:25	8:30	8:41	8:48	8:58
8:20	8:30	8:45	8:55	9:00	9:11	9:18	9:28
8:50	9:00	9:15	9:25	9:30	9:41	9:48	9:58
9:20	9:30	9:45	9:55	10:00	10:11	10:18	10:28
9:50	10:00	10:15	10:25	10:30	10:41	10:48	10:58
10:20	10:30	10:45	10:55	11:00	11:11	11:18	11:28
10:50	11:00	11:15	11:25	11:30	11:41	11:48	11:58
11:20	11:30	11:45	11:55	12:00	12:11	12:18	12:28
11:50	12:00	12:15	12:25	12:30	12:41	12:48	12:58
12:20	12:30	12:45	12:55	1:00	1:11	1:18	1:28
12:50	1:00	1:15	1:25	1:30	1:41	1:48	1:58
1:20	1:30	1:45	1:55	2:00	2:11	2:18	2:28
1:50	2:00	2:15	2:25	2:30	2:41	2:48	2:58
2:20	2:30	2:45	2:55	3:00	3:11	3:18	3:28
2:50	3:00	3:15	3:25	3:30	3:41	3:48	3:58
3:20	3:30	3:45	3:55	4:00	4:11	4:18	4:28
3:50	4:00	4:15	4:25	4:30	4:41	4:48	4:58
4:20	4:30	4:45	4:55	5:00	5:11	5:18	5:28
4:50	5:00	5:15	5:25	5:30	5:41	5:48	5:58
5:20	5:30	5:45	5:55	6:00	6:11	6:18	6:28
5:50	6:00	6:15	6:25	6:30	6:41	6:48	6:58
6:20	6:30	6:45	6:55	7:00	7:11	7:18	7:28

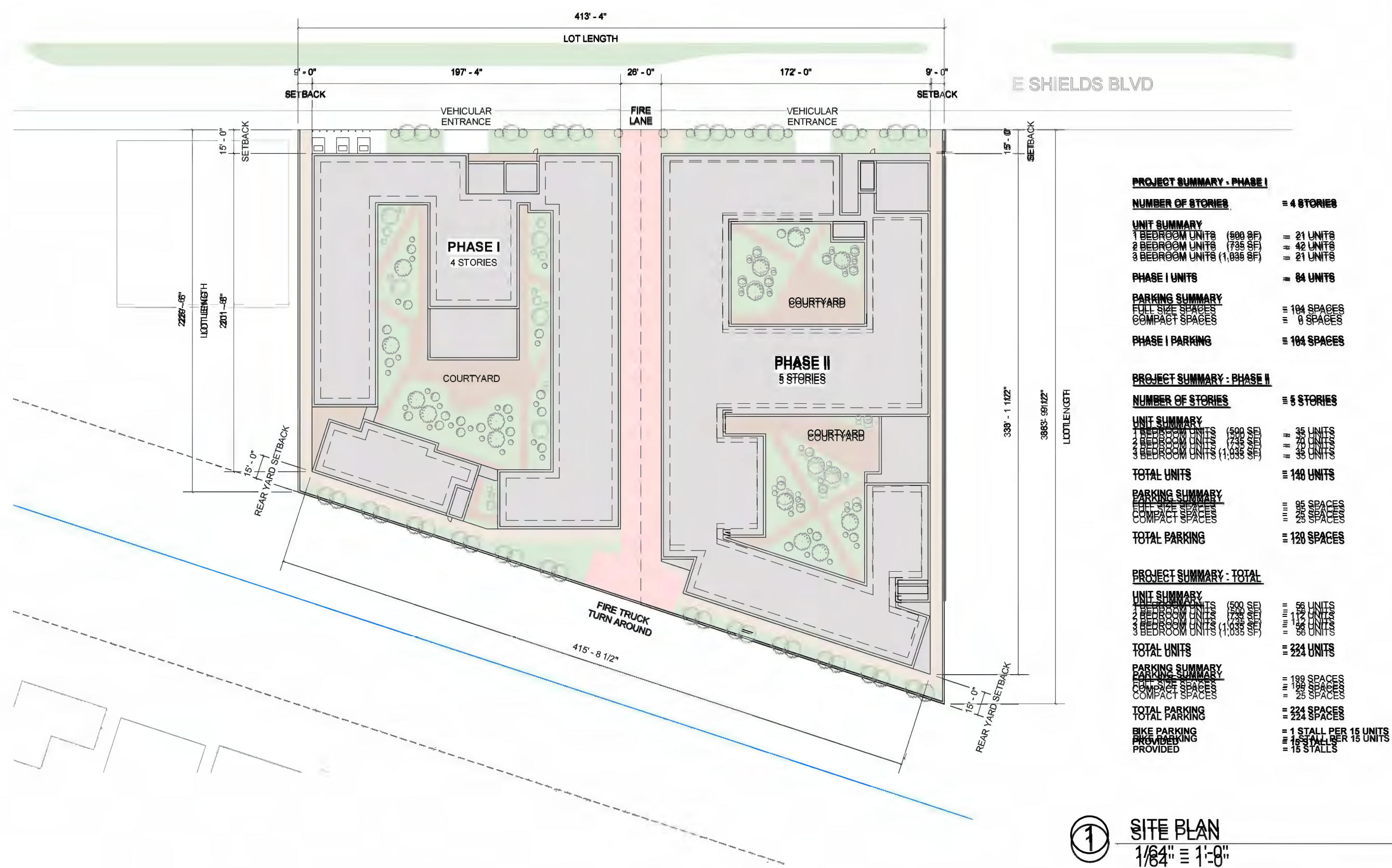
LIGHT TYPE = AM BOLD TYPE = PM

GRAND HARDING (H)	CHURCH MAPLE (G)	CHESTNUT BUTLER (F)	CHESTNUT CLINTON (E)	SHIELDS CEDAR (D)	MANCHESTER TRANSIT CTR (C)	SHIELDS WEST (B)	MARKS SHAW (A)
--	--	--	--	--	--	6:00	6:10
--	--	--	--	--	--	6:30	6:40
5:55	6:05	6:12	6:24	6:32	6:43	6:51	7:05
6:25	6:35	6:42	6:54	7:02	7:13	7:21	7:35
6:50	7:00	7:07	7:19	7:27	7:38	7:46	8:00
7:20	7:30	7:37	7:52	8:00	8:11	8:19	8:33
7:55	8:05	8:12	8:27	8:35	8:53	9:03	9:20
8:35	8:45	8:52	9:07	9:15	9:33	9:43	10:00
9:05	9:15	9:22	9:37	9:45	10:03	10:13	10:30
9:35	9:45	9:52	10:07	10:15	10:33	10:43	11:00
10:05	10:15	10:22	10:37	10:45	11:03	11:13	11:30
10:35	10:45	10:52	11:07	11:15	11:33	11:43	12:00
11:05	11:15	11:22	11:37	11:45	12:03	12:13	12:30
11:35	11:45	11:52	12:07	12:15	12:33	12:43	1:00
12:05	12:15	12:22	12:37	12:45	1:03	1:13	1:30
12:35	12:45	12:52	1:07	1:15	1:33	1:43	2:00
1:05	1:15	1:22	1:37	1:45	2:03	2:13	2:30
1:35	1:45	1:52	2:07	2:15	2:33	2:43	3:00
2:05	2:15	2:22	2:37	2:45	3:03	3:13	3:30
2:35	2:45	2:52	3:07	3:15	3:33	3:43	4:00
3:05	3:15	3:22	3:37	3:45	4:03	4:13	4:30
3:35	3:45	3:52	4:07	4:15	4:33	4:43	5:00
4:05	4:15	4:22	4:37	4:45	5:03	5:13	5:30
4:35	4:45	4:52	5:07	5:15	5:33	5:43	6:00
5:05	5:15	5:22	5:37	5:45	6:03	6:13	6:30
5:35	5:45	5:52	6:07	6:15	6:33	6:43	7:00
6:30	6:40	6:47	6:59	7:05	7:18	7:26	7:40
7:05	7:15	7:22	7:34	7:40	7:53	8:01	8:15
7:54	8:04	8:09	8:20	8:28	8:45	8:53	9:05
8:49	8:57	9:02	9:13	9:18	--	--	--

SAT-SUN/SAB-DOM

7:05	7:15	7:21	7:32	7:38	7:53	8:01	8:15
7:35	7:45	7:51	8:02	8:08	8:23	8:31	8:45
8:05	8:15	8:21	8:32	8:38	8:53	9:01	9:15
8:35	8:45	8:51	9:02	9:08	9:23	9:31	9:45
9:05	9:15	9:21	9:32	9:38	9:53	10:01	10:15
9:35	9:45	9:51	10:02	10:08	10:23	10:31	10:45
10:05	10:15	10:21	10:32	10:38	10:53	11:01	11:15
10:35	10:45	10:51	11:02	11:08	11:23	11:31	11:45
11:05	11:15	11:21	11:32	11:38	11:53	12:01	12:15
11:35	11:45	11:51	12:02	12:08	12:23	12:31	12:45
12:05	12:15	12:21	12:32	12:38	12:53	1:01	1:15
12:35	12:45	12:51	1:02	1:08	1:23	1:31	1:45
1:05	1:15	1:21	1:32	1:38	1:53	2:01	2:15
1:35	1:45	1:51	2:02	2:08	2:23	2:31	2:45
2:05	2:15	2:21	2:32	2:38	2:53	3:01	3:15
2:35	2:45	2:51	3:02	3:08	3:23	3:31	3:45
3:05	3:15	3:21	3:32	3:38	3:53	4:01	4:15
3:35	3:45	3:51	4:02	4:08	4:23	4:31	4:45
4:05	4:15	4:21	4:32	4:38	4:53	5:01	5:15
4:35	4:45	4:51	5:02	5:08	5:23	5:31	5:45
5:05	5:15	5:21	5:32	5:38	5:53	6:01	6:15
5:35	5:45	5:51	6:02	6:08	6:23	6:31	6:45
6:05	6:15	6:21	6:32	6:38	6:53	7:01	7:15

LIGHT TYPE = AM BOLD TYPE = PM



① SITE PLAN
1/64" = 1'-0"



E SHIELDS BLVD



1 GROUND FLOOR PLAN
1" = 50'-0"





1 SECOND FLOOR PLAN
1" = 50'-0"



1 THIRD FLOOR PLAN
1" = 50'-0"

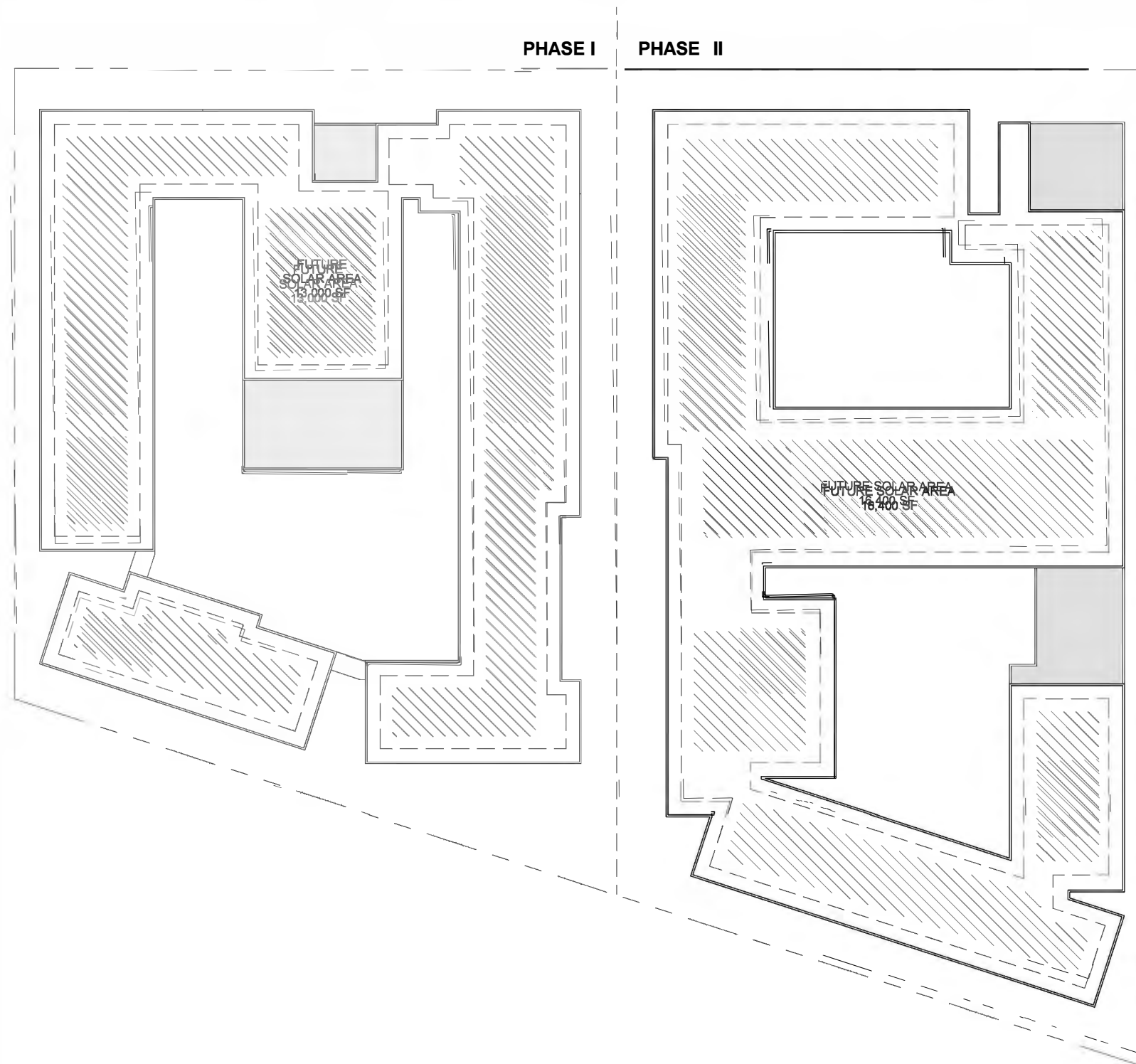


① FOURTH FLOOR PLAN
1" = 50'-0"



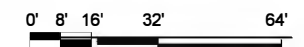
1 FIFTH FLOOR PLAN
1" = 50'-0"





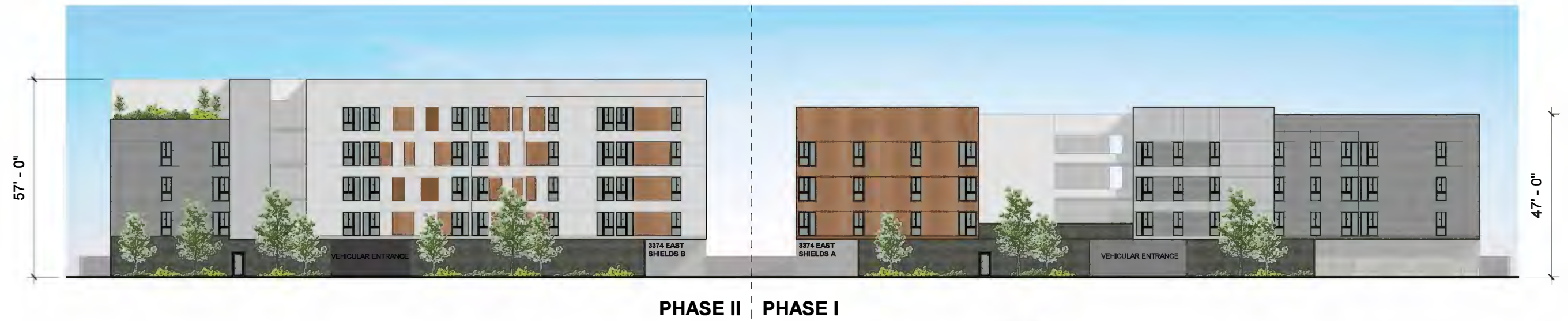
UNIT LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- COMMUNITY SPACE

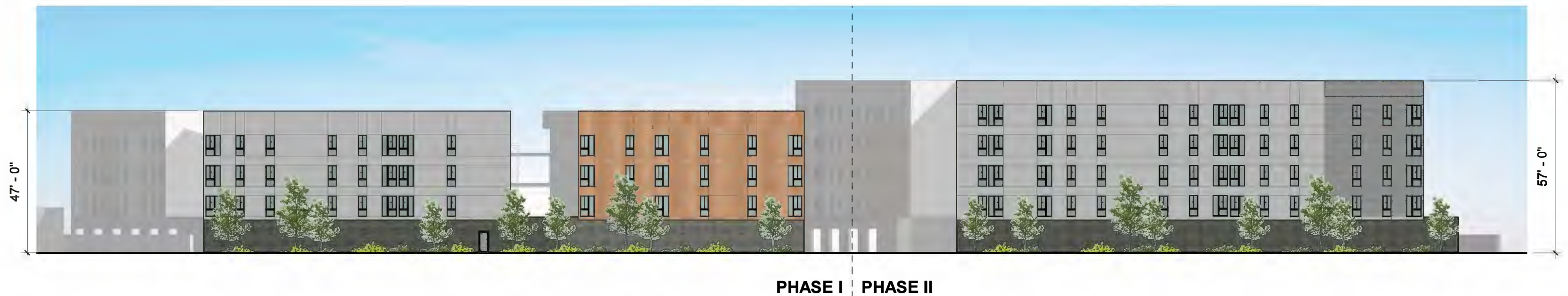


① ROOF PLAN
1" = 50'-0"





① NORTH ELEVATION (EAST SHIELDS ELEVATION)
1/32" = 1'-0"



② SOUTH ELEVATION
1/32" = 1'-0"



② PHASE I WEST ELEVATION
1/32" = 1'-0"



① PHASE I EAST ELEVATION
1/32" = 1'-0"



② PHASE II EAST ELEVATION
1/32" = 1'-0"



① PHASE II WEST ELEVATION
1/32" = 1'-0"