

Agenda Item: ID#19-1715 (5:00 P.M.)

Date: 6/27/2019

RECEIVED

2019 JUN 24 AM 11:35

CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Late Submission Information Packet

Agenda Related Item(s) – ID#19-1715 (5:00 P.M.)

Contents: Letters from Concerned Citizens

Item(s)

CONTINUED HEARING to consider initiation of the Specific Plan of the West Area, pertaining to approximately 7,077 acres in the West Development Area of the Fresno General Plan, filed by the Development and Resource Management Department Director

1. RESOLUTION – Initiating the Specific Plan of the West Area Draft Land Use Map and Guiding Principles and the corresponding amendment of the General Plan, and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan pertaining to approximately 7,077 acres located in the West Development Area to allow for future adoption of the Specific Plan of the West Area pursuant to Fresno Municipal Code Sections 15-5803-C and 15-4902-B.

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

Rodney Horton

From: Taf Wilson <stylisttaf05@gmail.com>
Sent: Friday, May 17, 2019 11:01 AM
To: Rodney Horton
Subject: Plan of the West area

RECEIVED

2019 JUN 21 P 2:01

CITY OF FRESNO
CITY CLERK'S OFFICE

Dear Rodney Horton:

Thank you for the opportunity to provide comments on the City of Fresno's West Fresno Area Plan. I appreciate the collaborative process your office has facilitated with community stakeholders. The City of Fresno presents an incredible opportunity to do something truly transformative in the City of Fresno through its West Area Fresno Specific Plan and I am a committed parent of two young children in the Central Unified School District and Young Professional that is committed to ensuring we have a plan that meets the communities environmental, economic, and equity goals. I commend the City of Fresno staff for developing a comprehensive plan and I recognize that additional revisions may be needed. I am broadly supportive of the plan as a resident of the West Area. I would also appreciate your allowing flexibility in the requirements to the West Fresno Area Plan that would be in alignment with better serving the community.

I do request you consider a few outstanding issues and questions in relation to the West Fresno Area Plan:

1. High Quality Park Space and a Community Library is lacking in the new draft plan specifically south of Shaw, I am deeply concerned with the City of Fresno's proposed mitigation measures that do not address quality of life issues and the desperate impact it has on our community.
2. The proposed draft plan, calls for a reduction of Commercial/ Retail along Ashlan/Blythe with an increase in Multifamily housing; as an alternative proposed mitigation measure — Mixed Use would be ideal for the surrounding neighborhood.

Again thank you for your efforts to develop this plan and for providing an inclusive public process. As mentioned previously, the alignment between the City of Fresno and the "Community" reinforces a collective vision. I look forward to working with you on further development and implementation of this document. Thank you for the opportunity to provide comments on this process, I look forward to your response.

Taf Wilson
559.708.1809

To: Fresno planning commission and City Council hearings, 5/1/19 and 5/16/19.

RE: Initiation of the Specific plan of the West area.

From: Ginger Rainey
7108 W. Rialto Ave.
Fresno, Ca. 93723

RECEIVED

APR 29 2019

Name: *Ginger Rainey*

I live on acreage (approx. 2 ½ acres). I have been here for 40 years. I live between Grantland and Garfield (Sphere of influence). There are at least 20 residences on my street alone with the same acreage and they also have been here for decades. To the north of my property there are many other residences with acreage. The whole surrounding area has many residences with acreage. I don't know the exact amount of acreage property there is being proposed for annexation but I do know it is a lot. Do you know how many acreage properties there are? Because if you are making a decision about it you should know how many acreage properties there are.

To annex all these acreage properties is unfair to all of these property owners. Financial hardship to hook up to the city services should be looked into since the city is proposing annexation they should pay for it, if annexation happens.

I do not want my property annexed to the city. The Sheriffs' Dept. takes good care of this area. I don't want to be hooked up to the city water system, with all of its chemical additives. All of us living out here don't want street lighting like the city has.

Exemptions for annexation should be considered. Everyone bought property to escape the city. I am appalled at the idea that eminent domain could occur (probably so a big developer can add a shopping center to the their housing development). Everyone paid for their wells. If annexed, the city's plan is to charge the property owner a large amount of money to hook up.

Sprawl development costs a lot of money. More law enforcement, firefighters, road crews (we have bad roads now that are not taken care throughout Fresno) and more city services will be needed. Who is going to pay for all of this? We don't have enough of the above services now.

Our area is out in farmland. Farmland is cheap. I can understand why the developers want to rearrange the whole area that I live in.

Why if water is a problem (the city has restrictive watering schedules) and we are so heavily polluted, does the city allow development everywhere and so spread out?

If all this development is done in this farmland area, I worry about saturation problems and flooding of the area.

I find it ironic that the city would annex acreage properties, make the owners close their wells, charge to hook up to city services, and then dig their own much deeper wells for the developers.

The city should move from within the city and outward for development, not the other way around.

I am hoping for responsible leadership regarding this plan. Older neighborhoods should be given the respect they deserve. All of us have been out here for decades. We paid our taxes, and we don't need to be shoved aside just because the big developers want what they want.

I understand our city leadership working with the developers for planning purposes. However, in my opinion, I wonder just who is running the show.

Developers have much greater access to the city's leaders than someone like me.

It's pretty scary when they listen more to the developers than the people.

Also the West areas guiding principles draft does not address annexation of older neighborhoods with acreage. At the meetings I know this topic was discussed.

Thank you for reading this, if you did.

Respectfully,

Ginger Rainey



CJ-79-14

Cont:

Jon L. Endara
7108 W. Rialto Ave
Fresno, Ca 93723

Housing:

Housing should be appropriate to the residents already there. Housing aging population is good. As far as the city's commitment: There ^{there's} isn't employment, recreation or transportation at the end of the sphere of influence. That is fine move toward town - but not in the county, at the sphere of influence line, unless your plan is to expand the sphere to chaotic Fresno

Catalytic Corridors:

I have rarely seen any thing orderly and/or consistent from the planning commission or the city council, and I have been following growth since the mid-sixties. And, you should not force entities already there to abandon their properties, and you say you listen to their concerns, but usually end up doing just the opposite.

Education: Good plan.

Public safety: Decent draft plan - except don't force ~~sidewalks~~ sidewalks and ~~lights~~ lights on neighbors. They prefer a rural atmosphere.

* Residents already present in unincorporated areas get much better protection and response from the sheriff and North Central fire protection. Pd doesn't even come out for small thefts, burglary and such. Much better response from county sheriff.

RECEIVED

APR 29 2019

Name: ~~John Endara~~

Building Principles

4-29-19 - Questions / answers for May 1st web Plan

Transportation: ~~Next~~ issue - notice in the paper
insufficient info - Fee discretionary -
which could be discrimination

Grantland / Shaw intersection. North on ~~left~~
Grantland - at Shaw - There is a turn lane to go ~~to~~
Alta - but no turn lane to go right - towards
Fresno & 99. As it is now this ~~back~~ backs traffic
up, so much so that after football games & activities
at Peron Koleson Stadium it goes back almost to
the stadium. So several turn left on Alta -
to leave faster - and I mean faster. I've seen
cars & trucks race to get to Garfield to show ^{60-70 mph}
Very unsafe. Ash lane won't be going thru to
Garfield, where Ash lane starts up again - bottom
line - more traffic on residential Alta Ave.

Parks & trails:

Grandville (and I assume other developers)
were against the park initiative last election.
They also cut down 150 yr old trees on the
property that would have made a nice park and
trail system, without costing the developer
much money. I even offered Aslan, the
chance to sell me a lot or two to save the
trees. He just smiled at me.

Retail:

Draft plan is acceptable - what conditions
are you talking about - and what corridors
are you thinking of?

To: Jennifer K. Clark, Director
Development and Resource Management Dept.
2600 Fresno Street
Fresno, CA 93721-3604

From: Xia Yeng Vu
5526 N. La Ventan Ave
Fresno, CA 93723

Regarding: Appealing application C-15-165, Assessor's Parcel No. 505-060-08

As a concerned home owner half a block away, and as a visionary for the beautification of Fresno City, I appeal the idea of building the 172 unit apartment complex next to our high value and quiet neighborhood. I am estimating that the 172 units will house over 500 tenants, over 50 dogs and cats, over 200 cars, and maybe 10 semitrucks parked in the fields nearby. Barstow street is already in bad condition, and the massive extra cars rolling on it will break it up even more. There is a narrow canal crossing on Barstow that will be more dangerous for many cars rushing and passing each other, so are they going to widen the canal crossing?

Fresno is not a beautiful city compared to other bigger cities in Sacramento area where they have a lot of parks and trails in their new developments. Even Clovis has a couple scenic trails and parks. This northwest corner of Fresno has no nice parks and trails. The only place people can go walking safely from the streets is along the canal. But it has been a chronic problem of many people dumping trash along the canal, and careless pet owners taking their dogs for long walks and crapping all along the canal road without picking up after their dogs crap. All the crap stinks up the canal trail and it's no longer carefree to walk because you are frequently looking down to avoid stepping on crap and taking it home on your shoes. With more people walking their dogs, it is going to be even more stinky and disgusting, and more trash dumped along and in the canal.

Are the builders going to build an adjacent park for the tenants and community to relax in? Are they going to build a separate dog park to contain all the dog crap instead of allowing to crap all along the canal and the fields? Is the City of Fresno going to continue to be an ugly city, or are you going to build more parks and trails? Are you going to beautify the canal roads or parallel trail for your citizens to enjoy, walk, relax, exercise? Are you going to set up dog crap collection stations and crap bags along the canal trail and signs for people to pick up after their dogs? There are also a lot of stray cats, unlicensed cats, that come crap in my yard and vegetable garden, stinking up my yard, and sometimes I accidentally step on cat crap and spread it around my yard. It's disgusting and unhealthy for my vegetable garden that the cats crap in.

There are motorcycle speeders and speeding drivers who have been using Barstow to get their adrenaline rush, purposely revving up their loud engines and speeding through Barstow. Is the City willing to put in speed bumps all along Barstow?

This community here already have a lot of truckers who park their semitrucks wherever they can near their residential homes. They also parked their semitrucks in the fields next to Barstow and Grantland. Ask the police of this area, and they will confirm it. There was even a big RV trailer parked there for a while. People also dump trash there. This huge apartment complex is surely going to bring in more truckers and more semitrucks into the our high value, quiet neighborhood. What are you going to do about that?

This community already has a lot of homeless population living in the fields and south of Shaw. They come up to our quality homes and vehicles and commit thefts, burglaries, and mischief continually. We all know that apartment dwellers bring and invite more crime into the area. Also, every summer there are man-made fires in these fields caused during the 4th of July season. And with 500 more tenants, you are going to have more fires started in the fields and endangering adjacent homes and telephone poles. Is the city going to add more police staffing in this community to reverse the homeless population invasion and the crime rates?

If you allow these buildings to build next to our high priced homes, you will cause our homes to lose value. Do you remember a decade ago when a lot of Fresno home owners abandoned and foreclosed their high priced houses when the property value dropped? Did that local recession affect the Fresno economy? Do you want to repeat that?

I request that you deny the building of this huge apartment complex and future apartment complexes in this area of the city. But if you are going to entertain their big money making idea, then require them fix all these concerns and add more beautification requirements by adding a nature trail alongside the canal road.

I personally really do enjoy the long peaceful walks and exercise along the 2-3 mile long canal and big open fields. I don't have to worry about crossing traffic or getting run over accidentally on the side of the road, but I am distracted by the all the dog crap and trash that are scattered along the canal roads. When I don't have to watch out for dog crap, then I am able to look up and enjoy the beautiful sky, the distant mountains, the colorful sunset. And all the colorful heavenly beauties are replicated beautifully reflected on the wide serene canal river that runs East and West. And there are the two canal dams that roar awesomely and then gradually quiet down to peaceful rippling/bubbling of waters. It is an incredible oasis in dirty Fresno- very inspirational and spiritual. I have prayed many prayers there and listened/sung many songs along that long trail. It is very healthy and therapeutic.

As for Fresno City's image/impression, imagine all the travelers, commuters, drivers on Interstate-99 suddenly looking West and seeing this long beautiful trail along this wide canal, beginning at the side of I-99 and going beyond the range of sight, and seeing many people, young and old, men, women, children, families, walking, running, riding bikes, socializing, and smiling as far as the eye can see. And yes, there are responsible pet owners walking and running with their dogs on leashes having a great time exercising and letting of stress. That would be a great positive refreshing image for Fresno City and her citizens.

I request that you come walk and experience all this potential a couple of times before you ruin it forever for everyone. Please protect it, preserve it, beautify it into an attractive icon for Fresno, to improve Fresno's dirty image. It is the only last huge stretch of land left in the City of Fresno. Zone it for the betterment of many Fresno generations. If you don't do this, this long stretch of canal will become like all the other slum and crime-filled canals of Fresno, inviting more homeless villages and drugs and drug dealers and stray dogs and cats, and dead bodies.

Sincerely,

Xia Yeng Vu

Concerned home owner and Visionary.

Rodney Horton

From: Matt Smith <MattS@woodsidehomes.com>
Sent: Friday, June 07, 2019 1:49 PM
To: Rodney Horton
Cc: Dick Ellsworth; aec1489@gmail.com; Nadine Carter; heyfam@yahoo.com
Subject: Woodside Homes: Help Needed

Hello Rodney,

I hope you are doing well.

I just spoke with Will Tackett who told me that you are heading up the West Specific planning efforts.

Woodside Homes is preparing a tentative map application (and annexation application) for the 25 acres shown in the depiction below. We will be submitting the applications, consistent with the current General Plan designation: Medium Density Residential. We (the Carter Family- copied, and Woodside) have concerns however, as the draft West-Fresno Specific plan contemplates changing the designation. Both the landowners (Carters) and Woodside feel strongly about this issue and are requesting that the designation remain unchanged. I have let Dennis Gaab (on the West Specific Plan Committee) know of my concerns as well, but wanted to make sure you knew.

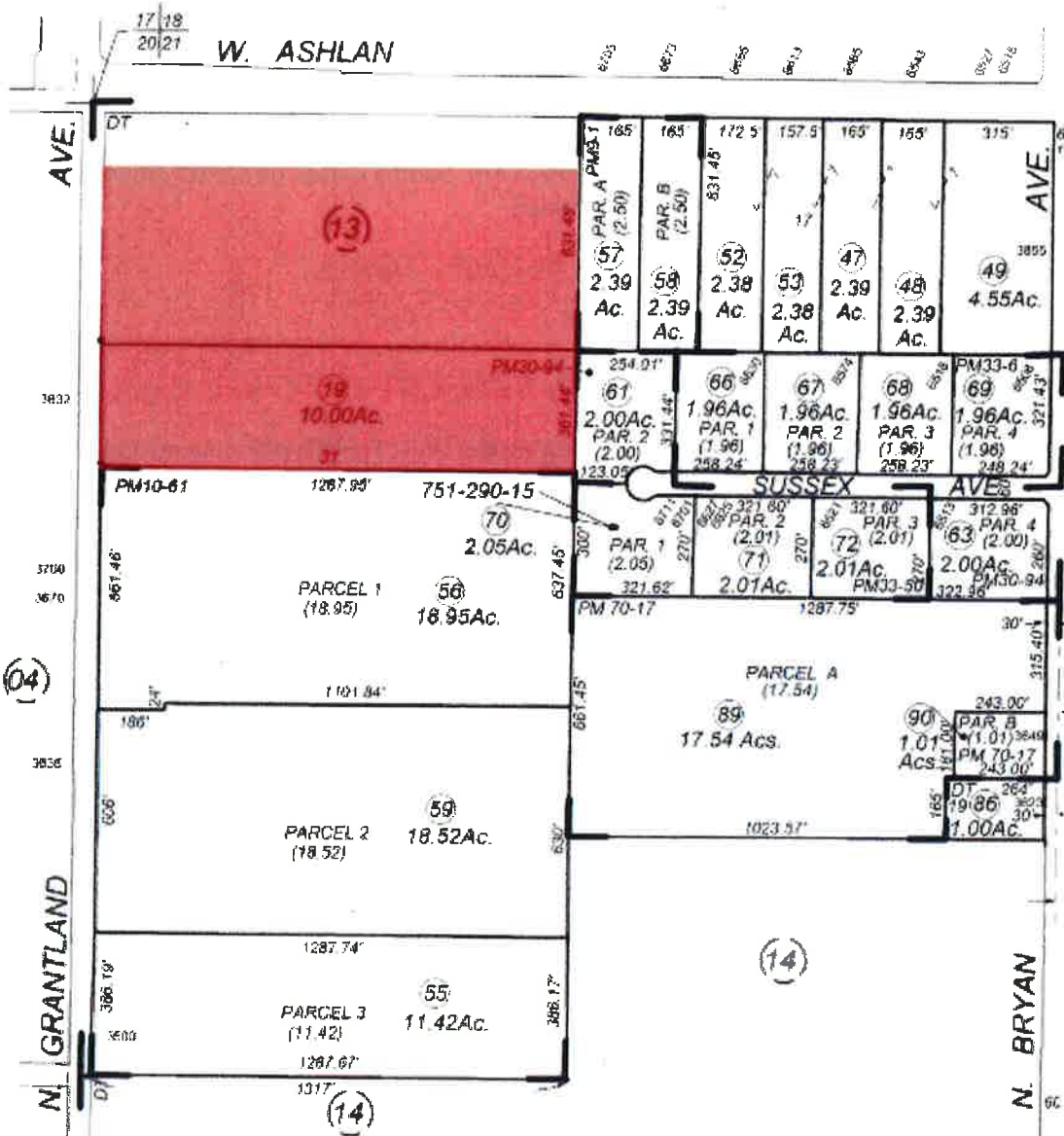
If there is a good time for us to sit down and talk, please let me know. In my mind, the ideal situation would be, that since you now know the sentiment of the owners and the developer, that you could inform the committee, and help guide the process of leaving the designation as-is. My goal has been to get ahead of the issue now, rather than have to deal with this as you begin to formally go through the approval process.

Do you mind giving me your thoughts on this, and how we should proceed?

Thanks, Rodney.

My Best-

Matt



 Property

Matt Smith, DRE #02031520
 Land Acquisition Manager

Woodside Homes
 9 River Park Place East, Suite 430
 Fresno, CA 93720

(D) 559-437-5007
 (C) 559-320-6775

April 29, 2019

Advanced Planning Staff
City of Fresno
Development and Resource Management Department
2600 Fresno Street
Fresno, CA 93721

RE: West Area Specific Plan Changes

To Whom It May Concern:

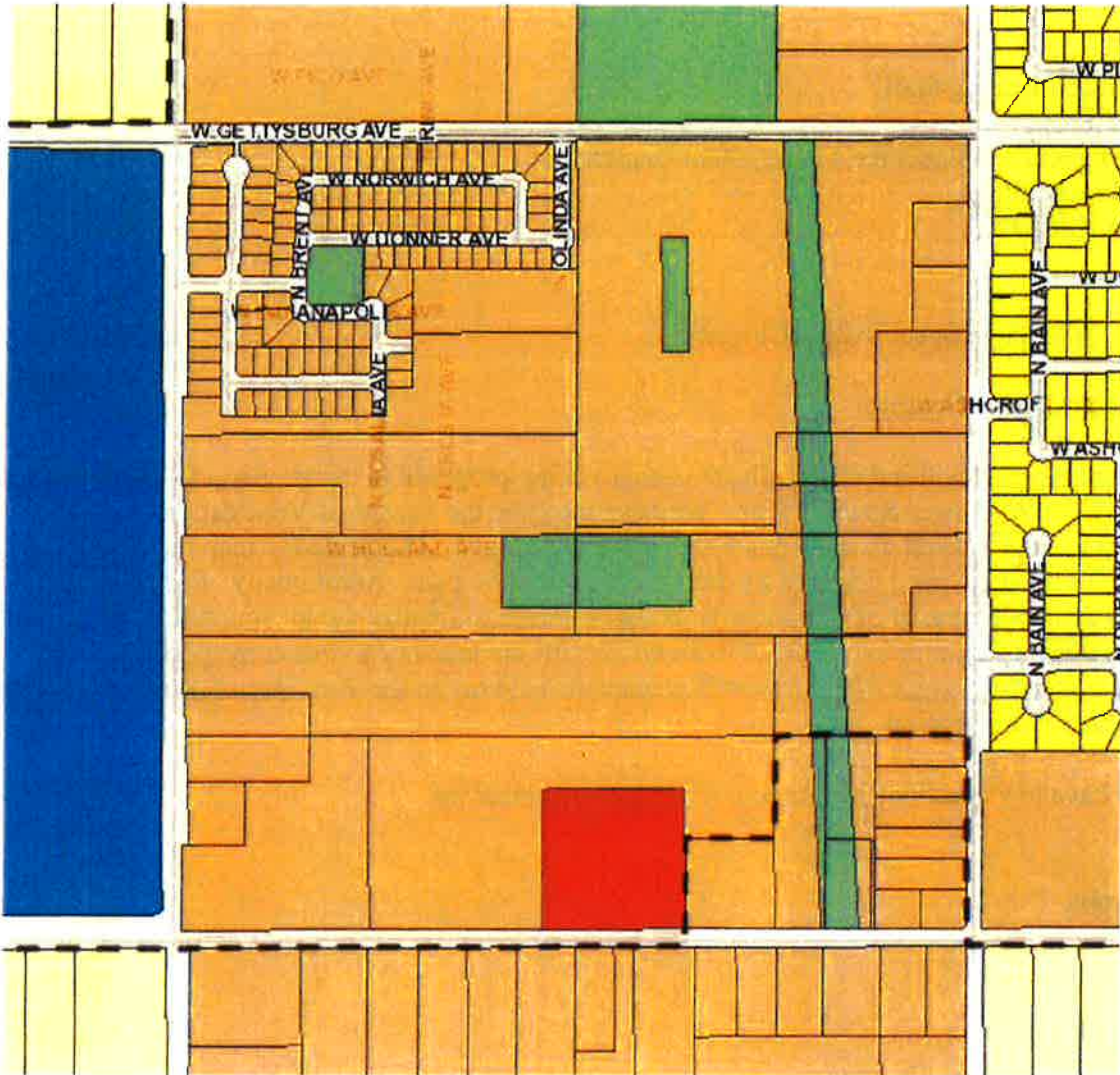
We were recently notified of significant changes being proposed to our property (512-070-50) as a part of the West Area Specific Plan. We have received the Technical Verification Package back from Will Tackett on our Tract 6258 which is attached. This tentative map incorporates a portion of the area being changed by the west area specific plan. Additionally, we have lotted out the southwest corner of our property as well in order to finalize the lot count of the Westerra Master Planed Community. Both of these documents are attached to this correspondence. We would respectfully request that city staff change the land use in the West Area Specific Plan back to its current designation.

If you have any questions please do not hesitate to contact me.

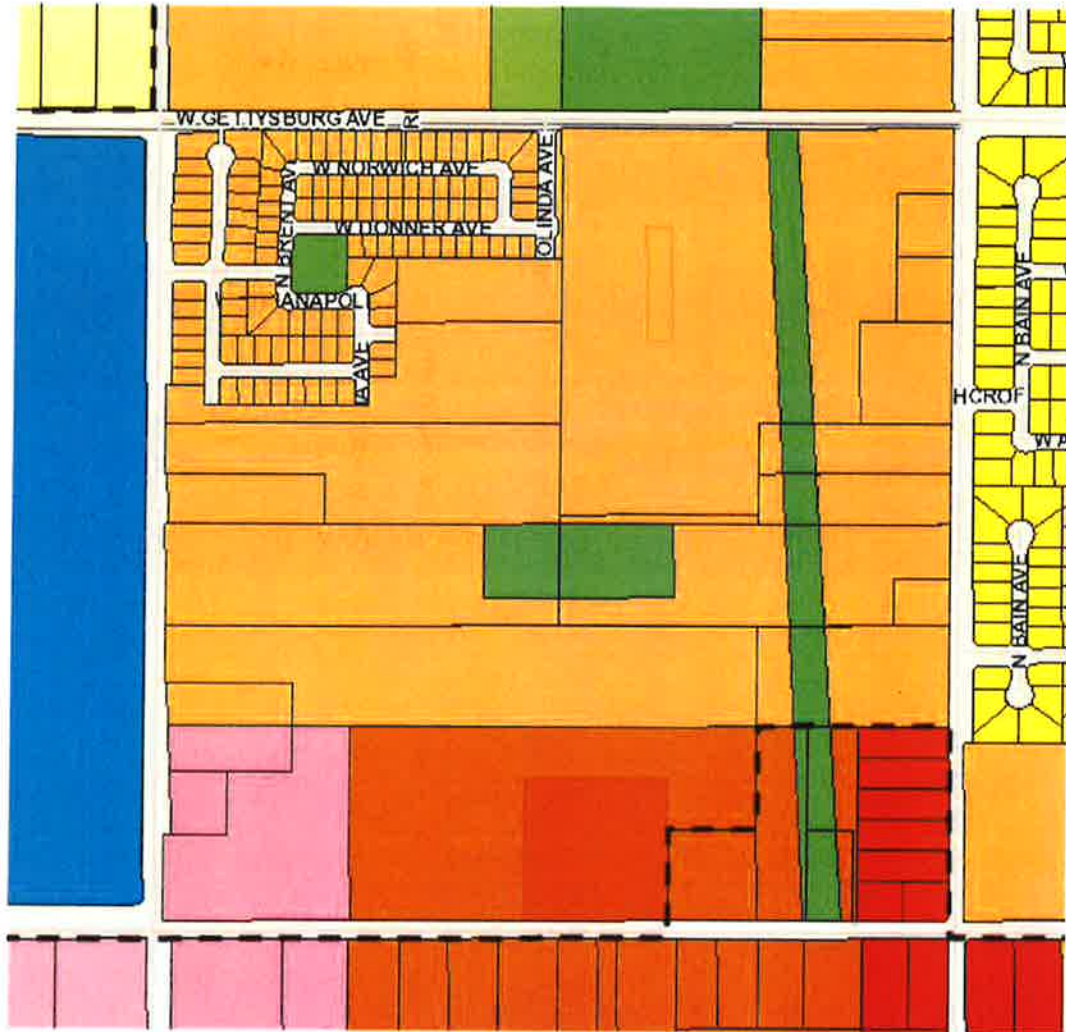
Sincerely,

Eric Gibbons
Director of Forward Planning
Ashlan & Hayes Investments LLC
ericg@wchomes.com

Current Land Use



West Area Specific Plan Proposal



TENTATIVE SUBDIVISION MAP VERIFICATION CHECKLIST

VESTING TENTATIVE TRACT MAP NO. 6258

LOCATION: West side of North Hayes Avenue between the West Gettysburg Avenue alignment and West Ashlan Avenue

ENGINEER: Precision Civil Engineering, Inc.

REVIEWED BY: Will Tackett **DATE:** April 24, 2019 **REVIEW NO.:** 1

Please use this information sheet as a checklist to assemble and provide the necessary materials required for review and processing of a Tentative Subdivision Map. This checklist includes the minimum information needed to submit a tentative subdivision map application for technical verification following Development/Subdivision Review Committee (DRC/SRC) Map Pre-Application review. All of the following items (along with any DRC/SRC comments from responsible departments and agencies) must be submitted and respective information provided in order to accept a tentative map for processing. If the plans are not legible, or do not contain the information listed below, your application will not be accepted for processing. If you have any questions about the items requested or if you wish to obtain information on processing schedules, please visit the front counter or contact us at (559) 621-8277.

FORM AND CONTENT OF TENTATIVE MAPS AND RELATED APPLICATIONS

- Application Fees** (Technical Verification Fee per City of Fresno Master Fee Schedule)
- Preliminary Title Report and Supporting Deed Documents** (prepared within 30 days of submittal of the application; includes legal description)
- Letter(s) of Owner Authorization** (Required for all record owners of any property or portion thereof included within the subdivision boundary)
- Operational Statement**
- Tentative Subdivision Map Exhibit**
 - Two (2) full-size scaled hardcopies (minimum 18 by 24 inches and a maximum 24 by 36 inches), scaled copies (folded to 8-1/2"x11" page size).
 - More than one map sheet may be submitted, if necessary. The Director may accept a map larger than 24 by 36 inches if the larger size is necessary due to the size or configuration of property proposed to be subdivided.

Planned Development Permit (if applicable)

- Two (2) full size, scaled copies of Planned Development (Site) Plan (folded to 8-1/2"x11" page size) containing the following information:
 - The proposed planned development boundaries;
 - The perimeter of ownership;
 - The location, and dimensions of any existing and proposed property lines and easements within the site;
 - The proposed land uses and the total floor area and/or land area devoted to each;
 - The proposed density and intensity of development;
 - The location of proposed streets, pedestrian ways, and bike ways;
 - The location of proposed lot lines, structures & buildings, parking, yards, pathways, open spaces, other public or private facilities, and all associated improvements; and,
 - Completed Planned Development Permit Supplemental Application Form and/or notations as necessary to provide a detailed list of any/all proposed deviations from the Development Code, General Plan, applicable operative plan, or adopted policy; and, indication of where such deviations are proposed to occur.

(Please note that all Planned Development Permit Application content requirements included within Section 15-5903-C of the Fresno Municipal Code will be required to be submitted to the City of Fresno prior to formal application or associated tentative map acceptance.)

-
- Site plans, drawings and other graphic materials that are part of a special permit application must be consistent with the tentative subdivision map.

 Electronic Submittal

- Submit all of required documents containing the information listed herein in PDF format through the City of Fresno FASTER system citizen's online access portal.

Instructions for preliminary tentative subdivision map submittal:

- Log into the City of Fresno FASTER online at <http://www.fresno.gov/faaster>
- From the Home Screen either Login or Register for an Account if you do not have one.
- Once Logged-in, select the Planning/Land Division tab from the menu; and then, select "Create an Application" from the blue menu bar
- Click the check-box accepting terms of General Disclaimer; and then, click blue button to select "Continue Application"
- Select "Map Pre-Application" under the options for selecting a Record Type; and then, click blue button to Continue Application and complete the steps.

Additional staff comments, requirements or information to be incorporated into submittal package:

Provide Matrix for utilization of enhanced streetscape (as applicable): provide menu of items in accordance with FMC §15-904-B; respective models; applicable lots, etc.

Lots 83-90 & 124-135:

- §15-4105-F-1: "Double frontage residential lots are discouraged, however may be approved where conditions warrant."
- §15-4105-F-3: "Double frontage lots which abut two approximately parallel streets and have a depth of less than 200 feet shall only be approved when access rights to one of streets is relinquished. In all cases, both sides of a Double Frontage Lot shall be considered front yards."

Tracts 6215 & 6258:

Outlots adjacent to boundary streets will be required to be dedicated for open space, trail, and future right-of-way access: Provide notations respectively & provide conceptual lotting patterns for adjacent properties.

West Holland Avenue & West Norwich Avenue (Traffic calming and Trail crossings): Provide horizontal deflection/curb & sidewalk bulb-outs to slow traffic and shorten pedestrian crossings for trail at respective locations.

45-Foot Street Cross-Section: Why two different x-sections (i.e., sidewalks on two sides vs. one side)? Depict where each x-section applies through notations. If sidewalks will be proposed on only one-side of any public street, then an alternative pedestrian access plan will be required to be provided in accordance with the provisions of FMC §15-4108-M.

Connections to Adjacent Areas (§15-4107-D-2 FMC): Provide stub streets at strategic locations to adjacent properties within southeast quadrant. Depict conceptual lotting patterns adjacent to street access points as necessary to demonstrate feasibility. Multiple connections will be required and reviewed with City staff for approval.

REQUIRED FORM AND CONTENT OF TENTATIVE SUBDIVISION MAPS

- Each tentative subdivision map shall be drawn to an engineer's scale and at a scale sufficient to show details of the map clearly.
- A north point, scale and the date of map preparation shall be shown on the map.
- A reduced scale vicinity map shall be provided on the tentative tract map, which clearly shows the proposed subdivision boundary with respect to the nearest east-west and north-south major streets.

Title block, including the following:

- The tract number as obtained from the County Recorder shall be shown on the map.
- The map shall be titled as a tentative or vesting tentative tract (or subdivision) map. If the tentative tract map is for a condominium, planned development or stock cooperative, or a conversion thereto, this shall be indicated as part of the title of the map.
- If the tentative tract map is proposed to be phased, this shall be indicated as part of the title of the map.
(Note: Proposed phase lines should also be shown on the tentative map.)
- Legal Description.

Standard Notes, including the following:

- Project Site Address
- Assessor's Parcel Number(s) (APN);
- Source of data from which the map was drawn.
- The gross and net site acreage shall be stated;

(NOTE: Gross acreage is calculated based upon underlying fee simple title. Net acreage is calculated as Gross Acreage, less major street dedications)

- Existing and proposed General Plan land use designation(s);
- Existing and proposed zone district(s);

(NOTE: If the subdivision is proposed to be developed at more than one type of zone district, the boundary of each proposed zone district shall be shown on the map. If the subdivision is proposed for multiple-family residential uses, the proposed number of dwelling units shall be stated.)

- Existing use or uses of the property shall be stated;
- Source of water supply shall be stated.
- Method of sewerage and sewage disposal shall be stated.
- Improvements proposed to be made/installed including sewer, water, other utilities, storm sewer, streetlights, gutter, curb, sidewalk, and permanent pavement, shall be stated on the map. The map shall state if improvements are proposed to be installed to City standards or if alternatives are proposed.
- Statement of whether any existing underground features such as private wells, cesspools, septic systems, dump sites or other underground structures are present and whether such features are to be abandoned, removed, or retained.
- Statement of whether grade differentials of six (6) inches or more will exist after subdivision; and, identification of locations where such grade differentials will exist between the subdivision boundary and adjacent properties after subdivision.
- Statement of the types and estimated number of existing trees to be removed within the boundary of the subdivision.
- For residential subdivisions, a statement shall be furnished indicating how the subdivision design provides, to the extent feasible, for passive natural heating or cooling opportunities and other measures that conserve nonrenewable energy resources.
- The tentative tract map shall state the name, address, and telephone number of the following persons:
 - Record owner or owners of the property proposed to be subdivided;
 - Subdivider;
 - Engineer, land surveyor or other person responsible for the map preparation.

On-site & Off-site Information, including the following:

- Section lines and section corners shall be referenced on the map.
- Subdivision boundary lines shall be consistent with one or more contiguous legal lots of record and/or with one or more continuous units of improved or unimproved land created lawfully in accordance with State law and the Fresno Municipal Code for purposes of sale lease or financing and shown on the latest County assessment roll, as provided by Section 66424 of the Government Code.
 - Where existing lots of record or otherwise lawfully created lots are only partly included within the subdivision boundary, the entire boundary of such parcels shall be shown on the subdivision map.

Provide outside map boundary dimensions for verification (see below).

- All existing and proposed lots/parcels with area and dimensions shown. All lots shall be identified with a number designation and parcels with a letter designation.
 - Provide all exterior subdivision boundary dimensions.
 - Provide dimensions for all proposed Outlots.
- Proposed areas for school sites, parks, ponding basins, pedestrian and bicycle paths, open space and landscaped areas, and other such facilities and features shall be shown on the map where applicable.
- ~~In accordance with Section 66424.6 of the Government Code, when a subdivision is of a portion of any unit or units of improved or unimproved land, the subdivider may designate as a remainder that portion which is not divided for the purpose of sale, lease, or financing.~~
 - ~~Designated remainder parcels shall be shown and identified on the tentative map with dimensions but shall not be included within the proposed tract/subdivision boundary.~~
 - ~~A subdivider shall not designate as a remainder any portion of land which does not meet the minimum lot size (i.e., area, width and depth) standards of the Fresno Municipal Code respective to the City zone district applicable the same portion of land; or, the standards of the Fresno Municipal Code respect the City zone district determined to be consistent with the applicable Fresno General Plan land use designation for the same portion of land pursuant to Table 3-3 (General Plan Land Use Designations and Zoning Districts Consistency) of the Fresno General Plan.~~
- Lots that are not proposed for development or which are proposed to be dedicated for public purposes shall be identified as Outlots and be given an alphabetical identification, with an explanation/notes provided as to purpose(s) for which the Outlot is intended or will be dedicated. (See redlines on tentative map.)

(NOTE: The City of Fresno will not accept dedication of an Outlot in fee, for purposes of a temporary ponding basin. Residential lots may be proposed, created and used for temporary ponding purposes subject to recordation of a retention and maintenance agreement/covenant until permanent drainage service is available. The location and number of lots proposed for temporary ponding shall be identified on the tentative map.)

- Existing aboveground structures (e.g., buildings, water wells, power or transmission lines, etc.); or, underground features (e.g., public utilities, private septic systems, drainage and/or irrigation pipelines, etc.) located within subdivision boundary or adjacent public rights-of-way.
- ~~Existing buildings located on the land to be divided, which are to remain, shall be provided together with their major exterior dimensions and distance from said buildings and structures to the boundary lines of the lots/parcels which are to be created by the proposed land division.~~
- All existing and proposed street furniture, boxes, pads, utility vaults, transformers, backflow prevention devices, meters, fire hydrants, bus stops, and type/location/height, of proposed streetlights or signal poles, etc.
- Fences/walls, existing and proposed, including height and type (identify proposed walls along double-frontage lots).
- Scope of work: all items shall be listed as existing (to remain or to be removed), proposed or future.
- The following features shall be shown accurately to a distance of two hundred (200) feet from the proposed subdivision boundary:
- Parcel boundary lines.
 - Existing zoning.
 - Existing land uses.
 - Easements affecting the subdivision.
 - Locations and widths of existing streets and rights-of-way. (Show full rights-of-way for all streets; including both sides of street. If the subdivision is on a street corner provide the entire intersection on the site plan. If located on a major intersection, also provide existing turn- and through-lane striping.)
 - Locations and widths of existing improvements, including sewer, water, drainage lines, concrete curb, gutter, sidewalk, ramps & pavement, median islands, and location of streetlights and traffic signals.
 - ~~Tentative maps for lands to be developed with sensitive uses which contain property within two hundred (200) feet of the present or planned right of way of a railroad, freeway or expressway, shall indicate methods proposed such as walls, barriers, setbacks, etc., to reduce noise from such sources to generally acceptable levels.~~

Lines and features shall be represented on the tentative subdivision map as follows::

- Heavy, double-width solid line: Subdivision Map Boundary (See redlines on tentative map.)
- Heavy, single-width solid lines: Proposed lot/parcel lines and existing & proposed right-of-way lines.
- Light, solid lines: existing lot/parcel lines, existing features such as structures and improvements
- Heavy, single-width dashed lines: Proposed tentative lot/parcel lines not part of the subdivision, and easements.

- The locations, names, and widths of existing streets, highways and public rights-of-way shall be shown and fully dimensioned.
 - Existing/previous dedications or vacations of public street rights-of-way shall be identified through notations with reference to recorded Document/Instrument numbers for deeds of easement, etc.
 - Show and label radii for curved streets, cul-de-sacs and knuckles.
 - Show and label centerlines where an Official Plan Line (OPL) exists (provide dimensions from centerlines to section lines for major streets).

NOTE: Official Plan Line No. 145 exists for W. Ashlan Avenue.

- The location, names, and widths of all proposed streets, alleys and/or points of emergency vehicle access (EVA) in the subdivision to be offered for dedication shall be shown. For curved streets, the approximate radius of each centerline curve shall be shown.

- Dimensioned street cross-sections shall be shown on the map for any proposed streets varying from adopted City of Fresno standards.

There are two 45-foot wide street cross-sections proposed; one with sidewalks on both sides of the street; and, one with sidewalk on one side of the street. Why two separate standards? A pedestrian access plan shall be provided demonstrating compliance with §15-4108-M of the FMC if sidewalks proposed on only one side of streets. (Pedestrian access plans that are not compliant with the minimum requirements of the FMC will not be supported.)

- In subdivisions which may be expected to significantly affect or restrict the future design of adjacent undeveloped parcels, potential streets and lot/parcel alignments for the adjacent parcels shall be shown.

Show potential lot pattern/street configuration for APN: 512-070-06.

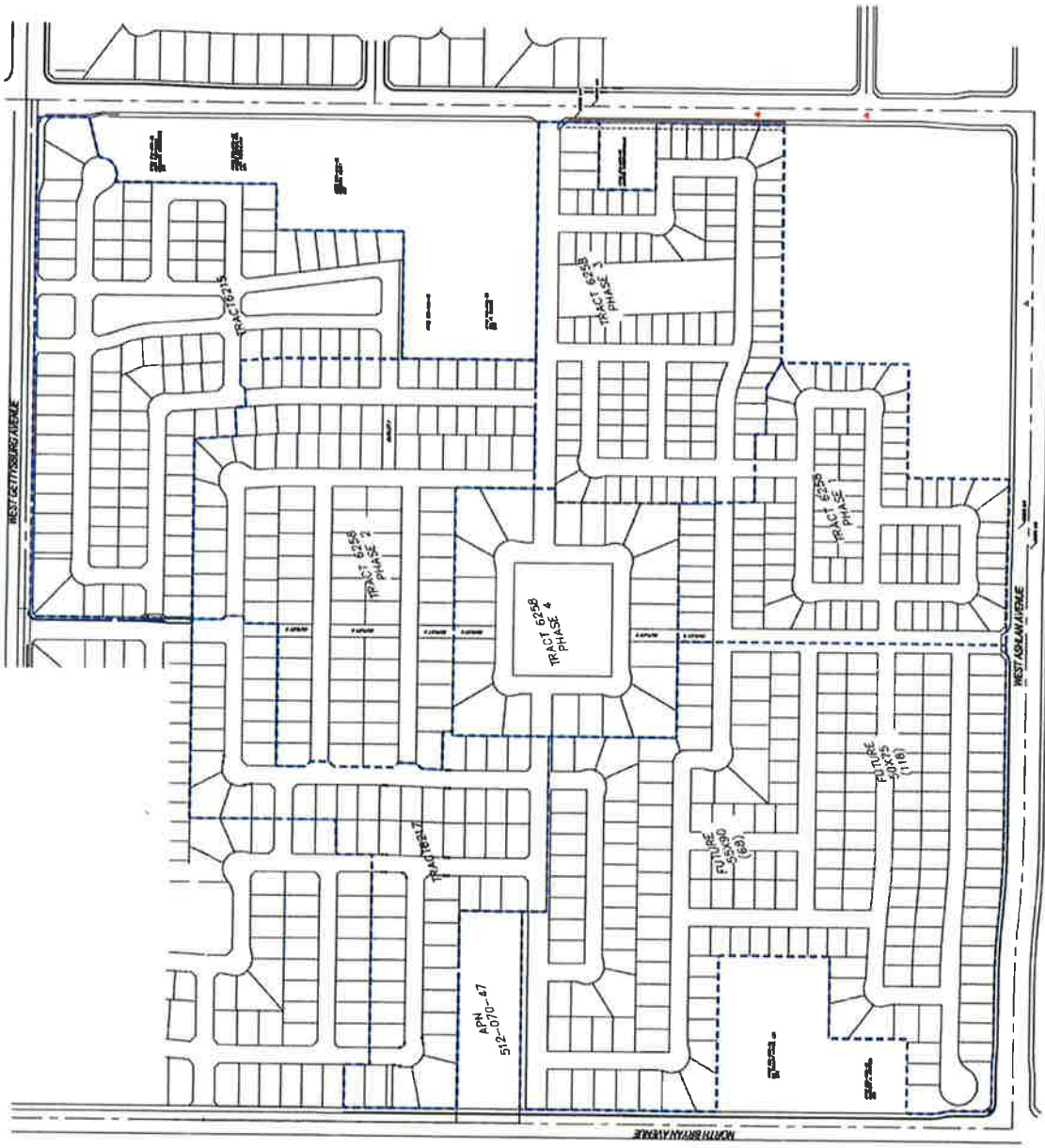
- Locations and widths for existing and proposed easements for landscaping, drainage, sewerage, private and public water lines, public utilities, irrigation canals, and other purposes shall be shown on the map; along with reference to recorded Document/Instrument numbers for deeds of easement, etc.

NOTE: A minimum 20-foot wide landscape easement (or Outlot) will be required for all lots with frontage along West Ashlan Avenue; and, a minimum 15-foot wide landscape easement (or Outlot) will be required for all lots with frontage along North Hayes Avenue.

- A drainage plan shall be shown on the map, including direction of flow for drainage and areas subject to inundation and storm water overflow. Light arrows and elevations or contours shall be shown on the map to determine grade differentials and the general slop of the land and the high and low points thereof.

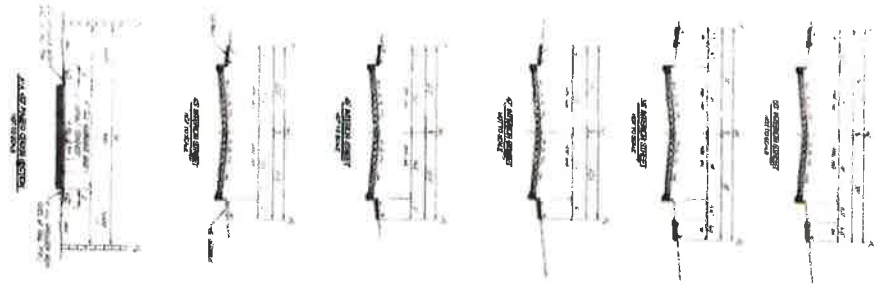
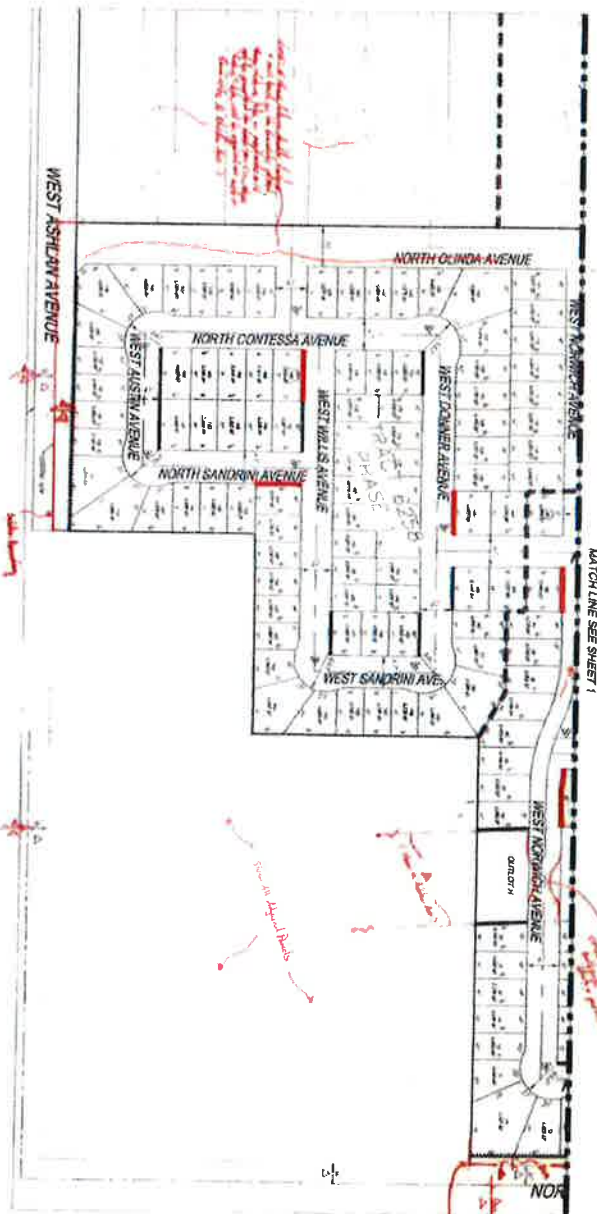
- Light, dashed lines: water, sewer, storm drain, and pipe lines. Size of such lines shall be labeled with notations whether existing or proposed and whether to remain or be removed or relocated.

Legend: - Item appears satisfactory or complete as shown.
 - Item needs to be noted, corrected or clarified.
 N/A or font strikethrough - Item not applicable.



VESTING TENTATIVE SUBDIVISION MAP
TRACT MAP NO. 6258

APPROVED BY THE BOARD OF SUPERVISORS
 COUNTY OF LOS ANGELES
 DATE: 11/15/2011



PREPARED BY:
PRECISION
 CIVIL ENGINEERING, INC.
 12345 GARDEN AVENUE, SUITE 200
 VAN NUYS, CALIFORNIA 91411
 TEL: 818-708-1111 FAX: 818-708-1112

