Exhibit K

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL

DECEMBER 19, 2018

VESTING TENTATIVE TRACT MAP NO. 6198/UGM

Located on the northwest corner of West Shaw and North Grantland Avenues

All vesting tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code, City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative tract map.

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

The subdivider of property located within the UGM boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the Urban Growth Management process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6198/UGM, a 163 lot single-family residential conventional subdivision dated March 12, 2018, the subdivider may prepare a Final Map in accordance with the approved vesting tentative map.

    a) Approval of Vesting Tentative Tract Map No. 6198/UGM is contingent upon City Council approval of Plan Amendment Application No. A-18-001.

    b) Approval of Vesting Tentative Tract Map No. 6198/UGM is contingent upon City Council approval of Pre-zone Application No. R-18-002.

    c) Approval of Vesting Tentative Tract Map No. 6198/UGM is contingent upon City Council approval of Annexation Application No. ANX-18-002; and, the following:

i) Recordation of a Final Map is contingent upon annexation to the City of Fresno and detachment from the Kings River Conservation District and North Central Fire Protection District.

- NOTE: These actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO). The applicant, subdivider or developer is subject to and responsible for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCO and the City of Fresno; including any cost incurred to the City of Fresno by the detachment of all of the annexation's property from the North Central Fire Protection District.

2. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.

3. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.

4. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.

5. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.

6. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Chapter 15, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.

7. The developer/owner shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.

8. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.

9. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

10. Vesting Tentative Tract Map No. 6198/UGM is subject to approval of related Annexation Application No. ANX-18-002, Plan Amendment Application No. A-18-001 and Pre-zone Application No. R-18-002; and, the following:

    ii) Recordation of a Final Map is contingent upon annexation to the City of Fresno and detachment from the Kings River Conservation District and North Central Fire Protection District.

    - NOTE: These actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO). The applicant, subdivider or developer is subject to and responsible for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCO and the City of Fresno, as applicable; including any cost incurred to the City of Fresno by the detachment of all of the annexation's property from the North Central Fire Protection District.

GENERAL INFORMATION

11. When the grading plan establishes a top of slope beyond the required landscape easement noted and the construction of the required wall is to be established coincident with the top of slope, then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.

12. The long term maintenance of all the items listed below is the ultimate responsibility of the landowner/developer.

    a) The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located within proposed Outlots associated with the proposed project.

    b) The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located in any entry median island or traffic medians located within the project.

    c) The property owner shall be responsible for providing for the maintenance of the curbs and gutters, valley gutter, sidewalks, street lights and street signage within any local public street rights-of-way associated with the project.

d) The property owner shall be responsible for providing for the maintenance of all street trees within any local public street rights-of-way associated with the project.

13. Maintenance of the required landscape easements, streets, curbs and gutters, sidewalks, medians, and street furniture may be the responsibility of the City's Community Facilities District. Contact the Public Works Department, Engineering Services Division, at 559-621-8695 for information regarding the City's Community Facilities District. The property owners may petition the City for annexation to the City's Community Facilities District prior to Final Map approval.

14. If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, the subdivider/owner shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The subdivider/owner shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.

15. Should the City Council not approve the annexation of any or all of the maintenance items listed above, then the property owner/subdivider shall create a homeowners association for the maintenance of these items and proposed private streets, utilities, and walls/gates. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Planning and Development Department for review two weeks prior to Final Map approval. Said documents shall be recorded with the Final Map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Planning and Development Department Guidelines for preparation of CC&Rs dated January 11, 1985.

Walls/Fences/Landscaping

16. The subdivider/owner shall construct a minimum 6 foot high solid wall along West Shaw and North Grantland Avenues.

17. Provide the 20 foot wide landscape easement along West Shaw and North Grantland Avenues as depicted on Vesting Tentative Tract Map No. 6198/UGM, dated March 12, 2018.

18. Corner lot 103 shall provide a minimum eight-foot street side yard landscape easement and a minimum six-foot masonry wall shall be placed at the rear of the landscape easement.

19. When the street side yard faces the front yard of a home across the street, a minimum landscape easement of five feet is required, unless a four foot park strip is provided between the curb and sidewalk. A minimum six-foot masonry wall shall be placed at the rear of the landscape easement. An opening in the masonry wall may be permitted to

provide a gate for access if approved by the Public Works Director. This requirement applies to lots 47, 51, 58, 59, 66, 104, 113, 114, 123, 124, 133, 134, 143, 144, 153, 154 and 163.

20. Provide the 8 foot street side yard planting easement as depicted on lots 20, 21, 73 and 74.

21. Proposed Outlot A: Provide a minimum 6 foot wide landscaped pedestrian path from within the interior of the subdivision leading to the intersection of Shaw and Grantland Avenues. Provide a minimum 6 foot high wall along the side property lines of Outlot A (not including the front yard setback area).

    Direct access from lots 91 and 92 to the outlot is not allowed. Depict the relinquishment of direct access rights on the tentative and final map.

22. Proposed Outlot B: Provide a minimum 4 foot wide landscaped pedestrian path from within the interior of the subdivision leading to the sidewalk within the abutting subdivision to the north. Provide a minimum 6 foot high wall along the side and rear property lines of Outlot B (not including the front yard setback area and do not block the 20 foot pedestrian paseo leading to the abutting subdivision to the north).

    Direct access from lots 33 and 34 to the outlot is not allowed. Depict the relinquishment of direct access rights on the tentative and final map.

23. Provide a corner cut-off area at all street intersections in accordance with the requirements of the Fresno Municipal Code. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection.

Lot Dimensions

24. Lot dimensions shall match those depicted on Vesting Tentative Tract Map No. 6198/UGM dated March 12, 2018, excepting changes as required per the conditions of approval.

25. In any Residential subdivision of five or more lots, up to 25 percent of lots may be up to 20 percent smaller in area and/or width than the normally required minimum lot area and width of the applicable base zoning district, as long as the average lot area and width for the subdivision are no less than the required minimum for the district.

    Lots 115-122, 125-132, 135-142, 145-152 and 155-162 are proposed to be under 4,000 sq. ft.

Lot Coverage

26. The maximum lot coverage allowed is 60% pursuant to the requirements of the Fresno Municipal Code.

Building Height

27. The maximum building height allowed is 35' pursuant to the requirements of the Fresno Municipal Code.

Building Setbacks

28. Building setbacks shall be in accordance with the RS-5 zone district noted below for parcels 1 through 163 inclusive, and the provisions of Table 15-903-2 of the Fresno Municipal Code, unless otherwise noted in these conditions.

Front yard:	Front yard setbacks to living space shall be a minimum of 13 feet. The setback to the garage from back of sidewalk must be a minimum of 18".
Interior side yard:	Interior side yard setbacks shall be a minimum of 3 feet and a minimum of 8 feet total.
Street side yard: (standard lot)	Street side yard setbacks shall be a minimum of 10 feet.
Street side yard: (reverse corner lot)	Street side yard setbacks shall be a minimum of 13 feet.
	Lot 47 is a reversed corner lot.
Rear yard:	Rear yard setbacks shall be a minimum 10 feet.

INFORMATION

29. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the Central Unified School District in accordance with the school district's adopted schedule of fees.

30. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.

    a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

31. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," multiple final

maps filed by the subdivider on this tract shall fully and independently conform to all provisions of Fresno Municipal Code, Subdivision of Real Property.

32. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the Fresno Municipal Code.

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

34. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

35. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.

36. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.
If the subdivider elects to apportion the assessment, the application shall contain the following information:

    a) A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;

    b) A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and

    c) Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.

    d) The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or

interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

37. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

38. Solid waste disposal for the subdivision shall be provided by the City of Fresno. The method of collection to be utilized in this tract shall be subject to approval of the Solid Waste Manager (see below-noted conditions).

PARK SERVICE

39. Comply with the memorandum from the Public Works Department dated March 14, 2018.

COMMUNITY FACILITIES DISTRICT

40. Comply with the memorandum from the Public Works Department dated September 26, 2017.

FIRE SERVICE

41. Comply with the memorandum from the Fire Department dated December 17, 2018.

SOLID WASTE SERVICE

42. Comply with the memorandum from the Solid Waste Division dated April 5, 2018.

STREETS AND RIGHTS-OF-WAY

43. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.

44. The subdivider/owner shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the four foot minimum unobstructed path requirement.

45. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition). The following shall be submitted as a single package to the Public Works Department for review and approval:

a. Signing and striping plans (per current California Department of Transportation standards);

b. Street Construction Plans;

c. Landscape and irrigation plans (median island and street trees within all parkways); and

46. The subdivider shall underground all existing off-site overhead utilities and proposed utility systems in accordance with FMC Sections 12-1011 and Resolution No. 78-522, 88-229.

47. The subdivider shall construct an underground street lighting system per Public Works Standards within the limits of the tract. Spacing and design shall conform to Public Works Standards. Height, type, spacing, etc., of standards and luminaries shall be in accordance with Resolution No. 68-187, 78-522, 81-219, and 88-229 or any modification thereto approved by the City Traffic Engineer prior to Final Map approval. Upon completion of the work by the subdivider and acceptance of the work by the City, the street lighting system shall be dedicated to the City. Submit engineered construction plans to the Public Works Department for approval.

48. All dead-end streets created by this subdivision shall be properly barricaded in accordance with City standards within seven days from the time the streets are surfaced or as directed by the City Engineer.

49. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.

50. Comply with the memoranda from the Public Works Department, Traffic and Engineering Division, dated April 5 and May 11, 2018.

SANITARY SEWER SERVICE

51. Comply with the memorandum from the Public Utilities Department dated April 5, 2018.

WATER SERVICE

52. Comply with the memorandum from the Department of Public Utilities, Water Division dated April 27, 2018.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

53. The developer of property located within the UGM boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the Urban Growth Management process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.

54. The developer will be responsible for the relocation or reconstruction of any existing improvements or facilities necessary to construct any of the required UGM improvements.

Right-of-Way Acquisition

55. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.

56. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.

57. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.

58. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.

59. The subdivider/owner shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

FLOOD CONTROL AND DRAINAGE

60. Comply with the memoranda from the Fresno Metropolitan Flood Control District both dated April 9, 2018.

61. Provide the temporary ponding basin on lots 31-33 as depicted on Vesting Tentative Tract Map No. 6198/UGM, dated March 12, 2018

62. Any temporary ponding basins constructed or enlarged to provide service to the subdivision shall be fenced in accordance with City standards with seven days from the time the basin becomes operational or as directed by the City Engineer. Temporary ponding basins will be created through a covenant between the City and the Developer prior to Final Map approval. Maintenance of the temporary ponding basin shall be by the Developer until permanent service for the entire subdivision is provided.

STREET NAMES

63. Submit a list of street names, to Jon Bartel in the Public Works Department, for review and approval.

COUNTY OF FRESNO – DEPARTMENT OF PUBLIC HEALTH

64. Comply with the letter from the County of Fresno dated March 21, 2018.

FRESNO IRRIGATION DISTRICT

65. Comply with the letter from the Fresno Irrigation District dated March 29, 2018.

CENTRAL UNIFIED SCHOOL DISTRICT

66. Contact the Central Unified School for their requirements.

PACIFIC GAS & ELECTRIC (PGE)

67. Comply with the letter from the PG & E dated March 29, 2018.

DEPARTMENT OF TRANSPORTATION (CALTRANS)

68. Comply with the letter from the Caltrans dated March 26, 2018.

DEVELOPMENT FEES AND CHARGES

69. This project is subject to the following fees and charges:

SEWER CONNECTION CHARGES	**FEE RATE**
a. Lateral Sewer Charge[1]	$0.10/sq. ft. (to 100' depth)
b. Oversize Charge[1]	$0.05/sq. ft. (to 100' depth)
c. Trunk Sewer Charge[2] Service Area: Grantland	$419/living unit
d. Wastewater Facilities Charge [3]	$2,119/living unit
e. House Branch Sewer Charge [2]	N/A
WATER CONNECTION CHARGES	**FEE RATE**
f. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s)

	established by the Master Fee Schedule.
g. Frontage Charge [1]	$6.50/lineal foot
h. Water Capacity Fee [1]	$4,246/living unit
CITYWIDE DEVELOPMENT IMPACT FEES	FEE RATE
i. Fire Facilities Impact Fee – Citywide [4]	$758/living unit
j. Park Facility Impact Fee – Citywide [4]	$2663/living unit
k. Quimby Parkland Dedication Fee [2]	$1153/living unit
l. Police Facilities Impact Fee – Citywide [4]	$586/living unit
m. Citywide Regional Street Impact Fee [3]	$7,617/adj. acre
n. New Growth Area Major Street Fee [3]	$20,968/adj. acre
o. Traffic Signal Charge [1]	$475 /living unit

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

DEPARTMENT OF PUBLIC WORKS

TO: Israel Trejo, Planner III
Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Engineering Division

DATE: March 14, 2018

SUBJECT: **Tract 6198** (APN: 505-050-12 & 13)7122 W. Shaw Ave. S/A (tract only) & 7222 W. Shaw Ave. located on the northwest corner of West Shaw and North Grantland Avenues. The Department of Public Works has reviewed the Tentative Tract Subdivision Map proposed by Yamabe & Horn Engineering, Inc.. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands.

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.

   The designated street tree for West Shaw Avenue is:

   Ginkgo biloba (varietal) **Maidnehair Tree**

   The designated street tree for North Grantland Avenue is:

   Ulmus sp. **Elm Tree**

   The designated street tree for the median island on Grantland is:

   Quercus lobata **Valley Oak**

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Planting and Utility Easement.

   a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.

   b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."

   c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering

Services. A street tree planting permit shall be required for all residential street tree planting.

d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.

e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.

2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.

A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer landscaping.

B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.

C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of the fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.

D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.

E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.

F. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.

2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.

3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23. The Public Works Department requires all proposed median islands to be constructed with 2 foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.

4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.

2. Outlots which are utilized for water well purposes will not be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

City of
FRESNO

DATE: September 26, 2017

TO: Israel Trejo, Development Services/Planning
Development and Resource Management Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6198 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: **7022 West Shaw Avenue**
APN: **505-050-12**

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

ATTENTION:

The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for processing to the Public Works Department, Traffic and Engineering Services Division **prior** to final map approval.

X	**CFD Annexation Request Package**	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov

The Community Facilities District annexation process takes from three to four months and SHALL be completed prior to final map approval. INCOMPLETE Community Facilities District ("CFD") Annexation Request submittals may cause delays to the annexation process and final map approval.

All applicable construction plans for this development shall be submitted to the appropriate City Department for review and approval **prior** to the CFD process.

a. Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.
b. **Proposed park amenities shall be reviewed and approved by the Building & Safety Services Division or as approved in writing by the City Engineer at time of submittal for the CFD process and prior to final map approval.**

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

Any change affecting the items in these conditions shall require a revision of this letter.

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility

of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

The following public improvements (Existing and Proposed) are eligible for Services by CFD No. 11 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without limitation, the median island (1/2, if fronting only one side of median), parkways, buffers, street entry medians and sides **(10' wide minimum landscaped areas allowed)** in **all Local and Major Streets.**

- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots, open spaces and trails.

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap (1/2, if fronting only one side of median), and street lights in **all Major Streets**.

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, and street entry and interior median island curbing and hardscape, street paving, street name signage and street lights in **all Local Streets**.

2. **The Property Owner may choose to do one or both of the following:**

   a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at http://www.fresno.gov, under the Public Works Department, Developer Doorway.

      - **Proceedings to annex the final map to CFD No. 11 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.

      - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing**.

      - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.

      - All areas not within the dedicated street rights-of-way approved for Services by CFD No. 11, including but not limited to outlots, trails and landscaped areas, shall be dedicated in fee to the City of Fresno, dedicated as a public easement for maintenance purposes or as approved by the Public Works Department City Engineer.

   b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690 or ann.lillie@fresno.gov

City of
FRESNO

FIRE DEPARTMENT

DATE: December 17, 2018

TO: Israel Trejo, Planner
Development Department/Current Planning

FROM: BYRON BEAGLES, Fire Prevention Engineer
Fire Department, Prevention Technical Services Division

SUBJECT: Annexation Application No. ANX-18-002, Plan Amendment Application No. A-18-001; Pre-zone Application No. R-18-002; Vesting Tentative Tract Map No. 6198/UGM

This is a 163 lot public street single family home subdivision with standard 36 foot wide streets in a 50' right of way.

The City of Fresno Fire Department operates its facilities under the guidance set by the National Fire Protection Association in NFPA 1710, the Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operation to the Public by Career Fire Departments. NFPA 1710 sets standards for turnout time, travel time, and total response time for fire and emergency medical incidents, as well as other standards for operation and fire service. The Fire Department has established the objectives set forth in NFPA 1710 as department objectives to ensure the public health, safety, and welfare.

This project is currently within the service area for Fire Station 18 as shown on Exhibit H of the staff report. The Fire Department has reviewed this project to determine if it can be adequately served by Fire Personnel and Facilities consistent with NFPA 1710 Objectives. Based upon the current level of calls for service, the anticipated annual increase of calls for service of 11.28%, and the location of the temporary Fire Station 18 at a site that is not centrally located within the service area, the Fire Chief has determined that this project cannot be adequately served by existing Fire Facilities and Personnel, consistent with NFPA 1710 Objectives. Specifically, a 4 minute response time to fire calls in the Fire Station 18 service area is met only 39.96% of the time. In addition, truck response time in the service area does not meet the 8 minute standard. Instead, truck response time averages 11 minutes and 6 seconds. Finally, 20.7% of service incidents within the Fire Station 18 Service Area are responded to by Personnel from Fire Station 16, thus increasing the burden on facilities and personnel to the adjacent area. In order to ensure the public health and safety, the following conditions are required for this project:

The Fire Department's conditions of approval include the following:

1. Subject to exception (a) set forth below, a Certificate of Occupancy for any building within the project footprint shall not be issued until construction of Permanent Fire Station 18 has commenced. Upon commencement of construction of Permanent Fire Station 18 and subject to the exception (b) set forth below, the Director may issue Certificates of Occupancy for any building within the project footprint provided that all conditions of approval and all applicable provisions of the Fresno Municipal Code have been satisfied. Upon written request of the applicant, the Director may issue Certificates of Occupancy for up to 10% of the dwelling units in an approved subdivision map or planned development after full funding for construction is secured but prior to commencement of construction.

   Exceptions to the above provision are as follows:

   a. If construction of Permanent Fire Station 18 has not commenced by August 1, 2019, an applicant or developer may submit a written request to the DARM Director seeking a determination of when Certificates of Occupancy may be issued for the subject project. The Director, in consultation with the City Manager, Public Works Director, and Fire Chief shall make a determination regarding issuance of Certificates of Occupancy. This determination may result in an amendment to project conditions depending upon the nature of the project and the circumstances at the time of the request.

   b. If the Director, in consultation with the City Manager, Public Works Director, and Fire Chief, determines following commencement of construction, construction of Permanent Fire Station 18 has ceased for six months or more, further Certificates of Occupancy shall not be issued until construction recommences or the cause of delay has otherwise been resolved.

2. Access is acceptable as shown. Any proposed phasing of construction will require that two points of emergency access within the tract be maintained.

3. Provide fire hydrants within the sub-division per Public Utilities standards for single family residential development (600 foot spacing, fire flow of 1500 gpm @ 20 psi residual pressure).

4. The fire hydrant system shall be in service before delivery of lumber on site unless otherwise approved with a temporary water supply for model home construction only in accordance with FFD Policies.

5. Permanent paving or approved all-weather fire access roads shall be in service during all phases of construction.

6. Pay the Fire Impact Fee consistent with the currently adopted Master Fee Schedule.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM

DATE: April 5, 2018

TO: ISRAEL TREJO, Planner III
Department of Development and Resource Management

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SOLID WASTE REQUIREMENTS FOR VESTING TENTATIVE TRACT MAP No. 6198, PLAN AMENDMENT APPLICATION No. A-18-001, REZONE APPLICATION No R-18-002 and ANNEXATION APPLICATION No. ANX-18-002.

General

Annexation No. ANX-18-002, Plan Amendment No. A-18-001, Rezone Application No. R-18-002 and Vesting Tentative Tract Map No. 6198 were filed by Yamabe and Horn Engineering, on behalf of Lennar Homes, and pertains to +/-26.92 acres of property located on the northwest corner of West Shaw and North Grantland Avenues; 7122 W. Shaw Ave. S/A (tract only) & 7222 W. Shaw Avenue, APN: 505-050-12 & 13. Annexation Application No. ANX-18-001 is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary. Plan Amendment Application No. A-18-001 is a request to amend the Fresno General Plan from the Community Commercial (+/-12.66 acres) and the Urban Neighborhood (+/-14.26acres) to the Medium Density Residential planned land use designation. Rezone Application No. R-18-002 is a request to prezone the property from Fresno County RR (Rural Residential) zone district to the City of Fresno RS-5 (Residential Single Family) zone district. Vesting Tentative Tract Map No. 6198 is a request to subdivide 26.05 acres of the subject property into a 163-lot single family residential conventional subdivision. The existing single-family residence located at 7222 W. Shaw Avenue (+/-0.87 acres) is not part of the proposed vesting tentative tract map but is part of the other applications. Zoning from RR to RS-5.

Solid Waste Requirements

- Tract Map 6198 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

City of
FRESNO

DATE: April 5, 2018

TO: Israel Trejo
Development and Resource Management Department

THROUGH: Andrew Benelli, PE, Assistant Director, City Engineer
Public Works Department, Traffic Engineering Operations and Planning Division

FROM: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic Engineering Operations and Planning Division

SUBJECT: Public Works Conditions of Approval
TT 6198, 7122 and 7222 West Shaw Avenue
Lennar Homes / Yamabe and Horn Engineering, Inc.

The Public Works Department, Traffic Engineering Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

Provide the following information prior to the acceptance of the final map submittal. This can result in additional conditions of approval.

1. Revise the Traffic Impact Study as directed by the City Traffic Engineer. Additional conditions of approval may be required.
2. Identify all easements on the map.
    a. Grantland Avenue: A 2' dedication for a pedestrian easement is required.
    b. Interior local streets: A 1'pedestrian easement is required on streets with driveway approaches.

General Conditions:

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of 160' offset measured from center line to center line.
3. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
4. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of

Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8681. Encroachment permits must be approved prior to issuance of building permits.

5. Street widening and transitions shall also include utility relocations and necessary dedications.
6. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
7. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight.

Frontage Improvement Requirements:

Public Streets:

Shaw Avenue: 2-lane Arterial (modified)

1. Dedication Requirements:
   a. Dedicate ***40-52'*** of property, from section line, for public street purposes, within the limits of this application, per Public Works modified Standard **P-52, P-69**. Mid-block: 12' from right of way to face of curb- 20' from curb to curb- 8' (1/2 median)* If dual left turns are required with the TIS, adjust the dedication to accommodate a 26' median. **37' minimum required for u-turns.**
   b. Dedicate a corner cuts for public street purposes at the intersections of Shaw and Grantland and Shaw and Annapolis.
   c. Relinquish direct access rights to Shaw Avenue from all lots within this subdivision.
2. Construction Requirements:
   a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a 6' residential sidewalk per Public Works Standard **P-52**.
   b. Construct **20'** of permanent paving within the limits of this subdivision.
   c. Construct an **80'** bus bay curb and gutter at the northwest corner of Shaw and Grantland to Public Works Standard **P-73**, complete with a 12' monolithic sidewalk.
   d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

Grantland Avenue: 4-lane Arterial

1. Dedication Requirements:
   a. Dedicate ***50-57'*** of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard **P-52 and P-69.** * If dual left turns are required with the TIS, adjust the dedication to accommodate a 26' median.
   b. Dedicate a **2'** Pedestrian Easement.
   c. Dedicate a corner cuts for public street purposes at the intersection of Grantland and Keats.
   d. Relinquish direct access rights to Grantland Avenue from all lots within this subdivision.
2. Construction Requirements:
   c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a **6'** residential sidewalk per Public Works Standard **P-52**.
   d. Construct **20'** of permanent paving within the limits of this subdivision.

e. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.

Interior Streets:

1. Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks are recommended to be a minimum of 18' from the back of walk or curb, whichever is greater.
4. Provide a **10'** visibility triangle at all driveways.
5. Design local streets with a minimum of 250' radius.
6. Local street lengths exceeding 800' and four way intersections may require traffic calming measures.
7. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**.

Specific Mitigation Requirements: This tract will generate **122 a.m. / 163 p.m.** peak hour trips based on a **163-lot single family residential subdivision**; therefore, a Traffic Impact Study (TIS) is required. Once the TIS is revised to the City Traffic Engineer's requirements, comply with the mitigation measures of the City Traffic Engineer. Additional conditions of approval may be required.

1. Relinquish direct vehicular access rights to the north property line of lot 103.
2. The intersection of :
    a. Shaw and Annapolis Avenues shall be designed with a full median opening to allow for left turns-in and left turns-out.
    b. Grantland and Keats Avenues shall be designed with a partial median opening to allow for right-in, right out and left-in turns only.
3. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are; constructed at ultimate locations, contained within the build out of the General Plan circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *General Plan*, *Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS improvements in the next update; upon the inclusion of the added infrastructure, the applicant shall agree to pay the newly calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects

within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

1. Modify the existing traffic signal at the intersection of Grantland and Shaw to the City of Fresno Standards. Engineered plans are required.

Fresno Major Street Impact (FMSI) Fee : This Map is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees.

Fresno Major Street Impact (FMSI) Requirements:

Shaw Avenue: Arterial (New Growth Area

1. Dedicate and construct (1) 12' westbound travel lane with a 5' shoulder (north side) and (1) 12' eastbound travel lane with a 5' shoulder (south side) along with and a raised concrete median island within the limits of this subdivision. Construct a raised concrete median with 250' left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55** MPH design speed.
2. Dedicate sufficient right-of-way and construct additional paving for westbound to eastbound U-turns at Annapolis Avenue per Public Works Standard **P-66**.

Grantland Avenue: Arterial (New Growth Area)

1. If permanent improvements are not existing, dedicate and construct (2) southbound 12' travel lanes, a 5' shoulder (on the west side) (1) 12' northbound travel lane, a 5' shoulder (on the east side) and a raised concrete median island within the limits of this subdivision. Construct a raised concrete median with 250' left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55** MPH design speed.
2. Dedicate sufficient right-of-way and construct additional paving for southbound to northbound U-turns at Shaw per Public Works Standard **P-66**.
3. Modify median, as needed.

Regional Transportation Mitigation Fee (RTMF): Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to certificate of occupancy.

City of FRESNO

PUBLIC WORKS DEPARTMENT

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

May 11, 2018

Israel Trejo, Planner III
Development and Resources Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) DATED MAY 2018 FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE NORTHWEST CORNER OF SHAW AND GRANTLAND AVENUES
TIS 18-003, T-6198, A-18-001, R-002

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Study (TIS) prepared by Yamabe & Horn Engineering, Inc. for the proposed residential development, "project", which plans to develop 164 single family dwelling units on the northwest corner of Shaw and Grantland Avenues. The approximately 26.92 acre site is designated Community Commercial (±12.66 acres) and Urban Neighborhood (±14.26 acres) and is currently vacant. The General Plan Amendment would change the designation to Medium Density Residential.

The TIS evaluated the impacts of the project by analyzing eleven (11) intersections in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the current General Plan use and proposed project as shown in the TIS:

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Current General Plan Designation								
Shopping Center (ITE Code 820)	30,000 SF	1,281	18	11	29	54	58	112
Apartments (ITE Code 220)	438 DU	2,912	45	179	224	177	95	272
Total		4,193	63	190	253	231	153	384
Proposed General Plan Designation								
Single Family Dwelling Units (ITE Code 210)	164 DU	1,561	31	92	123	104	60	164

Difference		**-2,632**	**-32**	**-98**	**-130**	**-127**	**-93**	**-220**

SF = square feet *DU = dwelling units*

Based on the analyses included in the TIS, the intersection of Shaw and Polk Avenues is currently operating below the TIZ III level of service (LOS) standard of LOS D. All other study intersections are currently operating above the City of Fresno TIZ III LOS D standard. The analysis included in the TIS show the following locations, by scenario and time period, are projected to operate below either the City of Fresno TIZ III LOS D standard or the Caltrans LOS C/D standard:

- Existing Plus Project
  - Hayes Avenue at Shaw Avenue – AM peak hour
  - Polk Avenue at Shaw Avenue – AM peak hour
- Near Term Plus Project
  - Hayes Avenue at Shaw Avenue – AM and PM peak hours
  - Polk Avenue at Shaw Avenue – AM peak hour
- Cumulative Year 2035 No Project
  - Grantland Avenue at Shaw Avenue – AM and PM peak hours
  - Polk Avenue at Shaw Avenue – PM peak hour
  - Grantland Avenue at Barstow Avenue – AM and PM peak hours
- Cumulative Year 2035 Plus Project
  - Grantland Avenue at Barstow Avenue – AM and PM peak hours

In addition, four and eight hour traffic signal warrants have been prepared by Traffic Operations and Planning staff at the intersection of Bryan and Shaw Avenues. The four and eight hour traffic signal warrants prepared by City staff showed the intersection meeting both warrants using existing traffic volumes.

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit. Based on the project information analyzed in the TIA, the TSMI fee would be calculated using the following unit rates:

   Single Family Residential - $475/dwelling unit

   The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional

Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.

3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.

4. The proposed project shall pay the $288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.

5. The proposed project shall install a traffic signal at the intersection of Bryan and Shaw Avenues within two (2) years of finalization of the subdivision agreement. This condition has also been placed on Tract 5493 is also conditioned with this traffic signal installation.

6. The proposed project shall make modifications to the traffic signal at the intersection of Grantland and Shaw Avenues to locate existing traffic signal equipment to the ultimate locations.

7. The proposed project shall lengthen the southbound left-turn pocket at the intersection of Grantland and Shaw Avenues from the existing 150 feet to a length of 250 feet.

8. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

9. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov .

Sincerely,

Jill Gormley, TE
City Traffic Engineer / Traffic Operations & Planning Manager
Public Works Department, Traffic Operations & Planning Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Brandon Broussard, Yamabe & Horn, Inc.

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM

DATE: April 5, 2018

TO: ISRAEL TREJO, Planner III
Department of Development and Resource Management

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT MAP No. 6198, PLAN AMENDMENT APPLICATION No. A-18-001, REZONE APPLICATION No R-18-002 and ANNEXATION APPLICATION No. ANX-18-002.

General

Annexation No. ANX-18-002, Plan Amendment No. A-18-001, Rezone Application No. R-18-002 and Vesting Tentative Tract Map No. 6198 were filed by Yamabe and Horn Engineering, on behalf of Lennar Homes, and pertains to +/-26.92 acres of property located on the northwest corner of West Shaw and North Grantland Avenues; 7122 W. Shaw Ave. S/A (tract only) & 7222 W. Shaw Avenue, APN: 505-050-12 & 13. Annexation Application No. ANX-18-001 is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary. Plan Amendment Application No. A-18-001 is a request to amend the Fresno General Plan from the Community Commercial (+/-12.66 acres) and the Urban Neighborhood (+/-14.26acres) to the Medium Density Residential planned land use designation. Rezone Application No. R-18-002 is a request to prezone the property from Fresno County RR (Rural Residential) zone district to the City of Fresno RS-5 (Residential Single Family) zone district. Vesting Tentative Tract Map No. 6198 is a request to subdivide 26.05 acres of the subject property into a 163-lot single family residential conventional subdivision. The existing single-family residence located at 7222 W. Shaw Avenue (+/-0.87 acres) is not part of the proposed vesting tentative tract map but is part of the other applications. Zoning from RR to RS-5.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 60-inch sewer trunk located in North Grantland Ave. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in West Shaw Avenue along the frontage of said project from

the existing 12-inch sewer stub out at the intersection of N. Grantland and W. Shaw Avenues.

2. Street easements and/or deeds shall be recorded prior to approval of improvement plans.

3. All underground utilities shall be installed prior to permanent street paving.

4. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.

5. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.

6. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.

7. Installation of sewer house branch(s) shall be required.

8. Street work permit is required for any work in the Right-of-Way.

9. On-site sanitary sewer facilities shall be private.

10. Abandon any existing on-site private septic systems.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Sewer Lateral Charge.

2. Sewer Oversize Area: 19.

3. Sewer Facility Charge (Residential Only)

4. Trunk Sewer Charge: Grantland

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM

DATE: April 27, 2018

TO: ISRAEL TREJO, Planner III
Department of Development and Resource Management

FROM: ROBERT A. DIAZ, Senior Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: REVISED WATER REQUIREMENTS FOR VESTING TENTATIVE VESTING TRACT T-6198, PLAN AMENDMENT A-18-001, ANNEXATION ANX-18-002 AND REZONE APPLICATION R-18-002

General

Annexation No. ANX-18-002, Plan Amendment No. A-18-001, Rezone Application No. R-18-002 and Vesting Tentative Tract Map No. 6198 were filed by Yamabe and Horn Engineering, on behalf of Lennar Homes, and pertains to +/-26.92 acres of property located on the northwest corner of West Shaw and North Grantland Avenues; 7122 W. Shaw Ave. S/A (tract only) & 7222 W. Shaw Avenue, APN: 505-050-12 & 13. Annexation Application No. ANX-18-001 is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary. Plan Amendment Application No. A-18-001 is a request to amend the Fresno General Plan from the Community Commercial (+/-12.66 acres) and the Urban Neighborhood (+/-14.26acres) to the Medium Density Residential planned land use designation. Rezone Application No. R-18-002 is a request to prezone the property from Fresno County RR (Rural Residential) zone district to the City of Fresno RS-5 (Residential Single Family) zone district. Vesting Tentative Tract Map No. 6198 is a request to subdivide 26.05 acres of the subject property into a 163-lot single family residential conventional subdivision. The existing single-family residence located at 7222 W. Shaw Avenue (+/-0.87 acres) is not part of the proposed vesting tentative tract map but is part of the other applications. Zoning from RR to RS-5.

Water Service

The nearest water mains to serve the proposed project are a 14-inch main located in West Shaw Avenue and a 14-inch main located in North Grantland Avenue. The following water improvements shall be required prior to providing City water service to the project:

1. Install a 16-inch water main (including installation of City fire hydrants) in West Shaw Avenue from North Bryan Avenue west across the project frontage.

2. Install a 16-inch water main (including installation of City fire hydrants) in North Grantland Avenue from West Shaw Avenue north across the project frontage, to the existing 14-inch water main.

3. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.

4. Installation of water service(s) & meter box(es) shall be required.

5. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

6. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.

7. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.

8. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

The water supply requirements for this project are as follows:

1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.

    a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.

    b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.

    c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is

properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.

2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 170.251
310. "EN"

April 9, 2018

Mr. Israel Trejo, Planning Analyst
City of Fresno, Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Trejo,

Annexation Application No. ANX-18-002
Annexation to the City of Fresno
Drainage Area "EN"

The proposed annexation boundary encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan does not exist for the annexation at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further requests its historic growth increment tax be applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Very truly yours,

Rick Lyons
Engineering Technician III

RL/lrl

c: Alan Hofmann, Fresno Metropolitan Flood Control District

k:\letters\annexation letters(lafco)\fresno\city of fresno anx-18-002(en)(rl).docx

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.45

PUBLIC AGENCY

ISRAEL TREJO
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOD
FRESNO, CA 93721

DEVELOPER

ALISON BAKER, LENNAR HOMES
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

PROJECT NO: **6198**

ADDRESS: **NWC SHAW AND GRANTLAND AVE.**

APN: **505-050-12**

SENT: 4/9/18

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EN	$313,652.00	NOR Review	$1,170.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$3,264.00	Amount to be submitted with first grading plan submittal
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
	Total Drainage Fee: $313,652.00	**Total Service Charge:**	**$4,434.00**	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/19 based on the site plan submitted to the District on 3/14/18 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR TRACT No. 6198

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Approval of this development shall be conditioned upon compliance with these District Requirements.

FR TRACT No. 6198

1. ___ **a.** Drainage from the site shall

   _X_ **b.** Grading and drainage patterns shall be as identified on Exhibit No. 1

   ___ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

   _X_ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.

   ___ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

   _X_ Grading Plan

   _X_ Street Plan

   _X_ Storm Drain Plan

   _X_ Water & Sewer Plan

   _X_ Final Map

   _X_ Drainage Report (to be submitted with tentative map)

   ___ Other

   ___ None Required

4. Availability of drainage facilities:

   ___ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).

   ___ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

   _X_ **c.** Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.

   ___ **d.** See Exhibit No. 2.

5. The proposed development:

   ___ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

   _X_ Does not appear to be located within a flood prone area.

6. ___ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FR TRACT No. 6198

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

   a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

   b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

   c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. X See Exhibit No. 2 for additional comments, recommendations and requirements.

Peter Sanchez
District Engineer

Rick Lyons
Project Engineer

CC:

ANDREA WEAVER, YAMABE & HORN ENGINEERING

2985 N. BURL AVE., SUITE 101

FRESNO, CA 93727

WIGGINS FAMILY TRUST

2699 W. LAKE VAN NESS CIRCLE

FRESNO, CA 93711

FR TRACT No. 6198

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. **FR TRACT 6198**

Name / Business **ALISON BAKER, LENNAR HOMES**

Project Address **NWC SHAW AND GRANTLAND AVE.**

Project APN(s) **505-050-12**

Project Acres (gross) **27.20**

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Description	Qty	Unit	Price	Amount

Estimated Construction Cost _____

Fee equals lesser of

$375.00 plus 3% of the estimated construction costs _____ Total ($300.00 gross per acre) **$8,160.00**

Amount Due _____

Storm Drain Facilities Cost Sheet

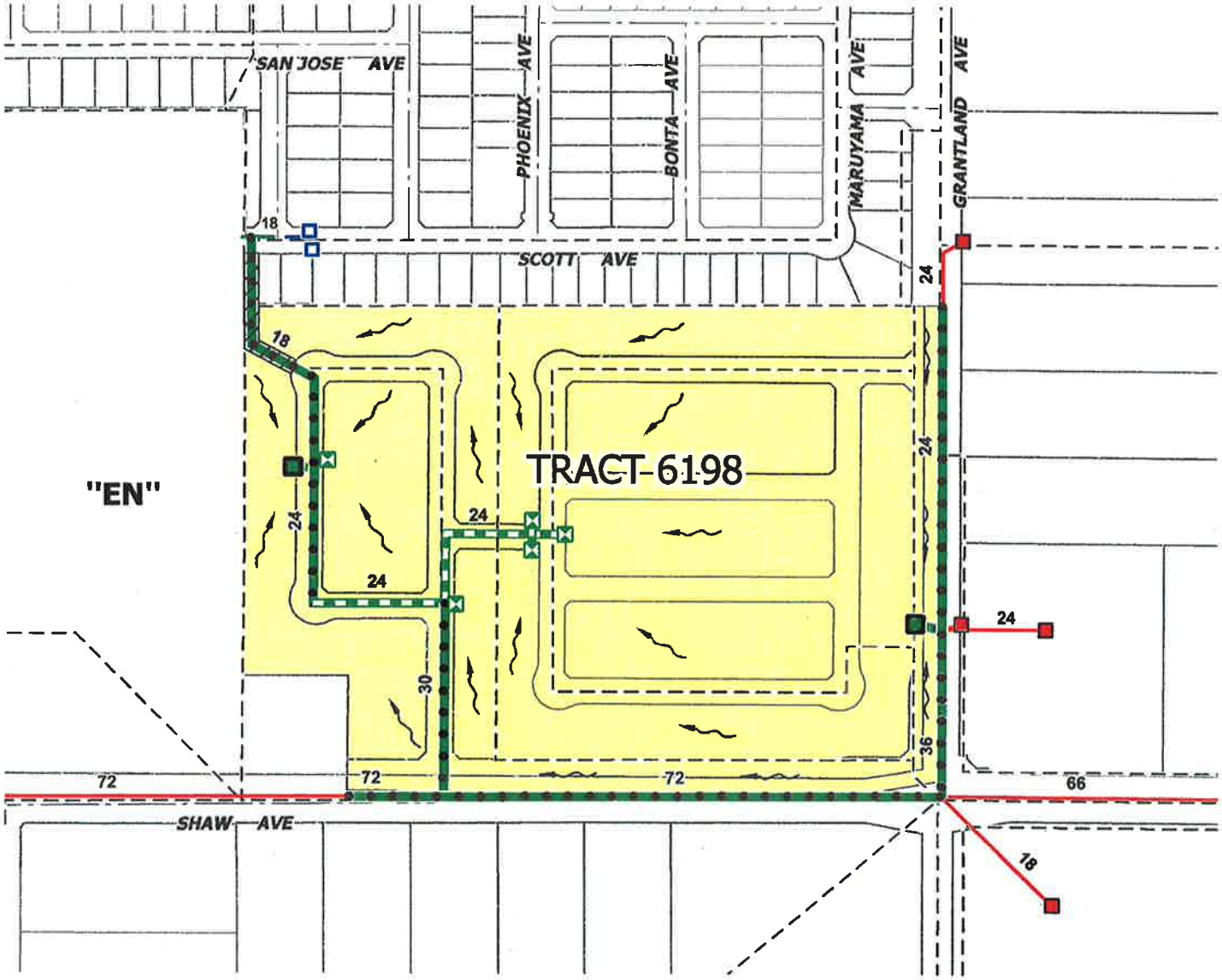
15" Concrete Pipes $72.00 LF
18" Concrete Pipes $76.00 LF
24" Concrete Pipes $85.00 LF
30" Concrete Pipes $101.00 LF
36" Concrete Pipes $120.00 LF
42" Concrete Pipes $139.00 LF
48" Concrete Pipes $163.00 LF
54" Concrete Pipes $198.00 LF
60" Concrete Pipes $233.00 LF
66" Concrete Pipes $275.00 LF
72" Concrete Pipes $317.00 LF
84" Concrete Pipes $354.00 LF
96" Concrete Pipes $384.00 LF
15" Jacked Pipes $555.00 LF
18" Jacked Pipes $608.00 LF
24" Jacked Pipes $687.00 LF
30" Jacked Pipes $766.00 LF
36" Jacked Pipes $846.00 LF
42" Jacked Pipes $898.00 LF
48" Jacked Pipes $951.00 LF
54" Jacked Pipes $1,031.00 LF
60" Jacked Pipes $1,110.00 LF
66" Jacked Pipes $1,216.00 LF
72" Jacked Pipes $1,374.00 LF
84" Jacked Pipes $1,533.00 LF
Manholes $4,000.00 EA
Inlets & Laterals $4,450.00 EA
Outfalls $11,000.00 EA
Canal Outfalls $15,000.00 EA
Basin Excavation $0.75 CY

IMPROVEMENTS ADJACENT TO BASIN

Fence, Pad, and Gate $20.00 LF
Mowstrip $18.00 LF
Arterial Paving $74.00 LF
Local Paving $48.00 LF
Curb and Gutter $25.00 LF
Sidewalk $50.00 LF
Sewer Line $21.00 LF
Water Line $24.00 LF
Street Lights $65.00 LF
Pump Station/Intake $400,000.00 EA

FR TRACT No. 6198

NOTE: THIS MAP IS SCHEMATIC. DISTANCES, AMOUNT OF CREDITABLE FACILITIES, AND LOCATION OF INLET BOUNDARIES ARE APPROXIMATE.



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
- 15' Wide Storm Drain Easement To Be Dedicated To District By Developer
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Inlet Boundary
- Direction Of Drainage

1 " = 300 '

TRACT 6198

DRAINAGE AREA "EN"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: keithr
Date: 4/4/2018
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6198.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

The developer shall dedicate a fifteen-foot (15') wide storm drain easement as shown on Exhibit No. 1 as a condition of the final map. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

Development No. Tract 6198

County of Fresno

DEPARTMENT OF PUBLIC HEALTH
David Pomaville, Director
Dr. Ken Bird, Health Officer

March 21, 2018

LU0019382
2602

Israel Trejo
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Trejo:

PROJECT NUMBERS: **ANX-18-002, R-18-002, A-18-001, TT-6198**

Annexation No. ANX-18-002, Plan Amendment No. A-18-001, Rezone Application No. R-18-002 and Vesting Tentative Tract Map No. 6198 were filed by Yamabe and Horn Engineering, on behalf of Lennar Homes, and pertain to ± 26.92 acres of property located on the northwest corner of West Shaw and North Grantland Avenues. **Annexation Application No. ANX-18-001** is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary. **Plan Amendment No. A-18-001** is a request to amend the Fresno General Plan from the Community Commercial (± 12.66 acres) and the Urban Neighborhood (± 14.26 acres) to the Medium Density Residential planned land use designation. **Rezone Application No. R-18-002** is a request to prezone the property from Fresno County RR (*Rural Residential*) zone district to the City of Fresno RS-5 (*Residential Single Family*) zone district. **Vesting Tentative Tract Map No. 6198** is a request to subdivide 26.05 acres of the subject property into a 163-lot single family residential conventional subdivision. The existing single-family residence located at 7222 W. Shaw Avenue (± 0.87acres) is not part of the proposed vesting tentative tract map but is part of the other applications.

APN: 505-050-12 & -13 **ZONING: From RR to RS-5**
SITE ADDRESS: 7122 W. Shaw Ave. S/A (tract only) & 7222 W. Shaw Ave

Recommended Conditions of Approval:

- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.

- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Fresno General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.

- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

  Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Environmental Health Division, ou=Fresno County Department of Public Health, email=ktsuda@co.fresno.ca.us, c=US
Date: 2018.03.21 14:18:08 -07'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II (559) 600-3271

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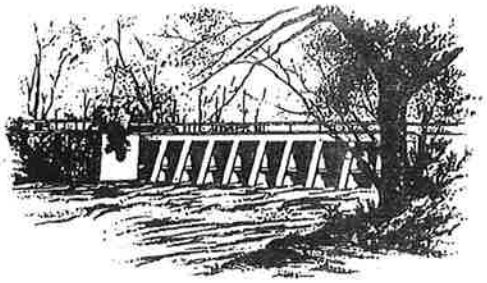
cc: Steven Rhodes- Environmental Health Division (CT 42.07)
Andrea Weaver- Consultant (aweaver@yhmail.com)
Wiggins Family Trust- Owners (he.wiggins@comcast.net)



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

March 29, 2018

Israel Trejo
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Tract Map No. 6198, Annexation No. ANX-18-002, Plan Amendment No. A-18-001, Rezone Application No. R-18-002
N/W Shaw and Grantland avenues

Dear Mr. Trejo:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. 6198, Annexation No. ANX-18-002, Plan Amendment No. A-18-001, Rezone Application No. R-18-002 for which the applicant proposes an annexation into the City of Fresno, Amend the City of Fresno General Plan from the Community Commercial and Urban Neighborhood to the Medium Density Residential planned land use. Prezone the property from Fresno County RR (Rural Residential) Zone District to the City of Fresno RS-5 (Residential Single Family) Zone District and subdivide 26.05 acres into a 163 lot single family residential conventional subdivision with a .08 remainder, APNs: 505-050-12 and 13. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property as shown on the attached FID exhibit map.

2. For informational purposes, FID's Herndon No. 39 Canal runs northwesterly, crosses Grantland Avenue approximately 1,500 feet northeast of the subject property, continue westerly along the south side of Barstow Avenue, and crosses Garfield Avenue approximately 2,000 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Grantland Avenue, Barstow Avenue, Garfield Avenue, or in the vicinity of this canal, FID requires it review and approve all plans.

3. For informational purposes, FID's Epstein No. 48 runs northwesterly and crosses Barstow Avenue approximately 2,500 feet northeast of the subject property, as shown on the attached FID exhibit map. Should this project include any street

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

and/or utility improvements along Barstow Avenue or in the vicinity of the canal, FID requires it review and approve all plans.

4. For informational purposes, FID's Silvia No. 47 runs southwesterly, crosses Bryan Avenue approximately 3,100 feet southeast of the subject property, continue westerly along the north side of Acacia Avenue, and crosses Grantland Avenue approximately 2,500 feet southeast of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Bryan Avenue, Grantland Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

5. For informational purposes a privately owned pipeline known as the Bishop No. 462 runs northwesterly and crosses Grantland Avenue approximately 500 feet southeast of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private pipeline. FID's records indicate this line is active and will need to be treated as such. FID can supply a list of known users upon request.

6. For informational purposes a privately owned pipeline known as the West Acres No. 531 runs northwesterly and crosses Grantland Avenue approximately 700 feet northeast of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private pipeline. FID's records indicate this line is active and will need to be treated as such. It should be noted that an unknown portion of this line may have been abandoned and is no longer in use. FID's records are inconclusive and the Applicant/Developer should contact the owners of this line to verify if active or abandoned. FID can supply the City with a list of known users upon request.

7. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically agricultural land and a significant portion of its water supply was imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water and recycled water, if available, in order to preclude increasing the area's existing groundwater overdraft problem.

8. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area

is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

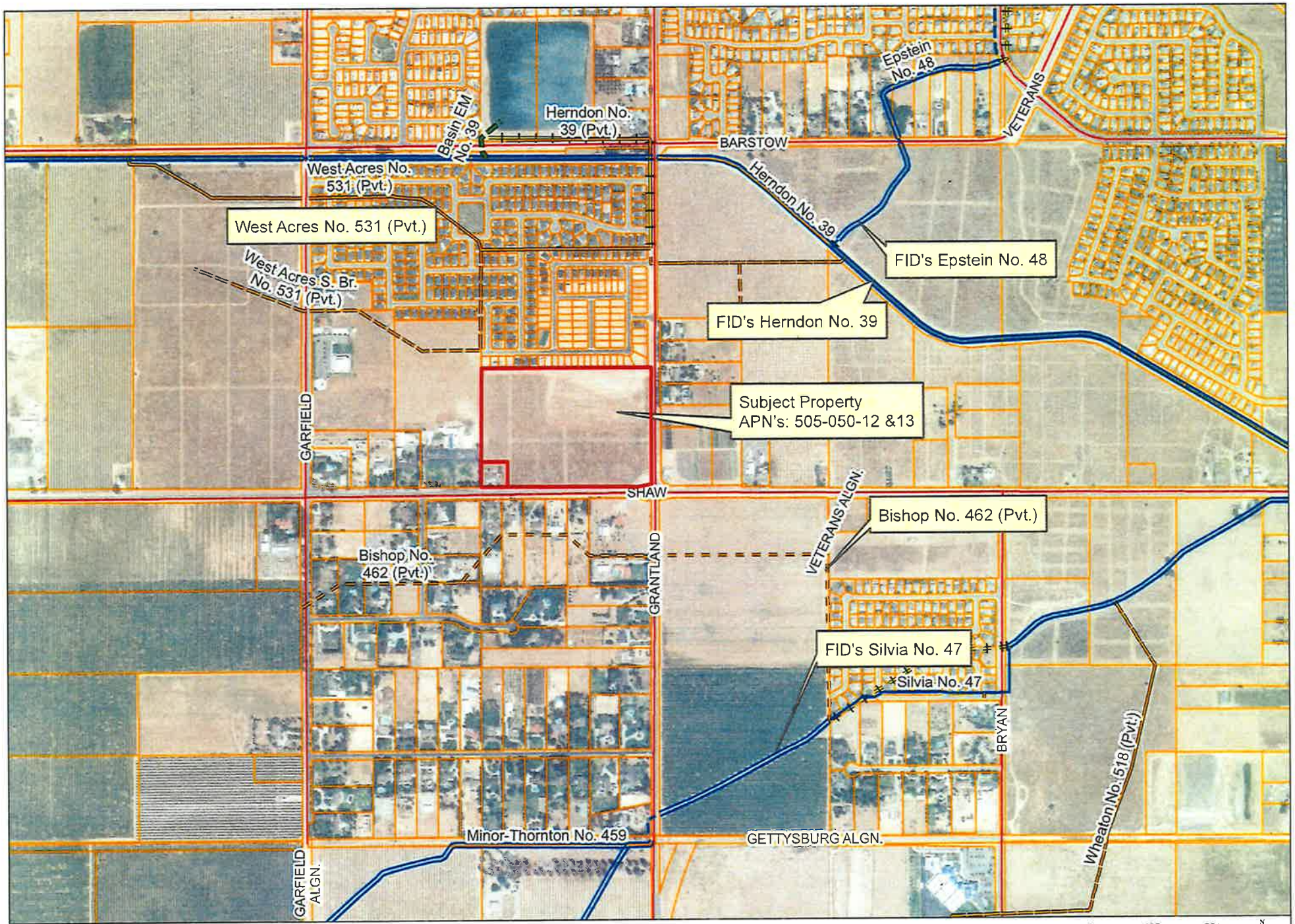
9. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno and FID service area. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek\River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

0 465 930 Feet

1 inch = 920.42 feet

Date Saved: 03/21/2018 8:59:45 AM

Path: C:\Users\jlandrith\Desktop\Master_AG10_14

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

March 29, 2018

Isreal Trejo
City of Fresno
Development and Resource Management Dept.
2600 Fresno St., Third Floor
Fresno, CA 93721

Re: 7122 W. Shaw Ave, Fresno

Dear Isreal Trejo:

Thank you for giving us the opportunity to review your plans. The proposed 7122 W. Shaw Ave dated March 13, 2018 is within the same vicinity of PG&E existing operating facilities that serve this property. PG&E has electric distribution lines in proximity of your project zone. This would require contacting Underground Service Alerts (USA) for identification prior to construction. Please note that although there are currently PG&E facilities on the property, new or modifications might be necessary to serve the new building. Please contact PG&E's Service Planning department for any modification or additional services you may require.

https://www.pge.com/cco/

If you have any questions regarding our response, please contact me at katy.ormand@pge.com or by the phone number listed below.

Sincerely,

Katy Ormand
Land Management
(925) 328-6220

DEPARTMENT OF TRANSPORTATION
DISTRICT 6
1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 488-7307
FAX (559) 488-4088
TTY 711
www.dot.ca.gov

Making Conservation a California way of life.

March 26, 2018

FRE-99-29.669
ANX-18-002, GPA-18-001, R-18-002, TM 6198
Lennar Homes

Israel Trejo
Development Services/Planning
City of Fresno
2600 Fresno Street
Fresno, California 93721

Dear Mr. Trejo:

Thank you for including the California Department of Transportation (Caltrans) in the subdivision review process for the project referenced above. Caltrans' objective is to work in coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network. This project is located in northwest Fresno at the intersection of West Shaw Avenue and North Grantland Avenue, near State Route (SR) 99. With respect to the State's smart mobility goals of supporting vibrant economy and thriving communities by offering an efficient and safe transportation system, the following comments are provided:

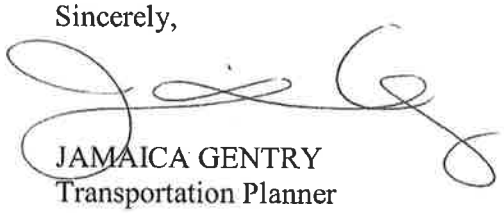
Currently, traffic around the project area is frequently congested. It is apparent that continued development in northwest Fresno will contribute to further congestion. This project is estimated to generate peak hour traffic volumes in excess of 100 vehicle trips based on its size. The traffic generated plus the required amendment to the General Plan indicates the project should prepare a site access, circulation, and traffic study as part of the project proposal. Shaw Avenue is of particular concern in the project area since mitigation such as increasing capacity by widening Shaw or expanding the interchange at Shaw and SR 99 would require great expense. One mitigating factor to consider is the project's proximity to a proposed Bus Rapid Transit (BRT) route. Traffic congestion may be partially alleviated through BRT adoption—if also supported by extension of the active transportation network into the project area. Caltrans recommends the developer incorporate trails leading from the interior of the subdivision to exterior sidewalks to make non-vehicular travel easy and convenient. Other considerations may include: accompanying street lighting, space for secure bike storage—especially near transit stops—drought tolerant landscaping that incorporates shade elements, and bicycle/pedestrian priority in street operations.

The project proposes to amend the City of Fresno General Plan, changing land currently zoned Community Commercial to Medium-density Residential in an area that is notably lacking in business and commercial developments. The City has acknowledged that attracting affordable grocers and other retail to a plan area is essential to establishing a vibrant community while simultaneously improving traffic conditions. Caltrans agrees that absent commercial

development, residents of west Fresno will have need to travel across or on the SHS to meet their basic needs for food, employment and healthcare, as well as for recreational purposes, exacerbating congestion. The General Plan supports the mission of business development in northwest Fresno by allowing for mixed-use development along the Shaw Avenue corridor terminating at Grantland Avenue. Also, small commercial zones are peppered around the northwest area. Providing access to amenities within 3 miles of residential land uses tends to reduce Vehicle Miles Traveled (VMT), in turn reducing Greenhouse Gas (GHG) emissions and improving air quality, relieving traffic congestion, and promotes the viability of active modes of transportation (e.g. walking, biking). So, it is recommended that commercial/mixed-use zoning be preserved in northwest Fresno, if not expanded.

These recommendations are intended to increase the likelihood residents will use and benefit from a multi-modal transportation network—improving their health, safety and quality of life. Please, continue to involve Caltrans as you cultivate northwest Fresno. We look forward to partnering with you to create a safe, sustainable, integrated and efficient transportation system. Questions about these comments can be directed to me at (559) 488-7307.

Sincerely,



JAMAICA GENTRY
Transportation Planner
Transportation Planning - North