

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**DRAFT CONDITIONS OF APPROVAL
MARCH 06, 2019**

VESTING TENTATIVE TRACT MAP No. 6195/UGM

**LOCATED ON THE WEST SIDE OF NORTH THIELE AVENUE; NORTH OF WEST SPRUCE
AVENUE.**

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative 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. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun (please see section related to Development Fees and Charges included herein below for further information).

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments shall be completed with development.

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. Prior to final map approval, the owner of the subject property shall execute a modified "Right to Farm" covenant with the City of Fresno. Said covenant is to run with the land and shall acknowledge and agree that the subject property is located in proximity to the Fresno County Horse Park, a legal non-conforming Large-Scale Entertainment and Recreation Use involving equestrian park operations that include stables and the keeping and riding of horses, and that the residents of the subject property should be prepared to accept the inconveniences and discomfort associated with normal activities associated with the existing use. The "Right to Farm" covenant shall be recorded prior to or concurrent with the recording of any Final Map of Vesting Tentative Tract No. 6195/UGM. The covenant is required to acknowledge and agree that: (1) The subject property is on or near property utilized for a private recreational sports facility with horse riding courses and stables for the keeping of horses; (2) Events, activities and operations will occur in association with such use that may generate odors, dust, flies and/or noise; and, (3) The future residents of the subject property should be prepared to accept the inconveniences and discomfort associated with such activities and operations.
2. The subdivider shall comply with San Joaquin Valley Air Pollution Control District Rule 9510. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District and to pay any applicable off-site mitigation fees.
3. The subdivider shall comply with Regulation VIII and Rule 8060 of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
4. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005; and, Ordinance No. 2016-57 adopted by the Fresno City Council on December 15, 2016.
5. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department, Development Services (Planning) Division 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.

6. 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.
7. 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.
8. 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.
9. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Chapter 15, Part IV: "Land Divisions;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
10. The subdivider 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 tentative maps.
11. 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.

12. 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.

GENERAL INFORMATION

13. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the respective school district, in which the subject property is located, in accordance with the school district's adopted schedule of fees.
14. 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.
15. 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," any multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of FMC Chapter 15, Part IV: "Land Divisions," including but not limited to Article 36, "Final Maps."
16. 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 FMC.
17. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.

18. 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.
19. 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.
20. 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.

MITIGATION MONITORING REQUIREMENTS

21. Development of the subject property shall be subject to implementation of all applicable mitigation measures, fees, and timelines included within the Initial Study and Mitigated Negative Declaration prepared for Environmental Assessment No. P18-00579 dated February 19, 2019.
 - a) The Mitigated Negative Declaration prepared for the proposed project is tiered off of the Fresno General Plan Master Environmental Impact Report (MEIR SCH No. 2012111015). Development of the subject property shall be subject to implementation of all applicable mitigation measures included within the MEIR for subsequent projects; included herein by reference.

ZONING & PROPERTY DEVELOPMENT STANDARDS

22. Upon conditional approval of Vesting Tentative Tract Map No. 6195/UGM, the subdivider may prepare a Final Map in accordance with the approved tentative map; and, the following:
 - a) Approval of Vesting Tentative Tract Map No. 6195/UGM is contingent upon City Council approval of Plan Amendment and Rezone Application No. P18-00579.
23. Development of the subject property shall comply with all development standards of the RS-5 (Residential, Single-Family) zone district; Article 41 (Subdivision Design Standards); and, all applicable requirements of the Fresno Municipal Code.
24. Development of the subject property shall comply with all development standards and requirements of the Bluff Protection (BL) Overlay District included within Chapter 15, Article 16 of the Fresno Municipal Code; including but not limited to:
 - a) Bluff setback requirements;
 - b) Lighting and Illumination requirements;
 - c) Design and Orientation requirements for structures, walls and fences; and,
 - d) Colors and materials standards;
 - e) Drainage Standards; and,
 - f) Preparation of a Soils Investigation and Evaluation

25. Relinquish direct vehicular access rights to the easterly property line of Lots 47, 48 & 89 of Vesting Tentative Tract Map No. 6195/UGM, along the North Thiele Avenue street frontage.
26. The subdivider shall comply with all provisions and requirements contained within Article 62, Chapter 15 of the Fresno Municipal Code related to Street Names and Addressing. The following street name changes shall be made to Vesting Tentative Tract Map No. 6195/UGM; and, shall be reflected on the Final Map(s):

FROM:	TO:
North Phoenix Avenue	North Sycamore Avenue
North Grantland Avenue	North Caspian Avenue

- NOTE: For purposes of these conditions of approval or mitigation measures for the proposed project, any reference to the former street name shall be applicable to the latter street name to which the street name shall be changed.

Landscaping, Open Space and Walls

27. Proposed Outlot(s) "A" of Vested Tentative Tract Map No. 6195/UGM shall be dedicated for bicycle, pedestrian, and landscape (trail) purposes in accordance with the adopted Active Transportation Plan and Figure MT-2: Paths and Trails of the Fresno General Plan and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
 - a) If any portion of the subject property or underlying fee title is determined to be located below the ordinary low water mark of the San Joaquin River then such area will be required to be dedicated to an appropriate agency (City, State, or public trust) to be retained in its natural state and preserved as open space.
28. Proposed Outlot(s) "B" of Vesting Tentative Tract map No 6195/UGM shall be dedicated ponding, public/common open space and emergency vehicle access purposes and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

29. Proposed Outlot(s) "C" of Vesting Tentative Tract Map No. 6195/UGM shall be dedicated for public/common open space, parking and trail access purposes and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
- a) Construct a 6-foot high solid masonry sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 & 15-2018 of the FMC, shall be constructed along the west property line of Outlot C which abuts Lot 1 of Vesting Tentative Tract Map No. 6195/UGM).
- b) Outlot C shall be improved in accordance with the following conditions:
- i) Trees exceeding 15 feet in height at maturity will be prohibited within 50 of the bluff edge.
 - ii) Irrigation systems shall be installed to adequately maintain landscaping if/where installed.
 - iii) The site shall be graded away from the bluffs and proper erosion control measures instituted.
 - iv) The site shall contain a trash receptacle.
 - v) Lighting on the Outlot shall be limited to low, pedestrian-level or hooded light standards for safety.
30. The extent to which dedication of a proposed Outlot(s) shall satisfy the subdivider/developer's requirement to dedicate open space, or extent to which the subdivider/developer may be eligible to receive Park Impact fee credits (Quimby) for a portion of lands dedicated for public open space will be based upon a reasonable relationship to the use of the park and recreation facilities by the future inhabitants of the subdivision (Map Act Section 66477); and, will be required to be determined by the City of Fresno and subdivider in the form of a Reimbursement Agreement executed in accordance with the provisions of the Fresno Municipal Code. Trail rights-of-way and trail improvements are not eligible for Park Impact Fee credits or reimbursements.
31. The subdivider shall provide a minimum 10-foot wide landscape easement (and irrigation system) along the easterly property lines of all lots with frontage on North Thiele Avenue (i.e., Lots 47, 48 & 89 of Vesting Tentative Tract Map No. 6195/UGM).
- a) Construct a 6-foot high solid masonry sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 &

- 15-2018 of the FMC behind the required 10-foot wide landscape easement along the easterly property lines of all lots with frontage on North Thiele Avenue (i.e., Lots 47, 48 & 89 of Vesting Tentative Tract Map No. 6195/UGM).
32. Provide a landscape strip (and irrigation system) at the end of interior blocks (i.e., Lots 68 & 69 of Vesting Tentative Tract Map No. 6195/UGM), in accordance with Section 15-4105-G-2-b of the FMC; and the following:
- a) A minimum landscape strip of five feet and irrigation system is required along the street side yard of the respective corner lots; unless a minimum four-foot wide park strip is provided between the curb and sidewalk.
 - i) The landscape strip/buffer shall be located adjacent to the “sidewalk pattern” within the adjacent public street rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies.
 - b) A minimum 6-foot high masonry wall (at finished grade of proposed site) pursuant to the solid wall shall be placed at the rear of the required landscape strips in accordance with the requirements of Section 15-2006 & 15-2018 of the FMC; with the following exceptions:
 - i) An opening in the masonry wall may be permitted to provide a gate for access if approved by the Public Works Director.
33. In accordance with Section 15-2008 of the Fresno Municipal Code, a 6-foot high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district.
- a) Construct a 6-foot high solid masonry sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 & 15-2018 of the FMC along the southerly and westerly boundaries of the tentative map.
34. Landscaping, which is compliant with the City of Fresno “Anti-Graffiti Landscaped Buffer Development and Planting Standards,” shall be required at all interior end-blocks and adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

35. The subdivider is required to provide street trees on all street frontages per Fresno Municipal Code standards and is responsible for the dedication of public planting and buffer landscape easements as determined by the Development and Resource Management and Public Works Departments.
 - a) Street trees shall be planted at the minimum rate of one tree for each 40 feet of street frontage; or, one tree per home (whichever is greater) by the developer.
 - i) The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 15-2309.
 - NOTE: Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or California Plumbing Code as may be amended.
36. Provide a corner cut-off area at all intersections, driveways and alleys where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.
 - a) Street Intersections. Vegetation and/or structures, flagpoles, signs, fences or walls may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curb exists) and a line joining points on these curb lines at a distance of 30 feet along both lines from their intersection.
 - i) Trees that are located within the sight distance triangle shall have a clearance of eight feet high minimum between the lowest portion of the canopy and the sidewalk and street.
 - b) Driveways and Alleys. Visibility of a driveway crossing a street lot line shall not be blocked above a height of three feet by vegetation or structures for a depth of 12 feet as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 feet. Street trees shall be pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.
37. When the grading plan establishes a top of slope beyond the required landscape strip/easement noted and the construction of the required wall(s) 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.

38. All proposed/required landscaped easements/buffers, open space areas, pedestrian connections, entryways, pathways and/or private on-site landscaping for street tree purposes shall be improved in accordance with landscape improvement plans, which are to be submitted to the Development and Resource Management and Public Works Departments for review and approval prior to Final Map approval.

- NOTE: Lighting and fence/wall details for any proposed/required open spaces areas or pedestrian connections shall be provided with the submittal of the landscape improvement plans.

- a) Any proposed improvements within Pacific Gas & Electric (PG&E) or Fresno Irrigation District (FID) easement areas will require approval by the respective service provider/district agency prior to approval or acceptance by the City of Fresno.

- i) Easement Encroachment Applications and/or Agreements will be required as dictated by the respective service provider/district agency and will be required to be executed prior to issuance of permits for improvements.

39. Maintenance of any/all required landscape easements, strips and/or proposed Outlots within the boundary of Vesting Tentative Tract Map No. 6195/UGM shall be provided pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

40. Comply with all street tree, buffer landscaping, median island, outlot, and trail requirements included within the attached memorandum from the Department of Public Works, Street Maintenance Division dated September 13, 2017.

STREETS AND RIGHTS-OF-WAY

41. 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.

42. The subdivider 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 4-foot minimum unobstructed path requirement.

43. Comply with all of the requirements included within the attached Public Works Department, Traffic Engineering Operations and Planning Services Division memorandum dated June 14, 2018; and, Traffic Engineering Manager memorandum dated July 03, 2018.

SANITARY SEWER SERVICE

44. Comply with all of the requirements included within the attached Department of Public Utilities (DPU), Planning and Engineering Division (Sanitary Sewer) memorandum dated June 19, 2018.

WATER SERVICE

45. Comply with all of the requirements included within the attached Department of Public Utilities (DPU), Water Division memorandum dated June 06, 2018.

SOLID WASTE SERVICE

46. Comply with all of the requirements included within the attached Department of Public Utilities (DPU), Solid Waste Management Division memorandum dated June 19, 2018.

FIRE SERVICE

Fire service is available to the proposed tract subject to the following requirements:

47. Comply with all of the requirements included within the attached Fresno Fire Department memorandum dated September 27, 2017; and, the attached Fire Station 18 Service Area requirements dated January 18, 2019.

FLOOD CONTROL AND DRAINAGE

48. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which

may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's memorandums to the Development and Resource Management Department dated June 20, 2018.

- a) Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to final map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational, and fencing shall conform to City of Fresno Public Works Standard No. P-98. The Fresno Mosquito and Abatement District shall be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-97 for temporary on-site ponding basins, and a copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004. Maintenance of temporary ponding basins shall be by the Subdivider until permanent service for the entire subdivision is provided unless such facilities, if proposed, are required to be annexed into the Community Facilities District by the Public Works Department prior to Final Map recordation.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

49. Comply with all of the requirements included within the attached County of Fresno, Department of Public Health memorandum dated June 04, 2018.

FRESNO IRRIGATION DISTRICT (FID)

50. Comply with all requirements included within the attached memorandum from the Fresno Irrigation District dated June 12, 2018.

PACIFIC GAS AND ELECTRIC COMPANY (PG&E)

51. Comply with all requirements included within the attached memorandum from the Pacific Gas and Electric Company dated June 22, 2018.
 - a) No building or other structures including the footprint and/or eave of any buildings, swimming pools, wells or similar structures will be permitted in Pacific Gas and Electric Company (PG&E) transmission line easement areas.

RIGHT-OF-WAY ACQUISITION

52. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
53. 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.
54. 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.
55. 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.
56. The subdivider 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.

MAINTENANCE OBLIGATIONS

The long term maintenance of all the items listed below is ultimately the responsibility of the owner/developer:

57. With the exception of those areas which may be eligible for inclusion within the Community Facilities District (CFD) as referenced herein below, obligations for retention and maintenance of required end-block landscaped areas or strips for all corner lots shall be the responsibility of the respective property owner(s) on which the landscaped area is located.
 - a) Execute a covenant for all properties for which retention and maintenance of an end-block landscaped area or strip on a corner lot, in accordance with

Section 15-4105-G-2-b of the FMC, is the responsibility of the respective property owner prior to recordation of a Final Map.

- NOTE: The covenant shall disclose and acknowledge all responsibilities associated with these conditions of approval to prospective buyers when individual lots are sold and identify terms, as appropriate, to assure compliance. The covenant shall be prepared in a form approved by the City of Fresno.
58. Comply with all the requirements included within the attached Department of Public Works, Traffic Operations and Planning Division memorandum regarding Conditions for Maintenance Requirements dated June 18, 2018; and, the following:
59. If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.
- NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.
- a) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
- NOTE: 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 that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.
- b) Proceedings to place the Final Map into a CFD shall not commence until the Final Map, Landscape and Street Construction Plans are considered to be technically correct.

c) If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she 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 developer/subdivider 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.

60. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to Article 40 of Chapter 15 of the Fresno Municipal Code. The Declaration of Covenants, Conditions, and Restrictions (CC&R's) described herein, shall among other things, specify level of effort, frequency, and inspection of maintenance responsibilities, name the City as a third party beneficiary for those provisions, and be subject to approval by the Director of Public Works and the City Attorney's Office. Any amendment to the above provisions or any other provision specifying any right of the City shall require the prior written consent of the City.

- NOTE: Should the owner/developer elect to establish a Home Owners' Association to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.

b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review 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 Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

- a. Applicable Flood Fees as determined by the Fresno Metropolitan Flood Control District.

(Reference Fresno Metropolitan Flood Control District requirements included herein above and notes below for further information)

<i>SEWER CONNECTION CHARGES</i>	<i>FEE RATE</i>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Grantland	\$419/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. House Branch Sewer Charge [2]	N/A

<i>WATER CONNECTION CHARGES</i>	<i>FEE RATE</i>
g. 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.
h. Frontage Charge [1]	\$6.50/lineal foot
i. Water Capacity Fee [1]	\$4,365/living unit*

* Fee based on meter(s) sizes specified by owner; fee for Water Capacity established by the Master Fee Schedule.

CITYWIDE DEVELOPMENT IMPACT FEES *FEE RATE*

j. Fire Facilities Impact Fee – Citywide [4]	\$779/living unit
k. Park Facility Impact Fee – Citywide [4]	\$2738/living unit
l. Quimby Parkland Dedication Fee [2]	\$1185/living unit
m. Police Facilities Impact Fee – Citywide [4]	\$602/living unit
n. Citywide Regional Street Fee [3]	\$7,830/adj. acre
o. New Growth Area Major Street Fee [3]	\$21,555/adj. acre
p. Traffic Signal Charge [1]	\$488.00/living unit

Notes:

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Please see the attached memorandum from the Fresno Metropolitan Flood Control District (FMFCD) for further information regarding considerations which may affect the fee obligation(s) or the timing or form of fee payment.

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 requirement to pay this fee is currently suspended by Fresno County. However, payment of this fee may be required if the fee has been reinstated at the time of issuance of building permits on the subject property.)

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.

* Living Unit Equivalents are calculated by multiplying the number of Net Acres by 5.8 Living Unit Equivalents for commercial or 3.0 Living Unit Equivalents for industrial to arrive at the total number of Living Unit Equivalents.

**Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

[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: Ricky Caperton, Planner III
DARM, Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Public Works, Street Maintenance Division

DATE: September 13, 2017

SUBJECT: **Tract 6195; 7309 North Thiele Avenue** (APN: 504-050-02; 504-130-17) located on the west side of North Thiele Avenue and the south of the SanJoaquin River. 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 and AB 1881.
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' Public 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.

- g. There are approximately 490 lineal feet of street frontage along N. Thiele Ave. resulting in the requirement of eight (8) street trees.

The designated street tree for N. Thiele Ave. is:

Koelreuteria paniculata

Goldenrain Tree

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 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.

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.

3. 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.

TRAIL REQUIREMENTS


1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.
2. Please match the landscaping on the trail to the east of this project.



DATE: June 14, 2018

TO: Andreina Aguilar
Development and Resource Management Department

THROUGH: Andrew Benelli, PE, Assistant Director, City Engineer *agb*
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 6195, 7308 North Thiele Avenue
APN: 504-130-12 and 504-050-02
Century Communities / Precision Civil Engineering

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. Provide additional information in Detail "A". Examples: drive approach, parking lot details, signage, utilities, transformer, etc. No obstructions greater than 6" are allowed within 3' of where the front of a car overhangs and 5' where the rear of a car overhangs. See parking manual.
2. Identify all line types not provided in the legend. Examples: See lot 27 and 28.
3. Verify property line dimensions and map boundary. Provide a plot of the legal description. Redesign may be required with additional conditions of approval.
4. Thiele Avenue: The map does not match record information. Revise the North Thiele Avenue cross section to match the east side. From face of curb to street r/w: 5 ½' - 4' sidewalk - ½'.
5. Outlot B: See Fire Departments comments. Identify improvements.
6. Identify the 3 required Emergency Vehicle access approaches per Fire Department's comments. Identify and provide pedestrian easements, where needed.
7. Outlot A: To be dedicated for Bike, Pedestrian and Landscape purposes.

General Conditions:

1. Identify all easements on the map.
 - a. 50' Local Streets: A 1' pedestrian easement is required on streets with driveway approaches.
2. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
3. Outlots:
 - a. 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 and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.

Frontage Improvement Requirements:

Public Streets:

Thiele Avenue: Local

1. Dedication and Vacation Requirements:
 - a. Where not existing, dedicate 30' of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**. (5 ½' - 4' - ½' measured from face of curb to street right of way)
 - b. Vacate excessive right of way in the portion of the cul-de-sac that is not to be used to accommodate the proposed configuration at Thiele and Alluvial.
 - c. EVA: Dedicate a pedestrian easement to provide accessibility behind the ramp, if needed. Identify on the map.
2. Construction Requirements:
 - a. Construct permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct a standard curb ramps per Public Works Standard **P-28**, based on a **16' or 20'** radius.
 - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C). From face of curb to street r/w: 5 ½' - 4' sidewalk - ½'.
 - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
 - e. Emergency Vehicle Access (EVA): Construct a concrete EVA per Public Works Standard **P-67**.

San Joaquin River Parkway Path and Trail:

1. Dedicate:
 - a. Dedicate a **36'** (minimum) easement for Bike, Pedestrian and Landscape (BPLe) purposes **only**. (Additional right of way may be required for grading and drainage purposes.)
2. Construct:
 - a. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the Fresno General Plan, the Public Works Standards **P-58, P-59, P-60, P-61** and the Caltrans Highway Design Manual. Identify route on the site plan complete with a cross section. Construct an expressway barrier fence within the limits of the application, per Public Works Standards **P-74 and P-75**. Asphalt structural section **shall be designed as conditioned by the Fire Department. Coordinate the design with the Fire Department and Public Works Department. Design the proposed 12-foot wide (trail) roadbed to accommodate the Fire Department's Emergency vehicles. (GVW of 17,500 pounds)**

Interior Streets:

1. Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, 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. Garages: Garage or carport setbacks are recommended to be a minimum of 18' from the back of walk or curb, whichever is greater.
3. Provide a **10'** visibility triangle at all driveways.
4. Design local streets with a minimum of 250' radius.
5. Local street lengths exceeding 800' and four way intersections require traffic calming measures.
6. Oak Avenue: Emergency Vehicle Access (EVA): Construct a concrete EVA per Public Works Standard **P-67**. Dedicate a pedestrian easement to provide accessibility behind the ramp.

Specific Mitigation Requirements:

1. 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).

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.

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

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

July 3, 2018

Andreina Aguilar, Planner II
 Development and Resources Management Department
 2600 Fresno Street, 3rd Floor
 Fresno, CA 93721

SUBJECT: REVIEW OF THE TRIP GENERATION COMPARISON STUDY DATED FEBRUARY 16, 2018 FOR THE PROPOSED TRACT 6195 LOCATED ON THE WEST SIDE OF NORTH THIELE AVENUE AND SOUTH OF THE SAN JOAQUIN RIVER
 TIS 18-008, P18-00579

PROJECT OVERVIEW

We have reviewed the Trip Generation Comparison Study prepared by Precision Civil Engineering, Inc. dated February 16, 2018 for the proposed Tract 6195, “project”, which plans to construct 89 single family dwelling units on approximately 17.58 acres on the west side of North Thiele Avenue, south of the San Joaquin River. The project proposes to amend the current General Plan Regional Park use to Residential Medium Density (5.0-12 DU/acre). The project also proposes to amend the Official Zone Map to reclassify the property from PR (Parks and Recreation) to RS-5 (Residential Single-Family, Medium Density).

The Trip Generation Comparison Study compared the trip generation for the existing Regional Park General Plan designation and the proposed project. Vehicle trips projected to be generated by the current General Plan designation and 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 project as well as the difference in the number of trips generated:

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing General Plan Designation								
Park/Open Space (ITE Code 411)	4 acres	---	44	35	79	35	27	62
Proposed General Plan Designation								
Single Family Dwelling (ITE Code 210)	89 DU	847	17	50	67	56	33	89
Difference		---	-27	15	-12	21	6	27

--- = not reported/small sample size

DU = Dwelling Unit

The project site is located in Traffic Impact Zone (TIZ) III. Traffic Impact Zone III allows for 100 peak hour trips to be generated by a project before a Traffic Impact Study is required. Because the proposed project is projected to generate less than 100 peak hour trips, a Traffic Impact Study will not be required.

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 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 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 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 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.
6. 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 Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor

DPU – Planning and Engineering Division – SANITARY SEWER June 19, 2018

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Thiele Avenue or the 10-inch sewer main located at the intersection of North Thiele and West Oak Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
2. All underground utilities shall be installed prior to permanent street paving.
3. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review
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. Installation of sewer house branch(s) shall be required.
7. Separate sewer house branches are required for each lot
8. Street work permit is required for any work in the Right-of-Way.
9. Abandon any existing on-site private septic systems.
10. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

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. Wastewater Facility Charge (Residential)
4. Trunk Sewer Charge: Grantland

SOLID WASTE

General Requirements:

- Tentative Tract Map #6195 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.

DPU Water Division

Status Date

06/06/2018

Action By

Robert Diaz

Comments

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Separate water services with meter boxes shall be provided to each lot.
3. Installation(s) of public fire hydrant(s) is/are required in accordance with City Standards.
4. 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.
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. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
7. 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.

DPU Solid Waste Management

Status Date

06/19/2018

Action By

Kevin Gray

Comments

General Requirements:

- Tentative Tract Map #6195 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.

P18-00576 Tract 6195 Revised comments/BHB

This is corrected tract map revised from the review done by FFD and documented previously in an memo dated September 13, 2017. This revision is primarily to Outlots A & B. and the addition of an Outlot C for trail parking. The following comments need to be included with the conditions of approval:

1. 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).
2. 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.
3. Permanent paving or approved all-weather fire access roads shall be in service during all phases of construction.
4. The following comments are specific to Outlots A & C for brush wild land fire apparatus access along the bluff trail:
 - a. The proposed 12 foot trail section needs to be designed for vehicle with a GVW of 25,000 pounds.
 - b. Provide a P-67 type approach (modified to a 12' width) where the paved trail terminates at W. Alluvial and N. Phoenix Aves.
 - c. Removable bollards at both entrances to the trail shall include Fire X-1 padlocks.



DATE: January 18, 2019

TO: Applicants with Projects in the Fire Station 18 Service Area

FROM: THEODORE SEMONIOUS, Deputy Chief, Fresno Fire Department
JENNIFER CLARK, Director, Development and Resource Management

SUBJECT: Revised Fire Conditions of Approval Affecting Occupancy for Projects in the Fire Station 18 Service Area

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 the City of Fresno I-View GIS on the Fire Station Service Area layer. 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 now 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. Projects that will not have a hold on issuance of Certificates of Occupancy after payment of applicable fees and a determination by the Director that all conditions of approval and all applicable provisions of the Fresno Municipal Code have been satisfied are the following:

- a. Fast food restaurants of 5,000 square feet or less with or without a drive-through.
- b. Commercial uses of 10,000 square feet or less located within existing retail or commercial centers, which are intended to serve existing populations.
- c. Public facilities intended to serve existing populations.

Please contact the Planner assigned to your project for additional information.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

PUBLIC AGENCY

ANDREINA AGUILAR
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO ST.
FRESNO, CA 93721-3604

DEVELOPER

URPI ARRIOLA, PRECISION CIVIL ENGINEERING
1234 O STREET
FRESNO, CA 93721

PROJECT NO: **6195**

ADDRESS: **THIELE & SAN JOAQUIN RIVER**

APN: **504-130-12, 504-050-02, 504-230-35T**

SENT: *6/29/18*

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EI	\$161,216.00	NOR Review	\$748.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$2,087.00	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: \$161,216.00		Total Service Charge: \$2,835.00		

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 6/01/18 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. 6195

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 5

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

1. a. Drainage from the site shall
 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:
 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:
 Grading Plan
 Street Plan
 Storm Drain Plan
 Water & Sewer Plan
 Final Map
 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.
 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.)
 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. 6195

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

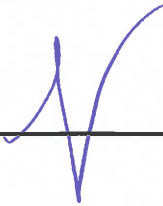
Page 3 of 5

FR
TRACT
No. 6195

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



Michael Maxwell
Project Engineer

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 4 of 5

CC:

DENNIS GAAB, BMCH CALIFORNIA, LLC

7815 N. PALM AVE., SUITE 101

FRESNO, CA 93711

FR TRACT No. 6195

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 5 of 5

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 6195

Name / Business URPI ARRIOLA, PRECISION CIVIL ENGINEERING

Project Address THIELE & SAN JOAQUIN RIVER

Project APN(s) 504-130-12, 504-050-02, 504-230-35T

Project Acres (gross) 17.39

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

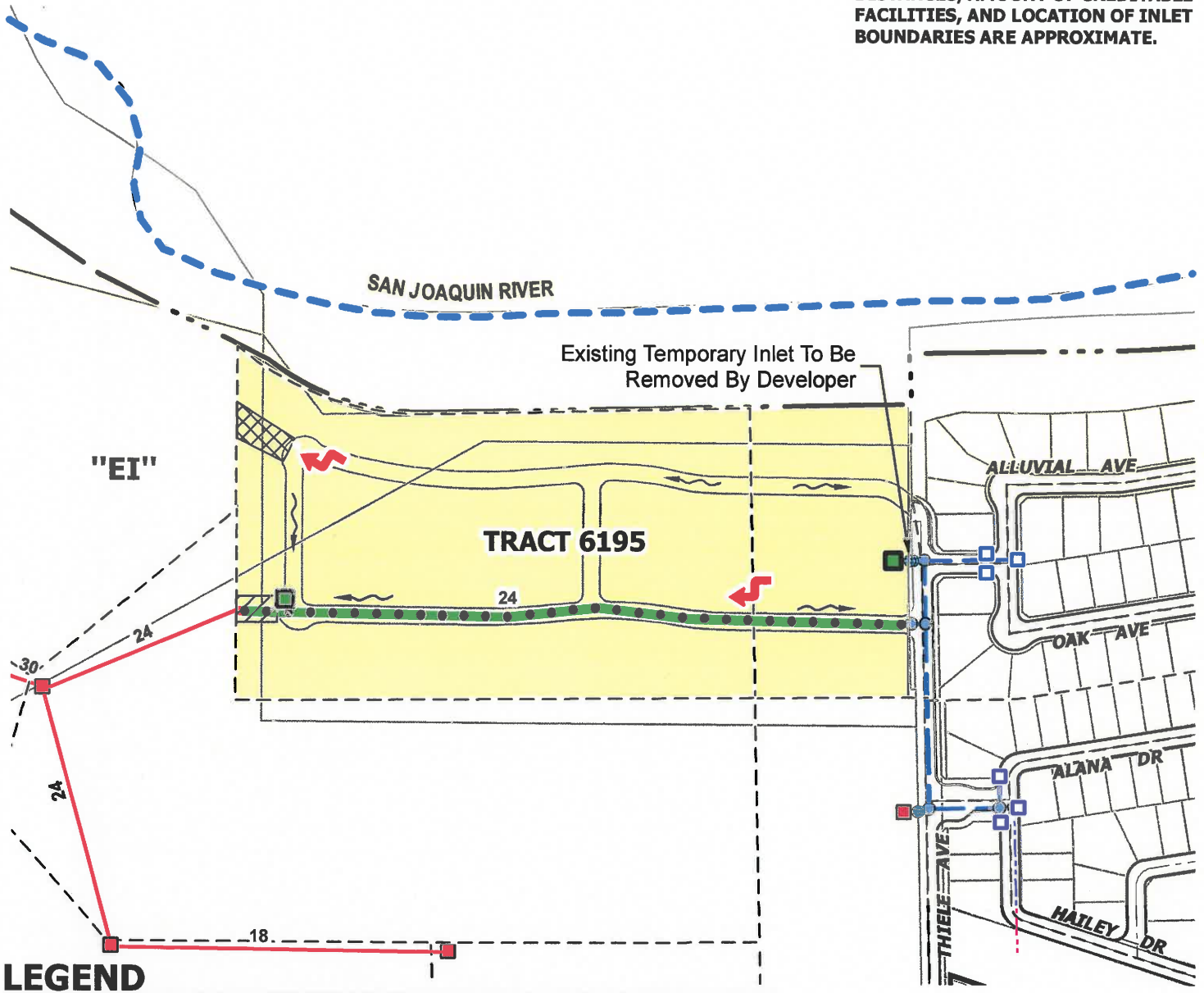
\$375.00 plus 3% of the estimated construction costs _____ Total (\$300.00 gross per acre) **\$5,217.00**

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. 6195

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
- Future Master Plan Facilities
- Existing Master Plan Facilities
- Centerline Of River
- Drainage Area Boundary
- Direction Of Drainage
- Major Storm Breakover
- 15' Wide Storm Drain
- Major Storm Channel Easement



1" = 300'

**TRACT 6195
DRAINAGE AREA "EI"**

EXHIBIT NO. 1



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

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 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.

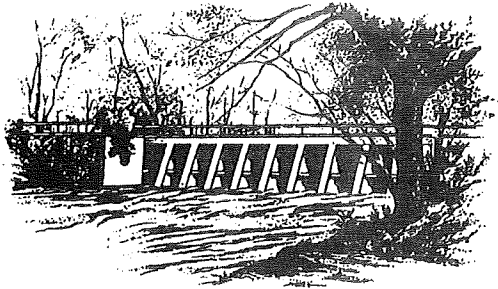
The proposed development of Tract 6195 is located in an area that has historically provided a passage for major storm water flows from the areas east of Thiele Avenue across the proposed site to the west as shown on Exhibit No. 1. The grading of the proposed site shall be designed such that there are not adverse impacts to the passage of said major storm water.

The developer shall dedicate a Channel Easement to the District for major storm purposes as shown on Exhibit No. 1 as a condition of the final map. No objects shall be placed in the Channel Easement that reduce the design capacity of the channel.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

No surface runoff shall be directed towards the bluffs.

Development No. Tract 6195



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

June 12, 2018

Andreina Aguilar
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Tract Map No. 6195 (P18-00579)
N/E Herndon and Weber avenues

Dear Ms. Aguilar:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. 6195 which the applicant proposes to subdivide 17.58 acres into a 89 lot single family residential subdivision, APN's: 504-050-02 and 12. 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 Epstein No. 48 runs northwesterly along the west side of Parkway Drive approximately 2,400 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Parkway Drive or in the vicinity of the pipeline, FID requires it review and approve all plans.
3. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically open land with little to no water use. 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.

4. 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.
5. 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.

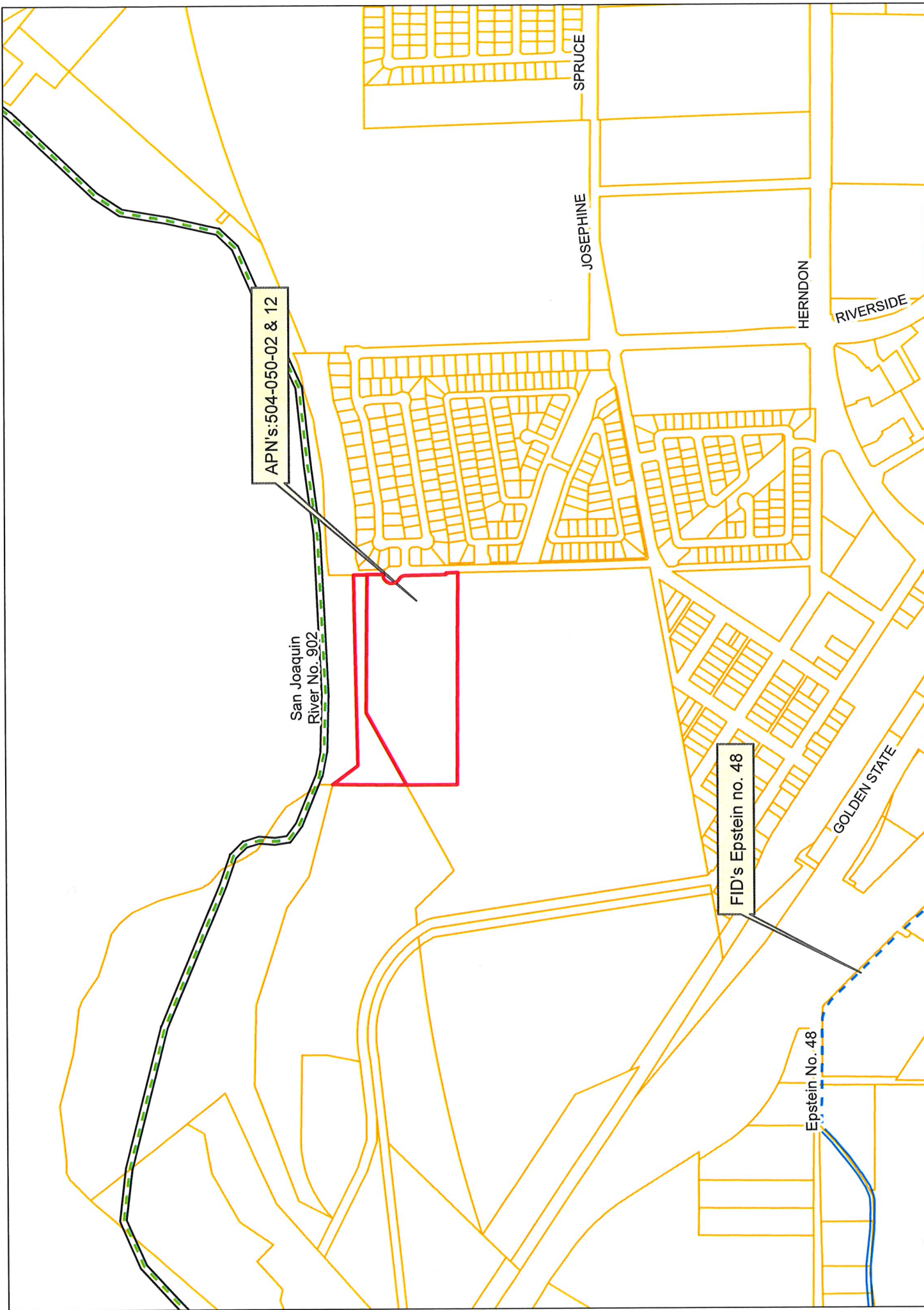
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

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

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

Scale: 0 362.5 725 Feet
 1 inch = 721.28 feet

Date Saved: 06/07/2018 11:41:38 AM
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Menu Help

File Date: [05/22/2018](#)

Application Status: [In Review](#)

Application Type: [Tentative Map Tract](#)

Application Detail: [Detail](#)

Description of Work: [General Plan Amendment, Rezoning, and Tentative Tract Map No. 6195 application fo](#)

Application Name: [Tract 6195](#)

Address: [0 # NONE ASSIGNED , 3885 FRESNO, CA 93722](#)

Owner Name: [BMCH CALIFORNIA LLC](#)

Owner Address: [7815 N PALM #101, , FRESNO, CA 93711](#)

Parcel No: [50413012](#)

Contact Info:	Name	Organization Name	Contact Type
	Urpi Arriola	Precision Civil...	Applicant
	BMCH CALIFORNIA LLC	BMCH CALIFORNIA...	Subdivider

Licensed Professional	License Number	License Type	Name
J			
Custodian			
			Notify Re

Due 6/14

PROPOSED GENERAL PLAN LAND USE

Residential Low Density (1-3.5 D.U./acre)	Residential M
Residential High Density (30-45 D.U./acre)	Commercial M
Commercial General	Commercial R
Corridor/Center Mixed Use	Regional Mixe
Employment Regional Business Park	Employment L
Open Space, Community Park	Open Space, F
Open Space, Neighborhood Park	Open Space, C
Open Space, Ponding Basin (Park use)	Open Space, F
Public Facilities, Elementary & Middle School	Public Faciliti
Public Facilities, School with Park	Public Faciliti

Master Application Form #: _____

Check all that apply:

<input checked="" type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input checked="" type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input checked="" type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:						

Project Name: VTTM 6195
 Project Address: West Side of North Thiele Ave, South of the San Joaquin River A.P.N 504-050-02, 504-130-12
 Size of Site: _____ Sq. Ft. 17.58 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No
 Project Description (attach additional pages if necessary): _____
General Plan Amendment, Rezoning, and Tentative Tract Map No. 6195 application for a single family residential subdivision.

Zoning Designation: RS-5 General Plan Designation: Medium Density Residential
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): _____

Please read carefully before signing or filing.

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

PRIMARY CONTACT, check all that apply

Applicant Owner Other
 Name: Dennis M. Gaab Signature: [Signature]
 Company/Organization: Century Communities
 Address: 7815 N. Palm Avenue, Suite 101 City: Fresno Zip: 93711
 Email: Dennis.Gaab@centurycommunities.com Phone: (559) 256-8616

Check all that apply

Applicant Owner Other Representative
 Name: Urpi Arriola Signature: [Signature]
 Company/Organization: Precision Civil Engineering
 Address: 1234 O Street City: Fresno Zip: 93721
 Email: uarriola@precisioneng.net Phone: (559) 449-4500

Check all that apply

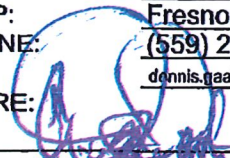

Applicant Owner Other
 Name: _____ Signature: _____
 Company/Organization: _____
 Address: _____ City: _____ Zip: _____
 Email: _____ Phone: _____

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:		Date:	
Verification By:		Date:	
Application Fee:		EA Fee:	
PZ No:		Zone District:	

Environmental Assessment Application

<p>1. APPLICANT'S NAME: <u>Dennis M. Gaab</u> ADDRESS: <u>7815 N Palm Ave, Ste 101</u> CITY & ZIP: <u>Fresno, CA 93711</u> TELEPHONE: <u>(559) 256-8616</u> EMAIL: <u>dennis.gaab@centurycommunities.com</u> SIGNATURE: <u> 5/22/18</u></p>	<p>2. CONSULTANT'S NAME: <u>Urpi Arriola</u> ADDRESS: <u>1234 O Street</u> CITY & ZIP: <u>Fresno, CA 93721</u> TELEPHONE: <u>(559)449-4500</u> EMAIL: <u>uarriola@precisioneng.net</u> SIGNATURE: <u> 5/21/18</u></p>
---	--

Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy

3. DESCRIPTION OF PROPOSED PROJECT:

3a. Narrative Description – Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

General Plan Amendment, Rezoning, and Tentative Tract Map No. 6195, a single family residential subdivision.

3b. Area of Parcel: 17.58 acres Acres or Square Feet _____

3c. Proposed Project is located on the: West (side of) North Thiele Avenue
 between the San Joaquin River and North Josephine Avenue

Street Address: _____

3d. Existing Zoning: PR, PI 3e. Assessor's Parcel Number: 504-050-02, 504-130-12

3f. Related entitlement (indicate by)

- Rezoning: Proposed Zone(s) RS-5
- Tentative Tract Map; if known, TT Map No. 6195
- Site Plan Review _____
- Conditional Use Permit _____
- Parcel Map _____
- Other, Identify: _____

4. IF RESIDENTIAL USE is proposed, number of dwelling units: 89

5. IF NON-RESIDENTIAL USE is proposed, identity: _____

5a. Non-residential Floor area: _____

5b. Estimated total number of employees: _____

5c. Total Number of off-street parking spaces provided: _____

FOR STAFF USE ONLY

PLANNING & DEVELOPMENT DEPARTMENT – CITY OF FRESNO

Application No. _____

Date: _____

P & Z No. _____

Received By: _____

Environmental Assessment Application

6. If this project involves a Site Plan Review and/or rezoning for an industrial use, describe in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

N/A

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

Noise generated by the proposed project will be that of a standard residential zone.

8. Describe known sources of noise in the vicinity that may impinge upon the proposed project site:

N/A

9. Describe other characteristics of the proposed project that will cause smoke, odors, or gases:

N/A

10. Describe existing structures on the site and other site characteristics:

Vacant open land

11. Describe the existing use of the site and other site characteristics:

Vacant

12. Adjoining Land Uses: (Example: North – new single story apartments)

North	San Joaquin River
South	Vacant land
East	Single family residential
West	Public facilities PG&E Substation

13. Is the proposed project site within 200 yards of an existing or proposed freeway? Yes No;
Within 200 yards of a railroad? Yes No

14. It is the applicant's opinion that significant adverse effects on the environment will will not result from the proposed project.

15. Other comments or information. Attach additional sheets if necessary.

SITE INFORMATION

<p>LAND USE EXISTING: VACANT LAND PROPOSED: MEDIUM DENSITY RESIDENTIAL</p> <p>ZONING EXISTING: PR, PI PROPOSED: RS-5/UM</p> <p>SITE AREA GROSS AREA = 17.584 ACRES NET AREA = 17.508 ACRES</p> <p>NUMBER OF LOTS 69</p> <p>AVERAGE LOT AREA 5,667 SQ. FT.</p> <p>DENSITY 5.01 UNITS PER ACRE</p> <p>SOURCE OF WATER CITY OF FRESNO</p> <p>SOURCE OF SEWAGE DISPOSAL CITY OF FRESNO</p> <p>SOURCE OF ELECTRICITY PG&E</p>	<p>ASSESSOR'S PARCEL NUMBERS 504-050-02, 504-130-12</p> <p>SITE LOCATION WEST SIDE OF NORTH THREE AVENUE, SOUTH OF THE SAN JOAQUIN RIVER</p> <p>SUBDIVIDER CENTURY COMMUNITIES 7815 NORTH PALM AVENUE FRESNO, CA 93711 559-439-4464</p> <p>OWNER ENCH CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY</p> <p>SOURCE OF TELEPHONE SBC</p> <p>SOURCE OF GAS PG&E</p> <p>SOURCE OF CABLE TV COMCAST</p>
---	--

NOTES:

- RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
- THE PROPOSED PROJECT WILL NOT BE PHASED.
- NO EXISTING TREES ARE IN THE SUBJECT PROPERTY.
- ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED INCLUDING CONCRETE SLABS.
- ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS.
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAY IMPROVEMENTS.
- THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. THE MAJORITY OF LOTS (65.42%) ARE ORIENTATED IN A NORTH-SOUTH DIRECTION.
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- 109,000 SF (2.52 ACRES) OPEN SPACE PROVIDED
 (OPEN SPACE REQUIRED 0.001884 ACRE X 89 UNITS = 0.17 ACRES)
 PER ORDINANCE NO. 2016-57.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES EXIST ON SUBJECT PROPERTY.

LEGAL DESCRIPTION

THE LAND REFERRED TO BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOT 7 IN SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT Diablo BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID PARCEL BEING ALL THAT LAND WITHIN SAID FRACTIONAL SECTION 32 LYING ADJACENT TO LOT 7 AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AS OUTLINED IN THE BOUNDARY LINE AGREEMENT EXECUTED BY THE STATE OF CALIFORNIA AND BETWEEN RIVERFRONT VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 5, 2005 AND RECORDED AUGUST 15, 2005, INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

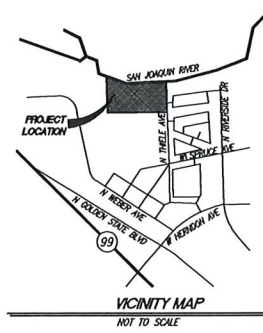
PARCEL TWO:

A PARCEL OF LAND SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND LYING WITHIN THE EXTERIOR BOUNDARIES OF FRACTIONAL SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT Diablo BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID PARCEL BEING ALL THAT LAND WITHIN SAID FRACTIONAL SECTION 32 LYING ADJACENT TO LOT 7 AND LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AS OUTLINED IN THE BOUNDARY LINE AGREEMENT EXECUTED BY THE STATE OF CALIFORNIA AND BETWEEN RIVERFRONT VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED MARCH 5, 2005 AND RECORDED AUGUST 15, 2005, INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE HIGH WATER LINE OF THE SAN JOAQUIN RIVER AS SAID LINE IS SHOWN ON SHEET 16 OF 27 OF THE ADMINISTRATIVE MAP OF THE SAN JOAQUIN RIVER DATED APRIL 1992, ON FILE IN THE OFFICES OF THE CALIFORNIA STATE LANDS COMMISSION, SAID POINT BEARS SOUTH 8° 30' 35" EAST, 2166.91 FEET FROM A 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID SECTION 32, T. 12 S., R. 19 E., M. D. B. & M. AND AS SHOWN ON SAID SHEET 16, SAID CORNER HAVING CALIFORNIA ZONE 4 (NAD 83) COORDINATES OF N= 2,194,376.579 FEET AND E= 8,292,465.765 FEET; THENCE ALONG SAID HIGH WATER LINE THE FOLLOWING COURSES: THENCE SOUTH 71° 12' 14" WEST, 79.20 FEET; THENCE SOUTH 71° 11' 05" WEST, 80.79 FEET; THENCE SOUTH 75° 08' 17" WEST, 66.59 FEET; THENCE SOUTH 77° 08' 26" WEST, 56.70 FEET; THENCE SOUTH 65° 25' 29" WEST, 67.95 FEET; THENCE SOUTH 63° 39' 53" WEST, 68.28 FEET; THENCE SOUTH 75° 53' 48" WEST, 78.18 FEET; THENCE SOUTH 80° 23' 49" WEST, 81.23 FEET; THENCE SOUTH 73° 01' 57" WEST, 94.37 FEET; THENCE SOUTH 70° 59' 09" WEST, 87.16 FEET; THENCE SOUTH 83° 34' 07" WEST, 78.03 FEET; THENCE SOUTH 79° 21' 06" WEST, 84.12 FEET; THENCE SOUTH 79° 18' 56" WEST, 91.40 FEET; THENCE SOUTH 62° 30' 44" WEST, 93.90 FEET; THENCE SOUTH 87° 33' 06" WEST, 86.62 FEET; THENCE SOUTH 88° 41' 17" WEST, 115.06 FEET; THENCE SOUTH 86° 52' 45" WEST, 121.18 FEET; THENCE SOUTH 86° 10' 34" WEST, 133.29 FEET; THENCE SOUTH 84° 53' 57" WEST, 125.71 FEET; THENCE SOUTH 84° 41' 04" WEST, 95.48 FEET; THENCE SOUTH 85° 35' 59" WEST, 88.34 FEET; THENCE NORTH 87° 51' 30" WEST, 60.69 FEET; THENCE NORTH 85° 50' 31" WEST, 75.43 FEET; THENCE SOUTH 81° 45' 23" WEST, 76.42 FEET; THENCE SOUTH 88° 02' 04" WEST, 55.99 FEET; THENCE SOUTH 81° 03' 25" WEST, 85.03 FEET; THENCE SOUTH 81° 51' 15" WEST, 75.04 FEET; THENCE SOUTH 78° 27' 48" WEST, 100.42 FEET; THENCE NORTH 89° 18' 53" WEST, 55.44 FEET; THENCE NORTH 74° 55' 53" WEST, 55.83 FEET; THENCE SOUTH 82° 43' 30" WEST, 48.25 FEET; THENCE SOUTH 89° 18' 19" WEST, 60.78 FEET; THENCE NORTH 82° 14' 25" WEST, 68.27 FEET; THENCE NORTH 81° 37' 20" WEST, 74.04 FEET; THENCE NORTH 65° 43' 41" WEST, 72.41 FEET; THENCE NORTH 64° 00' 00" WEST, 73.11 FEET; THENCE NORTH 85° 02' 52" WEST, 37.19 FEET; THENCE NORTH 68° 01' 53" WEST, 112.72 FEET; THENCE NORTH 64° 11' 11" WEST, 180.35 FEET TO THE END OF THE HEREBY DESCRIBED LINE, AS CONVEYED TO RIVERFRONT VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY INSTRUMENT RECORDED AUGUST 15, 2005, AS INSTRUMENT NO. 2005-0187110, OFFICIAL RECORDS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE (AND THE NORTHERLY EXTENSION THEREOF) OF SAID GOVERNMENT LOT 7 IN SAID SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, M. D. B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF.

504-050-02 AND 504-130-12



LEGEND

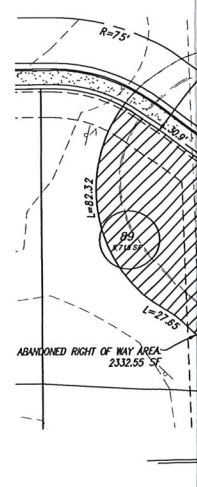
- Δ PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- \triangle INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE.
- ===== INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- ~~~~~ PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PE PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- LE LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- PPUE PLANTING AND PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- ROW RIGHT OF WAY
- \curvearrowright DIRECTION OF STORMWATER FLOW
- PROPOSED TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- EXISTING OVERHEAD LINE
- EXISTING POWER POLE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING WIRE FENCE
- ▨ RIGHT OF WAY TO BE ABANDONED. SEE DETAIL A.
- ⊕ EXISTING POWER POLE
- ⊠ EXISTING STREET LIGHT PULL BOX
- ⊖ EXISTING TRANSFORMER POLE
- ⊗ EXISTING TELEPHONE POLE
- ⊙ EXISTING BOLLARD (TO BE REMOVED)
- ⊕ EXISTING FIRE HYDRANT
- ⊠ EXISTING MAILBOX (TO REMAIN)
- ⊖ EXISTING SIGN
- ⊖ EXISTING BACKFLOW PREVENTER
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊖ EXISTING STORM DRAIN INLET
- ⊖ EXISTING STORM DRAIN MANHOLE
- ⊖ EXISTING WATER METER
- EXISTING WATER VALVE
- Δ EASEMENT GRANTED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES RECORDED OCTOBER 8, 2007 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2007-0187216
- Δ EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED NOVEMBER 16, 1981 IN BOOK 7816 OF OFFICIAL RECORDS, PAGE 596
- Δ EASEMENT CONDEMNED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED FEBRUARY 5, 1991 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 91-28733
- Δ EASEMENT GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED SEPTEMBER 28, 1958 IN BOOK 3827 OF OFFICIAL RECORDS, PAGE 24

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MOUNT Diablo BASE AND MERIDIAN, WAS TAKEN TO BE NORTH 89° 58' 00" WEST PER TRACT NO. 535A, VOL. 83, PGS. 25-29 OF PLATS, FRESNO COUNTY RECORDS.

OUTLOT NOTES

- OUTLOT A IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE AND TRAIL PURPOSES.
- OUTLOT B IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE, FLOOD CONTROL, TEMPORARY OR PERMANENT PARKING PURPOSES (IF AND/OR AS MAY BE APPROPRIATE) AND EMERGENCY VEHICLE ACCESS.
- OUTLOT C IS TO BE DEDICATED IN FEE TO THE CITY OF FRESNO FOR PUBLIC OPEN SPACE, PARKING, AND TRAIL PURPOSES.



PREPARED BY:

1234 D STREET
 FRESNO, CA 93721
 (559) 448-4500 FAX: (559) 448-4500

Fresno County Environmental Health

Assigned to

Public Health

Assigned to Department

Health Department

Status Date

06/04/2018

Action By

Public Health

Comments

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.
- The proposed future 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.

Kevin Tsuda (559) 600-3271, ktsuda@co.fresno.ca.us



June 22, 2018

Andreina Aguilar
City of Fresno-Planning
2600 Fresno St.
Fresno, CA 93721

Re: P18-00579; 7308 N Thiele Ave

Dear Andreina:

Thank you for giving us the opportunity to review your plans. The proposed P18-00579; 7308 N Thiele Ave dated May 21, 2018 is within the same vicinity of PG&E existing operating facilities that serve this property. PG&E has overhead electric transmission facilities crossing this parcel installed by way of easement granted to PG&E. These easements are building restricted, which means at no time may any portion of any building or structure be within the footprint of the easement. This includes retention ponds/basins, which significantly impact PG&E's ability to access, maintain, repair and/or replace these facilities, and as such are not permitted. Lot 27, 28 and Out Lot B are within the easement and would need to abide by the building restrictions laid out in the easement.

If you have any future landscaping plans, please remember that no vegetation capable of growing taller than 15 feet in height at maturity is permitted to be planted. Finally, please ensure that PG&E access to company facilities must be maintained at all times.

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 Jonathan.Lockhart@pge.com or by the phone number listed below.

Sincerely,

Jonathan Lockhart
Land Management
(925) 244-3613



DATE: ~~September 13, 2017~~ **Revised June 18, 2018**

TO: **Andreina Aguilar** ~~Ricky Caperton~~, 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. 6195 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: **West side of North Thiele Avenue, south of San Joaquin River**

APN: **504-050-2, 504-130-12**

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