

Agency Comments

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-13-009 AND
REZONE APPLICATION NO. R-13-016

Return Completed Form to:

Mike Sanchez

Email: Mike.Sanchez@fresno.gov

Telephone: 559-621-8040

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78± acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area (SEGA) and Sphere of Influence. Plan Amendment Application No. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. Rezone Application No. R-13-016 proposes to reclassify the subject property from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed.

APN: 319-270-10,11,12 ZONING: From AE-20 to R-1/cz SITE ADDRESS: 3450 North Locan Avenue

DATE ROUTED: December 30, 2013

COMMENT DEADLINE: January 22, 2014

If no response is received by the comment deadline, it will be assumed you have no comments to submit.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.) **IN THE COUNTY.**

NOT AT THIS TIME,

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

TENTATIVE TRACT MAP WILL BE REQUIRED FOR A NEW SUBDIVISION

REVIEWED BY:

A. Kim L. PSTU

Name and Title

X-1345

Telephone Number

12-31-13

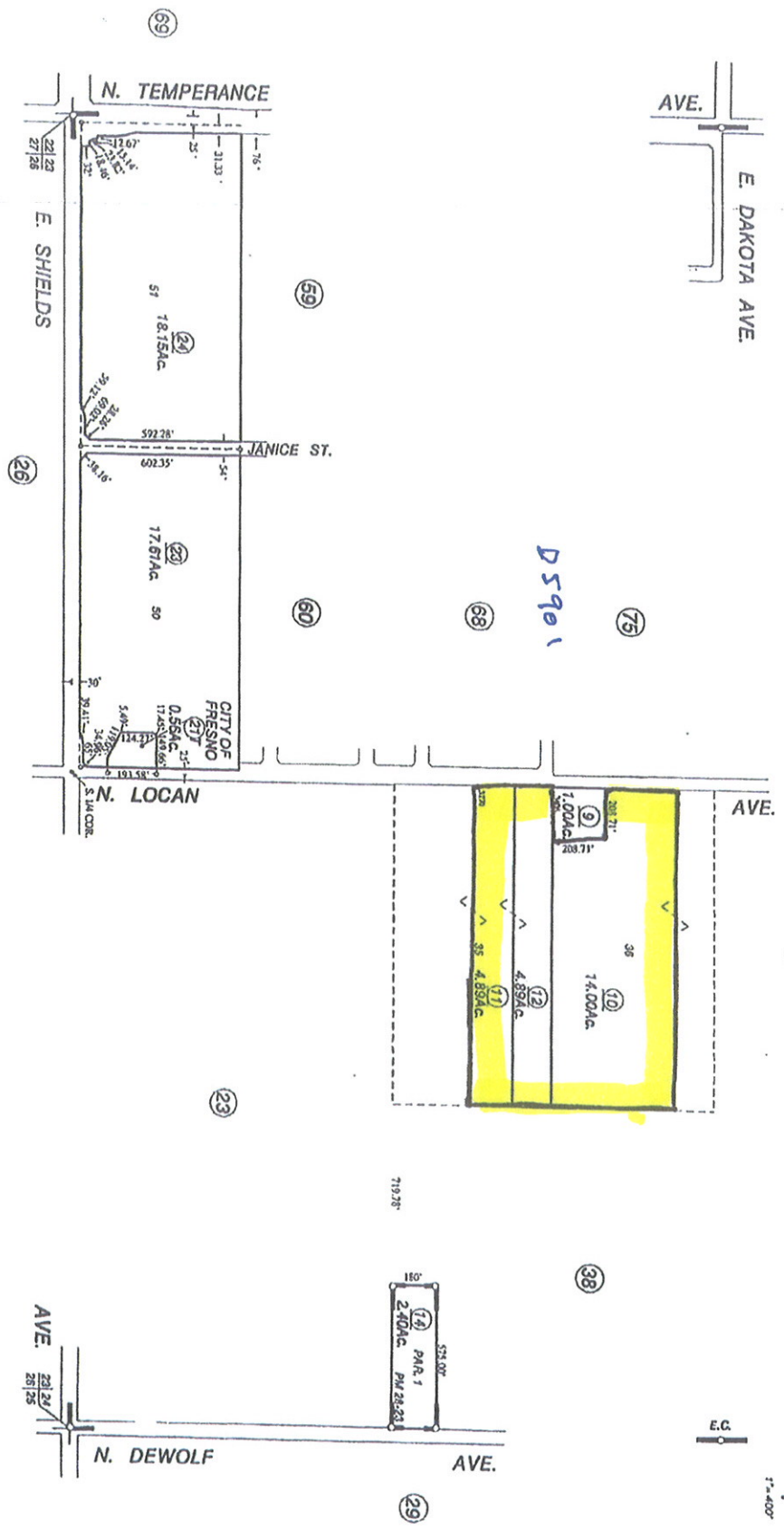
Date

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

SUBDIVIDED LAND IN P.O.R. SEC. 23, T. 13 S., R. 21 E., M.D.B. & M.

Tax Rate Area
 5-112
 70-152

310-27



Eggers Colony - Plat Bk. 4, Pg. 60
 Parcel Map No. 4205 - Bk. 28, Pg. 23





2-3-2009

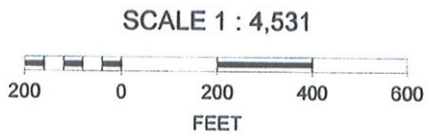
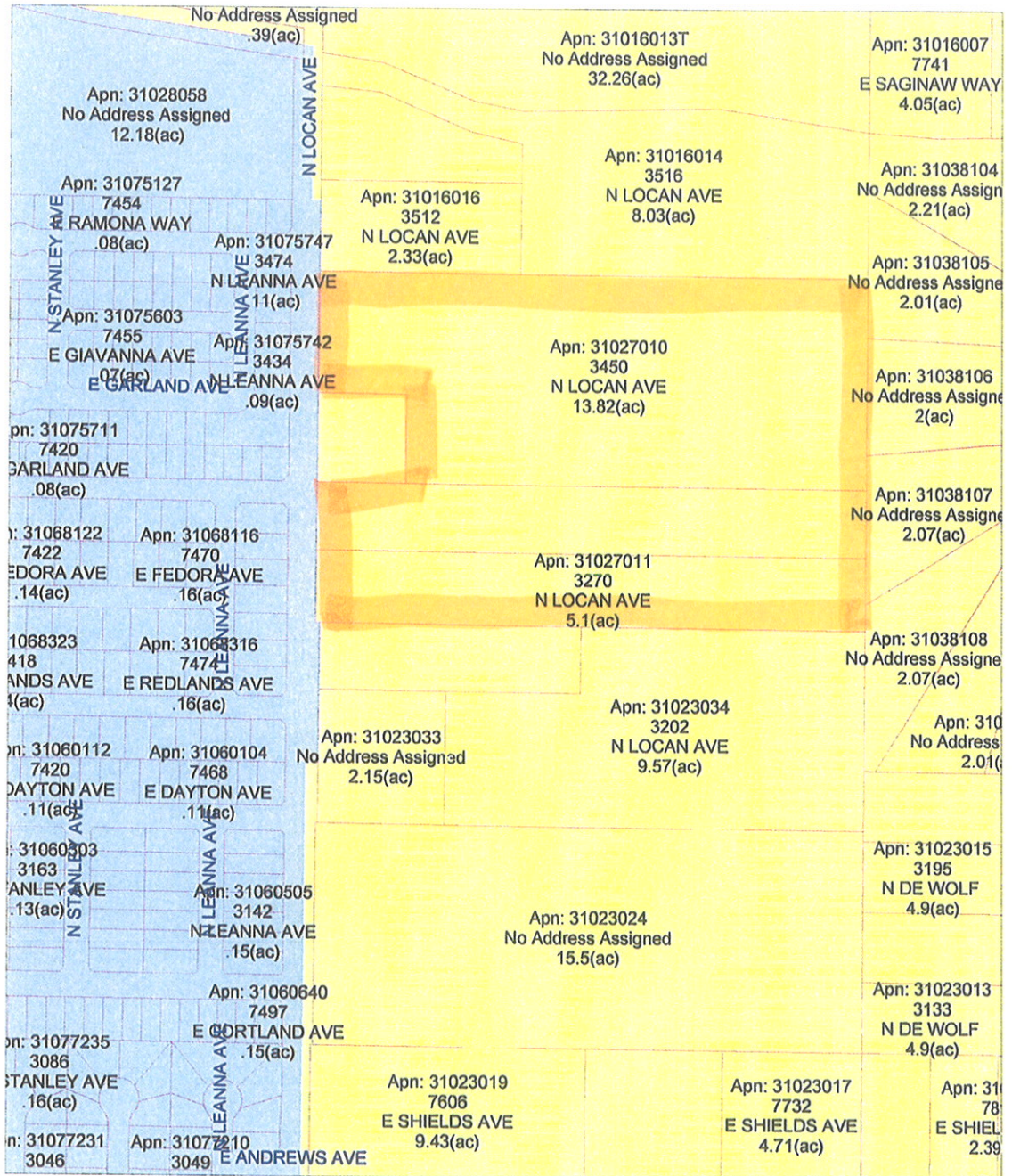
NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 310 - Pg. 27
 County of Fresno, Calif.

City of Fresno

Parcels

-  Parcels
-  Parcel Labels
-  City Limits
-  Fresno County



PLATANUS x acerifolia 'COLUMBIA'
— STREET TREE ON LOCAN

January 3, 2014

Mike Sanchez
City of Fresno
Development and Resource Management Department
2600 Fresno St., Third Floor
Fresno, CA 93721-3604

Project: Plan Amendment App. No. A-13-009 & Rezone App. No. R-13-016

District CEQA Reference No: 20131064

Dear Mr. Sanchez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a land use amendment and rezoning of same land use designation. The amendment and rezoning will not have an impact on air quality. However, if approved, future development will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions. The District offers the following comments:

1. Future development may require further environmental review and mitigation. Referral documents for those projects should include a project summary detailing, at a minimum, the land use designation, project size, and proximity to sensitive receptors and existing emission sources.
2. Individual development projects would be subject to District Rule 9510 (Indirect Source Review) if upon full build-out the project would include or exceed any one of the following:
 - 50 dwelling units
 - 2,000 square feet of commercial space;
 - 25,000 square feet of light industrial space;
 - 100,000 square feet of heavy industrial space;
 - 20,000 square feet of medical office space;
 - 39,000 square feet of general office space; or
 - 9,000 square feet of educational space; or
 - 10,000 square feet of government space; or

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

- 20,000 square feet of recreational space; or
 - 9,000 square feet of space not identified above
3. District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at <http://www.valleyair.org/ISR/ISRHome.htm>.
 4. Individual development projects may also be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
 5. The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 6. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark, at (559) 230-5940.

Sincerely,

David Warner
Director of Permit Services

Cherie Clark for:

Arnaud Marjollet
Permit Services Manager

DW: cc



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Providing Life's Essential Services

Date: January 3, 2014

To: MIKE SANCHEZ
Planning and Development

From: DOUG HECKER, Supervising Engineering Technician 
Department of Public Utilities, Planning and Engineering Division

Subject: SEWER REQUIREMENTS FOR REZONE APPLICATION R-13-016 & PLAN AMENDMENT APPLICATION A-13-009

General

A-13-009 & R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78 acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area, SEGA, and Sphere of Influence, 3450 North Locan Avenue, APN 310-270-10, 11, 12. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. R-13-016 proposes to reclassify the subject property from AE-20, Exclusive Twenty-Acre Agricultural, Fresno County, to R-1-cz, Single Family Residential-conditions of zoning, Fresno City, zone district. The proposed entitlements are intended for the future development of a 99 lot single family residential subdivision. A formal subdivision map has not yet been filed.

Sewer Requirements

Sewer facilities are available to provide service to the site subject to the following requirements:

1. Sewer requirements shall be addressed upon the submittal of future applications.





County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, M.B.A., R.E.H.S.
INTERIM DIRECTOR

January 6, 2014

Mike Sanchez
City of Fresno
Development and Resource Management
2600 Fresno Street
Fresno, CA 93721

LU0017551
2602

Dear Mr. Sanchez:

PROJECT NUMBER: A-13-009 & R-13-016

Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78± acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area (SEGA) and Sphere of Influence. **Plan Amendment Application No. A-13-009** proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. **Rezone Application No. R-13-016** proposes to reclassify the subject property from AE-20 (*Exclusive Twenty-Acre Agricultural, Fresno County*) to R-1/cz (*Single Family Residential/conditions of zoning, Fresno City*) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed.

APN: 319-270-10,11,12 ZONING: From AE-20 to R-1/cz SITE ADDRESS: 3450 North Locan Avenue

Recommended Conditions of Approval:

- 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.
- 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 Department of Health Services, Division of Drinking Water and Environmental Management (DDWEM). For more information call (559) 447-3300.
- The proposed project may result in significant short-term localized noise impacts due to construction equipment use. Construction specifications shall require that all construction equipment be maintained according to manufacturers' specifications, and that noise-generating construction equipment be equipped with mufflers. Noise-generating construction activities should be limited to daytime hours as specified in the City of Fresno Municipal Code.

Mike Sanchez
January 6, 2014
A-13-009 R-13-016
Page 2 of 2

- All water wells (not intended for use by the project) and septic systems that exist or have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the 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.
- All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations, Title 22, Chapter 4.5. This chapter discusses proper labeling, storage and handling of hazardous wastes.

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County EH,
email=kttsuda@co.fresno.ca.us, c=US
Date: 2014.01.06 13:15:23 -0800'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

cc: Glenn Allen- Supervising Environmental Health Specialist (CT 59.04)
John Bonadelle, Applicant/Owner (john@bonadelle.com)
Dirk Poeschel, Consultant (dpoeschel@dplds.com)

Real

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-13-009 AND
REZONE APPLICATION NO. R-13-016

Building & Safety Services

RECEIVED

DEC 31 2013

CITY OF FRESNO
BUILDING & SAFETY SERVICES

Return Completed Form to:

Mike Sanchez

Email: Mike.Sanchez@fresno.gov

Telephone: 559-621-8040

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78± acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area (SEGA) and Sphere of Influence. **Plan Amendment Application No. A-13-009** proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. **Rezone Application No. R-13-016** proposes to reclassify the subject property from AE-20 (*Exclusive Twenty-Acre Agricultural, Fresno County*) to R-1/cz (*Single Family Residential/conditions of zoning, Fresno City*) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed.

APN: 319-270-10,11,12 ZONING: From AE-20 to R-1/cz SITE ADDRESS: 3450 North Locan Avenue

DATE ROUTED: December 30, 2013

COMMENT DEADLINE: January 22, 2014

If no response is received by the comment deadline, it will be assumed you have no comments to submit.


WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

No Comments

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: 
Name and Title

8156
Telephone Number

1-6-1
Date

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
(916) 373-3715
Fax (916) 373-5471
Web Site www.nahc.ca.gov
Ds_nahc@pacbell.net
e-mail: ds_nahc@pacbell.net



January 8, 2014

Mr. Mike Sanchez, Project Planner
City of Fresno Department of Planning & Development
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RE: SCH#2014011006; CEQA Notice of Completion; proposed Early Consultation for the **"Plan Amendment A-13-009 and Rezone B-13-016 Project;"** located in the City of Fresno; Fresno County, California

Dear Mr. Sanchez:

The Native American Heritage Commission (NAHC) has reviewed the above-referenced environmental document.

The California Environmental Quality Act (CEQA) states that any project which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine if a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s). The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the

proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

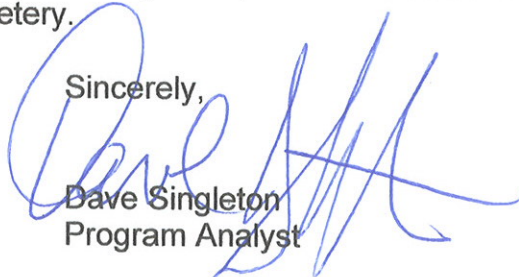
California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People...with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies" and Executive Order B-10-11 requires consultation with Native American tribes their elected officials and other representatives of tribal governments to provide meaningful input into the development of legislation, regulations, rules, and policies on matters that may affect tribal communities.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f).

Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation and monitoring plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Singleton", is written over the typed name and title.

Dave Singleton
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

Native American Contacts
Fresno County California
January 8, 2014

Big Sandy Rancheria of Mono Indians
Elizabeth Hutchins Kipp, Chairperson
P.O. Box 337 / 37302 Western Mono
Auberry, CA 93602
ck@bigsandyrancheria.com
(559) 855-4003
(559) 855-4129 Fax

Dunlap Band of Mono Historical Preservation Soc
Mandy Marine, Board Chairperson
P.O. Box 18 Mono
Dunlap, CA 93621
mandy_marine@hotmail.
com
559-274-1705

Cold Springs Rancheria of Mono Indians
Robert Marquez, Chairperson
P.O. Box 209 Mono
Tollhouse, CA 93667
(559) 855-5043
559-855-4445 - FAX

Santa Rosa Tachi Rancheria
Lalo Franco, Cultural Coordinator
P.O. Box 8 Tachi
Lemoore, CA 93245 Tache
(559) 924-1278 - Ext. 5 Yokut
(559) 924-3583 - FAX

Table Mountain Rancheria
Bob Pennell, Cultural Resources Director
P.O. Box 410 Yokuts
Friant, CA 93626-0177
(559) 325-0351
(559) 217-9718 - cell
(559) 325-0394 FAX

Kings River Choinumni Farm Tribe
John Davis, Chairman
1064 Oxford Avenue Foothill Yokuts
Clovis, CA 93612-2211 Choinumni
(559) 307-6430

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2014011006; CEQA Notice of Completion; Early Consultation for Plan Amendment A-13-009 and Rezone B-13-016; located in the City of Fresno; Fresno County, California.

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-13-009 AND
REZONE APPLICATION NO. R-13-016

Fire Department

Return Completed Form to:

Mike Sanchez

Email: Mike.Sanchez@fresno.gov

Telephone: 559-621-8040

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

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DATE ROUTED: December 30, 2013

COMMENT DEADLINE: January 22, 2014

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WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

*No Requirements
at this time*

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY:

[Signature]

Name and Title

FIRE INSPECTOR 621-4120

Telephone Number

1-9-11

Date

City of



FIRE DEPARTMENT

Date: January 9, 2014

To: MIKE SANCHEZ, Planner
Planning and Development Department

From: DEBBY REMILY, Fire Prevention Inspector *DR*
Fire Department, Fire Prevention & Investigative Services

Subject: Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78+- acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area (SEGA) and Sphere of Influence. Plan Amendment Application No. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. Rezone Application No. R-13-016 proposes to reclassify the subject property from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed.

General

There are no requirements at this time.



DEPARTMENT OF PUBLIC UTILITIES



Date: January 16, 2014

To: MIKE SANCHEZ, Planning Manager
Development and Resource Management Department, Advance Planning

From: CHRIS WEIBERT, Management Analyst II
Chris Public Utilities Department, Administration

Subject: A-13-009 & R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78 acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area, SEGA, and Sphere of Influence, 3450 North Locan Avenue, APN 310-270-10, 11, 12. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. R-13-016 proposes to reclassify the subject property from AE-20, Exclusive Twenty-Acre Agricultural, Fresno County, to R-1-cz, Single Family Residential-conditions of zoning, Fresno City, zone district. The proposed entitlements are intended for the future development of a 99 lot single family residential subdivision. A formal subdivision map has not yet been filed.

General

Solid Waste requirements shall be addressed upon the submittal of future applications.



FRESNO YOSEMITE
INTERNATIONAL AIRPORT

City of Fresno Airports Department

January 22, 2014

TO: MIKE SANCHEZ, Planner Manager – Planning & Development

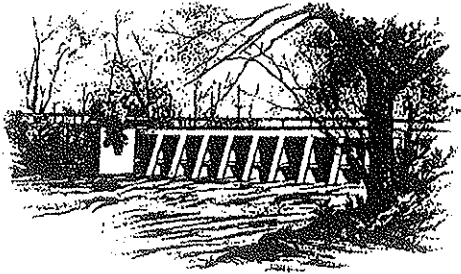
FROM: L. NATHAN SANCHEZ, Senior Engineering Technician – Airports

SUBJECT: **PLAN AMENDMENT APPLICATION NO A-13-009** [APN 319-270-10, 11, 12]
Amend the land use in the proposed Southeast Growth Area (SEGA) from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. **REZONE APPLICATION NO R-13-016** Reclassify the subject property from AE-20 to R-1/cz.

The subject property has an address of 3450 N. Locan Avenue located on the east side of Locan Avenue between the east Dakota Alignment and east Shields Avenue. The property is approximately 15,000 feet east of runway 11L-29R of the Fresno Yosemite International Airport (FYI). The policy criteria in the FYI Airport Compatibility Land Use Plan (PLAN) apply when developing property within the Airport Influence Area.

This is the Department of Airports response to the above named application:

The Department of Airports anticipates no adverse impacts on the Fresno Yosemite International Airport or the Fresno Chandler Executive Airport



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

January 22, 2014

Mr. Mike Sanchez
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016,
N/E Shields and Locan avenues

Dear Mr. Sanchez:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 pertaining to the 23.78± acres of property located on the east side of Locan Avenue between the Dakota Alignment and Shields Avenue with the City's Southeast Growth Area (SEGA) and Sphere of Influence. Plan Amendment Application No. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. Rezone Application No. R-13-016 proposes to reclassify the subject property from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed, APN: 319-270-10, 11, 12.

FID does not object to the Plan Amendment & Rezone Applications, but FID would like to make the applicant aware of any potential impacts future development may cause. To help with the planning and engineering process for the upcoming tract or parcel map to construct a single family residential subdivision, FID has provided our standard comments and conditions which FID will most likely provide during the next stage of the review:

1. FID's Gow Canal No. 99 runs southerly along the west side of Locan Avenue approximately 70 feet west of the subject property, as shown on the attached FID exhibit map. FID owns 15-foot wide easement, recorded February 1, 2007 as Document Number 2007-0021333 of the Official Records of Fresno County and is attached for your reference. This pipeline was installed in 2007 as 24-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's minimum standards for developed areas.

G:\Agencies\FresnoCity\Plan Amendment\A-13-009.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President STEVEN BALLS
JEFFERY NEELY, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

2. Should this project expand to include any street improvements, utility connections, etc. along Locan Avenue and in the vicinity of the canal crossing, FID requires its review and approval of all plans.
3. A small section of the Gow Canal (Area of Concern) from its headgate off the Gould Canal to a point 200 feet north of the parcel is still an open channel yet to be piped. If there are road improvements along Locan Avenue north of the subject property and adjacent to the open channel, the canal may need to be piped. If the road improvement does impact the Gow Canal, FID may require the substitution of its canal with 24-inch inside diameter ASTM C-361 rubber gasket reinforced concrete pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement for the that purpose.
4. For informational purposes, FID's Gould Canal No. 97 runs westerly and crosses Locan Avenue approximately 500 feet north of the subject property, as shown on the attached FID exhibit map. Should this project expand to include any street improvements, utility connections, etc. along Locan Avenue and in the vicinity of the canal crossing, FID requires it review and approval of all plans.
5. The proposed development may negatively impact local groundwater supplies. The area is currently agricultural land and a significant portion of its water supply is imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

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 Sen Saetern at 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

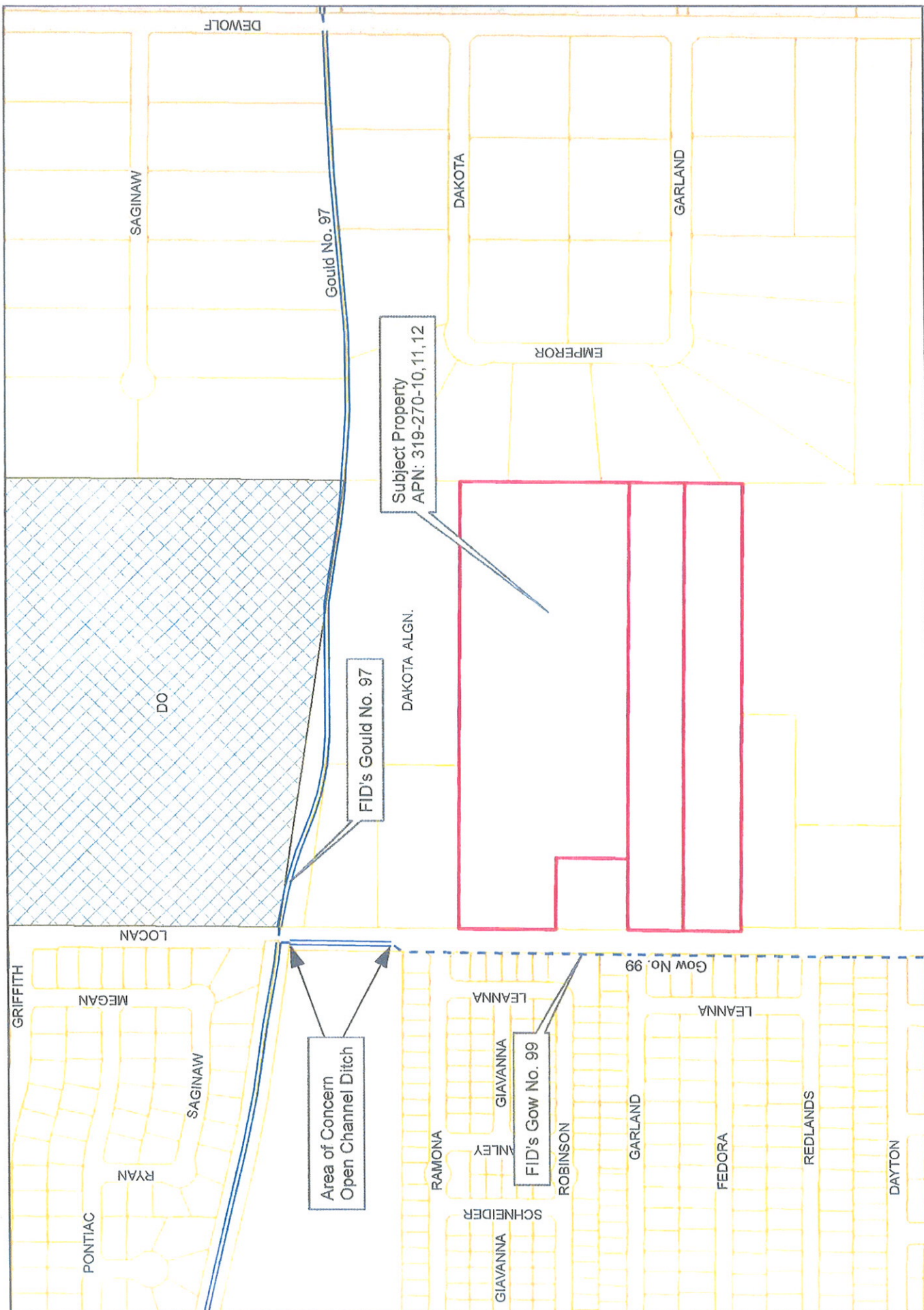
Sincerely,



William R. Stretch, P.E.
Assistant General Manager - Operations

Attachments

cc: BNCOPP L.P. – John A. Bonadelle, Applicant



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 locating FID facilities.

12/20/2013
G:\p\p\p\master_AG10.mxd

Legend

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

0 175 350 Feet
1 inch = 556.35 feet

N
E
W
S

10



FRESNO County Recorder
Robert C. Werner

DOC- 2007-0021333

Thursday, FEB 01, 2007 11:08:08

Ttl Pd \$0.00

Nbr-0002414412

CRR/R2/1-10

Documentary Transfer Tax-- \$0.00

For the Benefit of:

FRESNO IRRIGATION DISTRICT
2907 SOUTH MAPLE AVENUE
FRESNO CA 93725-2218

Recording Information

**GRANT OF EASEMENT AND AGREEMENT
FOR SUBSTITUTION OF PIPELINE FOR OPEN CANAL
OWNED BY FRESNO IRRIGATION DISTRICT**

LOCATION: N/W SHIELDS AND LOCAN AVENUES
APN: 310-270-04, 310-270-05, 310-270-06
CANAL: GOW NO. 99

THIS AGREEMENT, made and entered into this 24th day of January, 2007, by and between BN 5312 L.P., a California limited partnership, hereinafter referred to as "FIRST PARTY", and the FRESNO IRRIGATION DISTRICT, a public corporation in the County of Fresno, State of California, hereinafter referred to as "DISTRICT";

WITNESSETH:

WHEREAS, FIRST PARTY is the owner of that certain real property in the County of Fresno, State of California, described as follows:

Lot 47 of Eggers Colony, according to the map thereof recorded in Volume 4 of Plats, at Page 60, Fresno County Records.

Together with that portion of Abandoned Dakota Avenue, by Order of Abandonment by the Board of Supervisors of Fresno County Recorded July 3, 1959 in Book 4243 Page 365, as Document No. 47112, Official Records Fresno County.

FID No: 2006-D099-J1420-01
FID Form 407B

GIS 5116

WHEREAS, DISTRICT owns an easement and right-of-way over and through said real property for its use, operation, and maintenance of an open irrigation canal known as the Gow Canal No. 99, and

WHEREAS, FIRST PARTY desires to relocate and substitute for said open canal, SIX HUNDRED SEVENTY SEVEN feet (677') of TWENTY-FOUR inch (24") inside diameter rubber gasket reinforced concrete irrigation pipeline (ASTM C-361, B-25) within an easement and right-of-way as described and provided herein, and as shown on EXHIBIT "A" attached hereto, and DISTRICT is willing to consent to the relocation and substitution of such pipeline subject to the conditions herein specified.

NOW, THEREFORE, it is agreed as follows:

I

FIRST PARTY does hereby grant to DISTRICT the perpetual and exclusive easement and right-of-way to construct, install, maintain, alter, repair, improve, reconstruct, enlarge, and supplement pipes, pipelines and conduits, and all other structures and facilities incidental thereto, and to flow and conduct water through said pipes, pipelines and conduits across, over, through, and under the above described real properties owned by FIRST PARTY, in a perpetual and exclusive easement and right-of-way, therefore, consisting of a strip of land as shown on EXHIBIT "A" attached hereto and described as follows:

Real Property in the County of Fresno, State of California, described as follows:
That portion of the Southwest quarter of Section 23, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, also being a portion of Lot 47 of Eggers Colony, according to the map thereof recorded in Volume 4 of Plats, at Page 60, Fresno County Records, and more particularly described as follows:

Commencing at the Center Quarter corner of said Section 23; thence North 89°48'44" West along the north line of the Southwest Quarter of said Section 23, a distance of 47.00 feet to the **True Point of Beginning**; thence South 00°05'23" West, parallel with and 47.00 feet west of the east line of the Southwest quarter of said Section 23, a distance of 659.50 feet; thence, North 89°48'13" West, a distance of 15.00 feet; thence North 00°05'23" East, parallel with and 62.00 feet west of the east line of the Southwest quarter of said Section 23, a distance of 659.49 feet to a point on the north line of the Southwest Quarter of said Section 23; thence South 89°48'44" East, along said north line a distance of 15.00 feet to the **True Point of Beginning**.

Contains an area of 9892 Square Feet, 0.23 Acres, more or less.

together with all rights convenient or incidental thereto, including the right of ingress to and egress from said easement and right-of-way, over and across said real property of FIRST PARTY; and

FIRST PARTY for themselves, their heirs, executors, administrators, successors and assigns, covenant and agree that earth cover over the pipeline shall not be reduced, and that no permanent structures, buildings, fences, or road improvements shall be constructed, and no trees, vines, or shrubs shall be planted or maintained upon said easement and right-of-way which would in any way interfere with the use of said easement and right-of-way without the consent of DISTRICT, and that DISTRICT shall have the right, without notice, and at the expense of FIRST PARTY, to remove any such structures, fences, landscaping, private road improvements, driveways, or other encroachments from said easement and right-of-way. FIRST PARTY agrees that DISTRICT shall have no obligation to reimburse FIRST PARTY for, or to replace, encroachments so removed.

II

FIRST PARTY agrees at its expense to lay, construct, and install with and along the said easement and right-of-way, herein described, SIX HUNDRED SEVENTY SEVEN feet (677) of TWENTY-FOUR inch (24") inside diameter rubber gasket reinforced concrete irrigation pipeline (ASTM C-361, B-25), and with inlets, outlets and such connections and other structures as may be specified by the engineer of DISTRICT. Said pipeline, structures and other appurtenances shall be laid, constructed, installed, and backfilled in accordance with plans and specifications approved by DISTRICT, and the top of said pipeline shall be no less than thirty-six inches (36") below the surface of the surrounding ground and any proposed or existing roads, streets or alleys crossed thereby. All pipe shall be laid and installed in a good workmanlike manner.

III

All precast concrete pipe, cast-in-place concrete pipe, and any other type of pipe agreed to be installed shall meet the minimum requirements of the most current "American Society of Testing and Materials" specifications, "The American Concrete Institute" specifications, and/or the specifications and requirements of DISTRICT for the type and class of pipe agreed to be installed.

IV

FIRST PARTY agrees to commence the laying and installation of said pipeline and structures within a reasonable time after the execution of this Agreement, and to complete the installation and construction thereof no later than FEBRUARY 15, 2008, or as otherwise agreed by the parties. FIRST PARTY agrees that the construction and installation of said pipeline and structures shall not interfere with the flow or distribution of water through the present facilities as required by DISTRICT.

V

FIRST PARTY agrees not to damage, destroy, alter, disrupt, discard, remove or connect to any existing facilities owned by DISTRICT and that no work on the replacement and substitution of the said concrete pipeline for the open canal shall begin without the written permission of DISTRICT.

VI

FIRST PARTY and DISTRICT agree and acknowledge that the construction of said pipeline shall not be during the normal irrigation season of DISTRICT.

VII

FIRST PARTY agrees within thirty (30) days after the completion of the work described above and acceptance of such work by DISTRICT, to finalize payment to all contractors, vendors and others under contract to FIRST PARTY for the entire cost of laying, constructing, and installing said pipeline, inlets, outlets, and other structures including the cost of all labor, materials, equipment, installation, trenching, backfilling, leveling and testing. In the event FIRST PARTY neglects, fails, or refuses to pay the entire cost thereof, and complete said work in accordance herewith, DISTRICT may, but shall not be required to, pay such cost and complete such work and FIRST PARTY does hereby agree to repay to DISTRICT any amounts so expended with interest thereon at the rate of ten percent (10%) per annum.

VIII

FIRST PARTY agrees to keep and maintain said pipeline, inlets, outlets and other structures appurtenant thereto, in good operating condition and repair for a period of one (1) year after the completion of construction and the acceptance of the pipeline project thereof by DISTRICT, and to pay all costs of such repairs and maintenance and of any replacement of any part thereof required to maintain said pipeline and structures in good operating condition. FIRST PARTY agrees that said acceptance must be evidenced in writing by a dated letter from DISTRICT. In the event FIRST PARTY fails, neglects, or refuses to repair, maintain or replace any part of said pipelines or structures during said period of one (1) year, DISTRICT shall have the right, but shall not be required, to make any such repairs or replacements and FIRST PARTY does hereby agree to repay to DISTRICT the cost of any such repairs or replacement with interest at the rate of ten percent (10%) per annum.

IX

FIRST PARTY agrees that upon construction and installation, the said pipeline, inlets, outlets and other structures constructed within said easement and right-of-way deeded herein, shall become and remain the property of DISTRICT, and that FIRST PARTY shall have no right, title, or interest therein, except as otherwise provided herein. FIRST PARTY further agrees that said easement and right-of-way deeded herein and said pipeline and any other pipelines and conduits to be constructed therein, by or for DISTRICT and the manner, method and time of conducting and discharging water through said pipeline, pipelines, or conduits shall be in the sole and absolute control of DISTRICT, and the nature and extent of said easement and right-of-way shall not be diminished or restricted by the construction of said pipeline by FIRST PARTY. FIRST PARTY shall maintain the surface of said land and keep it in a safe condition for the use of DISTRICT and others.

X

FIRST PARTY agrees prior to commencement of any work contemplated herein, to furnish DISTRICT with a surety bond in the amount of FIFTY FIVE THOUSAND TWENTY AND 00/100 DOLLARS (\$55,020.00) guaranteeing the performance of this Agreement by FIRST PARTY and the payment of all amounts herein agreed to be paid by FIRST PARTY. DISTRICT shall have the right to request from FIRST PARTY, FIRST PARTY's contractor cost of laying, constructing, and installing said pipeline, inlets, outlets, and other structures. If said contractor's cost is greater than FIRST PARTY's surety bond, DISTRICT shall have the right to request an additional bond from FIRST PARTY, at FIRST PARTY's expense, to guarantee performance by FIRST PARTY's contractor. Said bond may be reduced to EIGHT THOUSAND TWO HUNDRED FIFTY THREE AND 00/100 DOLLARS (\$8,253.00) after the completion and acceptance of said work of construction, and all other conditions, terms, undertakings of this Agreement. This reduced amount shall be for guaranteeing the maintenance and repair of said pipeline and appurtenant structures for a period of one year from the date of said acceptance. The expense of bonds shall be borne by FIRST PARTY. All such bonds shall be executed by FIRST PARTY and a corporate bonding company licensed to transact such business in the State of California and acceptable to DISTRICT. Evidence of authority of an attorney-in-fact acting for the corporate surety must be provided in the form of a certificate as to his power of attorney and to effect on the date of the bonds. The form of the bonds or any alternative security offered by FIRST PARTY shall be subject to the approval of the DISTRICT.

XI

FIRST PARTY agrees to indemnify and save DISTRICT free and harmless of and from any liability, loss, cost, damage, attorneys' fees or expense arising out of any claim of personal injury or property damage suffered by any person, or the death of any person, which arises as the result of any negligence on the part of FIRST PARTY incurred in the performance of this Agreement, commencing upon the execution of this Agreement and continuing without interruption for a period of one year after acceptance of said pipeline by DISTRICT.

XII

FIRST PARTY agrees, at its own expense, to procure a Policy of Title Insurance issued to DISTRICT with liability limited to FIFTY FIVE THOUSAND TWENTY AND 00/100 DOLLARS (\$55,020.00) showing title to the easement and right-of-way herein granted to DISTRICT to be free and clear of encumbrances, which would in any way interfere with DISTRICT's use of said easement and right-of-way. FIRST PARTY shall furnish DISTRICT with said Policy after the completion and acceptance of said work.

XIII

FIRST PARTY agrees to pay to DISTRICT, payment to accompany this Agreement, the sum of EIGHT THOUSAND ONE HUNDRED TEN AND 86/100 DOLLARS (\$8,110.86) to cover the cost of the preparation of agreements and plan review of said pipeline project. FIRST

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above mentioned.

BN 5312 L.P.
A California Limited Partnership

FRESNO IRRIGATION DISTRICT
A Public Corporation

BY: 


JOHN BONADELLE

AKA John A. Bonadelle

Pres.

BY: 

JEFF BOSWELL, President

ATTEST: 

GARY R. SERRATO, Secretary

"FIRST PARTY"

"DISTRICT"

This is to certify that the interest in real property conveyed by the deed or grant dated 1/24/07
from BN 5312 L.P.

to Fresno Irrigation District, a public corporation, is hereby accepted by the undersigned officer or agent on behalf of the Board Of Directors pursuant to authority conferred by resolution of the Board Of Directors adopted on January 27, 2004, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/24/07

By: 

GARY R. SERRATO, Secretary

EXHIBIT "A"

BASIS OF BEARINGS:

THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 23, T. 13 S., R. 21 E., M.D.B.&M., WAS TAKEN TO BE SOUTH 00°04'11" WEST, PER TRACT NO. 5427, RECORDED IN VOLUME _____ OF PLAT MAPS AT PAGES _____ FRESNO COUNTY RECORDS.

OWNER :

BONADELLE HOMES, INC
2109 WEST BULLARD AVENUE #133
FRESNO, CA 93711

A.P.N. : 310-270-04, 05, & 06

AREA TO BE DEEDED : 9,892 S.F., 0.23 ACRES



INDICATES AREA TO BE DEEDED FOR IRRIGATION PIPELINE EASEMENT PURPOSES.

POINT OF COMMENCEMENT
CENTER 1/4 CORNER OF
SECTION 23, 13/21, M.D.B.&M.

TRUE POINT OF BEGINNING

S 89°48'44" E 2649.00'

WEST 1/4 CORNER OF SECTION
23, 13/21, M.D.B. & M.

BASIS OF BEARING
N 00°04'11" E 2635.40'

NORTH TEMPERANCE AVENUE

NORTH LOCAN AVENUE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'44"W	47.00'
L2	N89°48'13"W	15.00'
L3	S89°48'44"E	15.00'

SCALE 1" = 100'



659.49'
659.50'

N 00°05'23" E
S 00°05'23" W

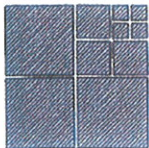
47'
L2

EAST SHIELDS AVENUE

REVISIONS



PREPARED BY:



INGELS - BRAUN & ASSOCIATES

CIVIL ENGINEERING AND LAND SURVEYING
5499 EAST HEDGES AVENUE
FRESNO, CALIFORNIA 93727
(559) 291 - 0427

C:\My Documents\06050E02.dwg 12/18/2006 8:50:21 AM PSI

ACCT. NO. _____
FILE NO. _____
W.O. NO. _____

FRESNO IRRIGATION DISTRICT

REF & REV
T-5588

F. I. D. EASEMENT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE.

—APPROVED—

CONST. ENG. _____ OFFICE ENG. _____
CITY DESIGN ENG. _____

DRN. BY: JJS
CHK. BY:
DATE : 1/28/06
SCALE : AS SHOWN

SHEET NO. ONE (1)
OF ONE (1) SHEET

8

STATE OF CALIFORNIA,
COUNTY OF Fresno

On January 20, 2007, before me, Anna M. Renna, Notary Public
a Notary Public, personally appeared John A. Bonadelle

personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(Notary seal or stamp)

WITNESS my hand and official seal.

Signature

Anna M. Renna

My commission expires

Aug. 30, 2007



STATE OF CALIFORNIA,
COUNTY OF _____

On _____, before me, _____,
a Notary Public, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(Notary seal or stamp)

WITNESS my hand and official seal.

Signature _____

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno

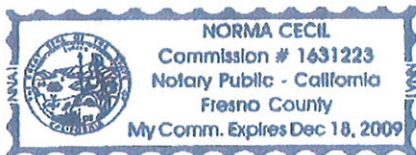
On January 24, 2007 before me, Norma Cecil, Notary Public

personally appeared Jeff Boswell and Gary R. Serrato
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)

personally known to me

(or proved to me on the basis of satisfactory evidence)



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Norma Cecil
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document Grant of Easement and Agreement for Substitution of Pipeline

Document Date: January 24, 2007 Number of Pages: 7 + Exhibit A

Signer(s) Other Than Named Above: John A. Bonadelle

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Individual
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-13-009 AND
REZONE APPLICATION NO. R-13-016

FMFCD

Return Completed Form to:

Mike Sanchez
Email: Mike.Sanchez@fresno.gov
Telephone: 559-621-8040
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78± acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area (SEGA) and Sphere of Influence. Plan Amendment Application No. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. Rezone Application No. R-13-016 proposes to reclassify the subject property from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed.

APN: 319-270-10,11,12 ZONING: From AE-20 to R-1/cz SITE ADDRESS: 3450 North Locan Avenue

DATE ROUTED: December 30, 2013

COMMENT DEADLINE: January 22, 2014

If no response is received by the comment deadline, it will be assumed you have no comments to submit.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

REFER TO ATTACHED LETTER DATED JANUARY 2014 FOR
COMMENTS FOR R-13-016 AND A-13-009.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE.

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE.

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

NO.

REVIEWED BY:

GARY CHAPMAN ENG. TECH III

Name and Title

456-3292

Telephone Number

1/23/14

Date



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.414
550.10 "DS"

January 23, 2014

Mr. Mike Sanchez
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

Dear Mr. Sanchez,

Rezone 2013-016
Plan Amendment No. A-13-009
Proposed Drainage Area "DS"

CS
*

The subject Rezone and Plan Amendment lies within a future planned watershed proposed as Drainage Area "DS". The Drainage Area "DS" Master Plan drainage system is only proposed and has not been adopted. The proposed drainage system was planned for adoption in conjunction with the 2035 Fresno City General Plan and, therefore, has not been thoroughly designed, reviewed or finalized. The proposed drainage system, when adopted, would be planned for and could accommodate the proposed Rezone and Plan Amendment.

As the District's Drainage Area "DS" Master Plan has not been adopted and may not be adopted prior to approval of the subject entitlements, the proposed Rezone and Plan Amendment, along with any other proposed entitlements on this property, must be required to comply with any requirements of a future adopted Master Plan, including any construction requirements and the payment of drainage fees. As such, the applicant must agree to comply with any future adopted Master Plan conditions or the District is opposed to the approval of the subject Rezone and Plan Amendment until adoption of the Drainage Area "DS" Master Plan.

The Operational Statement for the subject Rezone and General Plan Amendment refers to a planned FMFCD ponding basin that can be modified to serve the proposed site. While this statement may be true upon adoption of the Drainage Area "DS" Master Plan, until its adoption there are no planned drainage facilities to provided drainage service to the proposed site.

k:\letters\rezone letters\fresno rezone\2013\2013-016(ds)(gc).docx

Mr. Mike Sanchez
Rezone 2013-016
January 23, 2014
Page 2

Should street improvements in Locan Avenue become a condition of the rezone or plan amendment, future Master Plan facilities may become a requirement of the entitlements and the City and developer should contact the District for direction regarding drainage system construction.

The District will give more detailed comments and conditions of approval upon the adoption of the Drainage Area "DS" Master Plan and the submittal of a tentative tract map.

If there are any questions concerning this matter, please feel free to contact us.

Sincerely,



Gary Chapman
Engineering Technician III

GC/lrl

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-13-009 AND
REZONE APPLICATION NO. R-13-016

06 FRE 180-PM R64
267

Return Completed Form to:
Mike Sanchez
Email: Mike.Sanchez@fresno.gov
Telephone: 559-621-8040
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78± acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area (SEGA) and Sphere of Influence. Plan Amendment Application No. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. Rezone Application No. R-13-016 proposes to reclassify the subject property from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed.

APN: 319-270-10,11,12 ZONING: From AE-20 to R-1/cz SITE ADDRESS: 3450 North Locan Avenue

DATE ROUTED: December 30, 2013 COMMENT DEADLINE: January 22, 2014

If no response is received by the comment deadline, it will be assumed you have no comments to submit.

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

Minimal impact

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Pay into the TSMIF/RTMF

REQUIRED CONDITIONS OF APPROVAL:

See above

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

No

REVIEWED BY: David Pachita, Caltrans 444-2493 1/27/14
Name and Title Telephone Number Date



BRUCE RUDD
City Manager

February 11, 2014

Mr. John Navarrette
Chief Administrative Officer
County of Fresno
2281 Tulare Street, Suite 304
Fresno, California 93721

SUBJECT: RELEASE OF PROPERTIES TO THE CITY OF FRESNO, BONADELLE HOMES (A.P.N. 310-270-10, 11, & 12)

Dear Mr. Navarrette:

As you are aware, Bonadelle Homes filed entitlement applications (General Plan Amendment and Rezone Application) with the City of Fresno regarding 24 acres of property located on the southeast corner of North Locan Avenue and East Dakota Avenues (see attached map). The proposed project is within the SEGA Growth Area, as depicted in the 2025 Fresno General Plan, but currently remains under the jurisdiction of Fresno County.

Bonadelle Homes and its representatives have discussed the proposed project with both City and County officials. Upon conclusion of these discussions, the City of Fresno has determined that this project should be processed under the City's jurisdiction. The City of Fresno is respectfully requesting that the County of Fresno formally release the subject properties for processing and development with the City of Fresno.

It should be noted that the future annexation of the subject site is being initiated by this developer and not the City of Fresno. Therefore, the developer shall bear all costs related to this annexation and any other fees that may result from incorporation to the City of Fresno.

If you have any further questions, please contact me or Mr. Mike Sanchez, Planning Manager at (559)-621-8040

Sincerely,


Bruce Rudd
City Manager

c: John Bonadelle



Department of Public Utilities – Water Division



DATE: April 9, 2014

TO: MIKE SANCHEZ, Planning Manager
Development Department/Current Planning

THROUGH: MICHAEL CARBAJAL, Chief Engineering Technician
Department of Public Utilities, Water Division

FROM: ROBERT A. DIAZ, Senior Engineering Technician
Department of Public Utilities, Water Division

SUBJECT: WATER REQUIREMENTS FOR REZONE R-13-016 AND PLAN AMENDMENT A-13-009.

General

A-13-009 & R-13-016 were filed by Dirk Poeschel of Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertain to 23.78 acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue within the City's Southeast Growth Area, SEGA, and Sphere of Influence, 3450 North Locan Avenue, APN 310-270-10, 11, 12. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. R-13-016 proposes to reclassify the subject property from AE-20, Exclusive Twenty-Acre Agricultural, Fresno County, to R-1-cz, Single Family Residential-conditions of zoning, Fresno City, zone district. The proposed entitlements are intended for the future development of a 99 lot single family residential subdivision. A formal subdivision map has not yet been filed.

Water Requirements

The proposed project is located within the Southeast Growth Area (SEGA). The Southeast Growth Area Plan has not been approved by the City and there is currently no water connection fee program for SEGA to support the development of water supply, treatment, conveyance, and recharge facilities. Should the project proceed prior to the approval of the Southeast Growth Area Plan and development of a water connection fee program for SEGA, **the project may be required to construct water facilities as identified in the City's Metropolitan Water Resources Management Plan Update** without reimbursement. These facilities may include and are not limited to the following:

- Regional Water System Transmission Mains
- Transmission Grid Distribution Mains



- Potable Water Storage
- Groundwater Production Facilities
- Groundwater Treatment Facilities
- Groundwater Recharge Facilities

Specific water system connection requirements will be developed once a formal subdivision map application is filed with the City.



Agenda Item 8

DATE: April 22, 2014
 TO: Board of Supervisors
 FROM: Alan Weaver, Director
 Department of Public Works and Planning
 SUBJECT: Release of Properties to the City of Fresno
 Bonadelle Homes

RECOMMENDED ACTION:

1. Consider request from the City of Fresno and determine whether proposed 24-acre annexation is exempt from the Article VI, Section 6.2.1 and 6.2.2 of the City/County Restated Memorandum of Understanding, and
2. If determined to be exempt, then also determine that proposed annexation shall be subject to the Standards of Annexation contained in Exhibit 1 of the City/County Restated Memorandum of Understanding.

The City of Fresno has submitted a request (See Exhibit "A") on behalf of Bonadelle Homes for the annexation of 24 acres located within the City's Sphere of Influence (SOI). The proposed annexation is also located in an area defined in the City/County Restated Memorandum of Understanding (MOU) as the Southeast Growth Area (SEGA). Annexation and development within SEGA is restricted until certain Conditions have been met, unless both the City and County mutually agree to exempt the proposal. Staff recommends that if your Board determines to exempt the proposed annexation, that it be conditioned upon complying and being consistent with the Standards of Annexation contained in Exhibit 1 of the MOU. The proposed annexation area is located on the east side of N. Locan Avenue along the E. Dakota Avenue alignment (See Exhibit "B").

ALTERNATIVE ACTION(s):

Your Board can determine that the proposal is not consistent with the MOU and annexation would not occur until all Conditions have been completed.

ADMINISTRATIVE OFFICE REVIEW

BOARD ACTION: DATE April 22, 2014

APPROVED AS RECOMMENDED

Page 1 of 13
OTHER



Official Action of
Board of Supervisors
Deputy

UNANIMOUS BORGESAS _____ CASE MCNAIRY _____ LARSON _____ PEREA _____ POOCHIGIAN _____

FISCAL IMPACT:

There is no net County cost associated with the recommended action. The MOU provides for the sharing of property taxes. If the annexation is ultimately approved by the Local Agency Formation Commission and is annexed to the City of Fresno, property tax revenues collected in relation to the annexation will be apportioned between the City and County in accordance with the terms specified in Article III of the MOU. Property tax revenue from the project area will be distributed using a ratio of 62% to the County and 38% to the City.

DISCUSSION:

On June 6, 2003, your Board approved and executed an MOU with the City of Fresno that addresses land use, revenue sharing and expanded growth areas. The City is currently processing land use entitlements (General Plan Amendment and Rezoning Applications) filed by Bonadelle Homes for the development of a residential subdivision located along Locan Avenue within an area defined by the MOU as the Southeast Growth Area.

In addressing annexation of lands within SEGA, the MOU (Article VI, Section 6.2.1 and 6.2.2) identifies sequencing of development Conditions that must be met prior to annexation and development as follows:

- City shall prepare a Water Supply Plan for the Southeast Growth Area pursuant to Water Code Section 10910; and
- City shall renew its Central Valley Project water supply contract; and
- City shall complete a Specific Plan and environmental work for the entire Southeast Growth Area. The Plan and/or environmental work shall include a Water Supply Plan incorporating the requirements of Water Code Section 10910.

The City/County MOU (Article XI, Section 6.2.5) does provide an exception to the above Conditions on a case-by-case basis upon the consensus of both the City and County.

A letter in support of the proposed annexation was submitted on behalf of Bonadelle Homes by Mr. Dirk Poeschel (See Exhibit "C"). Mr. Poeschel's letter requests that the County determine to exempt the proposed annexation from the above Conditions based on the following:

- Completion of the required SEGA Specific Plan has been delayed for various reasons, all of which were beyond the control of Bonadelle Homes; and
- Bonadelle Homes purchased the subject property expecting the completion of the SEGA Specific Plan in 2009; and
- Delays in completing the required SEGA Specific Plan will have significant adverse economic impacts on Bonadelle Homes; and
- The proposed development will be served by existing urban services; and
- The project site is located in an area dedicated to urbanization; and
- The proposed development will be designed and built consistent with the SEGA vision.

According to Mr. Poeschel, he and his client have met with City staff and have received support for the proposal.

Staff notes that on September 30, 2003, your Board approved a similar request by the City for annexation of lands within SEGA. However, in that case, the request was to accommodate an existing business desiring to relocate from the City of Selma to the Fresno location. Your Board determined that based on economic and job retention circumstances, the proposed annexation should be exempted from the MOU Conditions.

Staff has evaluated the current request and believes your Board may determine to exempt the proposed annexation. Staff does note, however, that the above sequencing of development conditions was included in the MOU so as to encourage orderly development and avoid premature conversion of existing agricultural lands within SEGA. Currently, the subject property is vacant and surrounding land uses consist of urban uses to the west within Fresno's city limits, and rural homesites and agricultural uses to the north, south, and east within the unincorporated areas. Staff has confirmed that urban infrastructure exists to serve the proposed development.

Staff recommends that if your Board determines to exempt the proposed annexation, that it be conditioned upon complying and being consistent with the Standards of Annexation contained in Exhibit 1 of the MOU. This would require that the proposed annexation have an approved land use entitlement on at least 50% of the annexation area and address annexation of the subject 1.00 acre parcel immediately to the west and the three subject parcels ranging in area from 1.54 acres to 7.75 acres to the north in order to avoid the creation of an island and irregular city limit boundary. The Standards of Annexation are contained as Exhibit "D".

OTHER REVIEWING AGENCIES:

Staff coordinated preparation of this Agenda Item with the City of Fresno.

REFERENCE MATERIAL

BAI #9, September 30, 2003
BAI #2, January 6, 2003

Exhibit "A"



BRUCE RUDD
City Manager

RECEIVED

FEB 13 2014

ADMINISTRATIVE OFFICE

February 11, 2014

Mr. John Navarrette
Chief Administrative Officer
County of Fresno
2281 Tulare Street, Suite 304
Fresno, California 93721

SUBJECT: RELEASE OF PROPERTIES TO THE CITY OF FRESNO, BONADELLE HOMES (A.P.N. 310-270-10, 11, & 12)

Dear Mr. Navarrette:

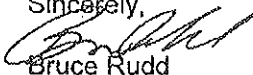
As you are aware, Bonadelle Homes filed entitlement applications (General Plan Amendment and Rezone Application) with the City of Fresno regarding 24 acres of property located on the southeast corner of North Locan Avenue and East Dakota Avenues (see attached map). The proposed project is within the SEGA Growth Area, as depicted in the 2025 Fresno General Plan, but currently remains under the jurisdiction of Fresno County.

Bonadelle Homes and its representatives have discussed the proposed project with both City and County officials. Upon conclusion of these discussions, the City of Fresno has determined that this project should be processed under the City's jurisdiction. The City of Fresno is respectfully requesting that the County of Fresno formally release the subject properties for processing and development with the City of Fresno.

It should be noted that the future annexation of the subject site is being initiated by this developer and not the City of Fresno. Therefore, the developer shall bear all costs related to this annexation and any other fees that may result from incorporation to the City of Fresno.

If you have any further questions, please contact me or Mr. Mike Sanchez, Planning Manager at (559)-621-8040

Sincerely,


Bruce Rudd
City Manager

c: John, Bonadelle

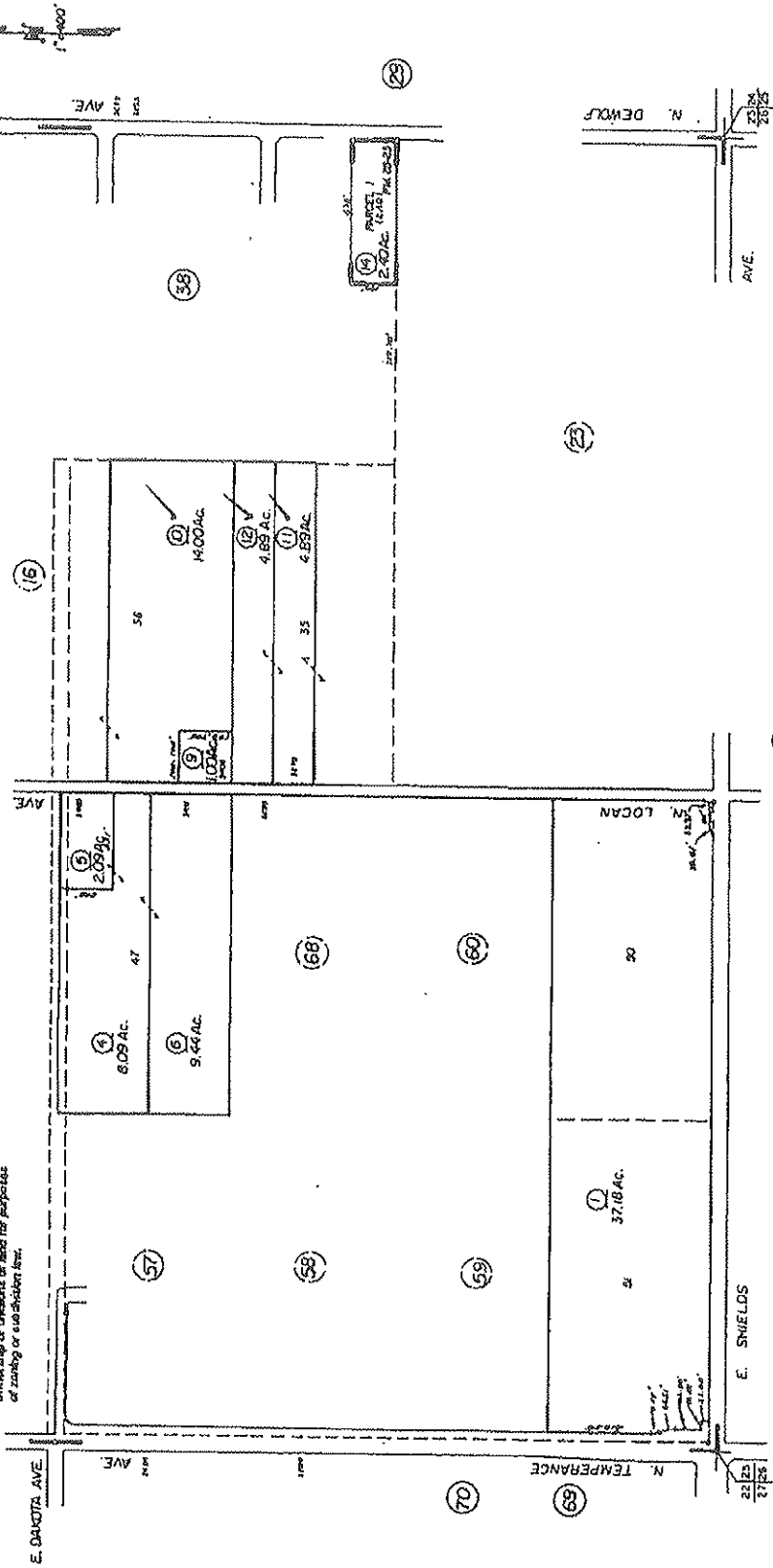
City Manager's Office • City of Fresno
2600 Fresno Street • Fresno, California 93721-3601
(559) 621-7784 • FAX (559) 621-7776 • Bruce.Rudd@fresno.gov

SUBDIVIDED LAND IN POR. SEC. 23, T.13 S., R.21 E., M. D. B. B. M.

Tax Rate Area
 3-87
 16-88
 17-89

310-27

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



Eggers Colony - Plat Bk. 4, Pg. 60
Parcel Map No. 4205 - Bk. 28, Pg. 23

Assessor's Map Bk. 310 --Pg. 27
County of Fresno, Calif.

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



LOCATION MAP

310-270-10, 11, and 12

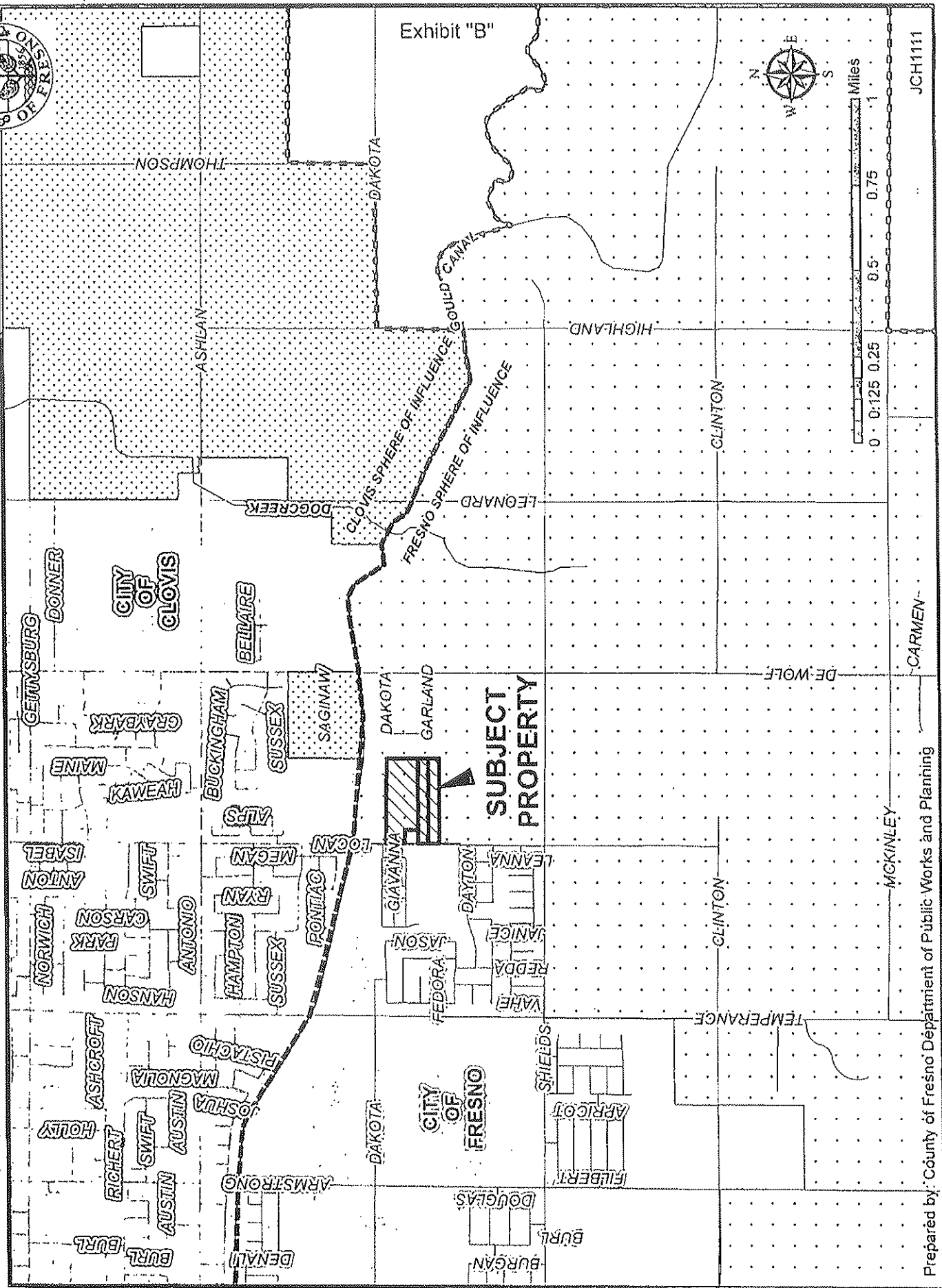


Exhibit "B"

JCH1111

Prepared by: County of Fresno Department of Public Works and Planning

Exhibit "C"

DIRK POESCHEL

923 Van Ness Avenue, Suite 200 • Fresno, California 93721

Land Development Services, Inc.

559/445-0374 • FAX: 559/445-0551 • email: dpoeschel@dplds.com

June 5, 2013

Via E-Mail: jnavarrette@co.fresno.ca.us

Mr. John Navarrette, CAO
County of Fresno Administrative Office
2281 Tulare St., Suite 304
Fresno, CA 93721

SUBJECT: Bonadelle Homes - Fresno County Board of Supervisors Agenda Request

Dear Mr. Navarrette:

Thank you for meeting with Mr. John Bonadelle and me on May 28, 2013 regarding the Bonadelle Homes 23.78+/- acre parcel generally located at the southeast corner of the Dakota Ave. alignment and Locan Ave. within the County of Fresno. As you know, the site is within the City of Fresno Sphere of Influence and the Southeast Urban Growth Area (SEGA) Plan boundary.

As we discussed, Bonadelle Homes has submitted an application to the City of Fresno to change the general plan designation and zoning to allow development of the site consistent with the SEGA plan criteria. A tentative tract map and annexation request will follow for consideration.

As you are also aware, the site is subject to the AMENDED AND RESTATED MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY OF FRESNO AND THE CITY OF FRESNO (MOU) regarding regional planning. Mr. Bonadelle believes, as does city administration, the project may proceed with the review of the proposed development for a variety of reasons detailed in the attached letter of June 5, 2013 to Mr. Mark Scott. Specifically, ARTICLE VI, Section 6.2.5 of the MOU allows exceptions to the timing of development in the SEGA expanded Sphere of Influence and sequencing of development on a case by case basis with consensus of both the city and county.

On behalf of Mr. Bonadelle, I thank you for your continued interest in this matter and expeditious handling of this request before your Board. If you have any questions, please feel free to contact me.

Sincerely,



Dirk Poeschel, AICP

Enclosure

c: Mr. John Bonadelle
Mr. Mark Scott
✓ Mr. Bernard Jimenez
Mr. Alan Weaver
Mr. David Fey

RECEIVED
JUN 05 2013

DIRK POESCHEL

Land Development Services, Inc.

923 Van Ness Avenue, Suite 200 • Fresno, California 93721

559/445-0374 • FAX: 559/445-0551 • email: dpoeschel@dplds.com

June 5, 2013

Via E-Mail: mark.scott@fresno.gov

Mr. Mark Scott
City Manager
City of Fresno
2600 Fresno St., 2nd Floor
Fresno, CA 93721

SUBJECT: Bonadelle Homes/Referral No. 924

Dear Mr. Scott:

Reference is made to the Bonadelle Homes 24+/- acre parcel generally located at the southeast corner of the Dakota Ave. alignment and Locan Ave. within the County of Fresno. Said property (SITE) is more particularly described as APN's 310-270-10, 11 & 12. Consistent with the recent conversations with you, Bonadelle Homes requests the City of Fresno allow the SITE be developed in the City of Fresno at this time. There are substantial reasons justifying the aforementioned request.

As you know, a Memorandum of Understanding (MOU) exists between the City of Fresno and the County of Fresno to establish a framework for sequencing urban growth in the PLAN area. Article VI Section 6.25, page 32 of that MOU dated January 6, 2003 states "Exceptions to the provisions of this Section 6.2 may be granted on a case by case basis upon consensus of both city and county." Waiting for the adoption of the Plan and certification of the related Environmental Impact Report is years away. Such delays would cause substantial and unnecessary harm to Bonadelle Homes and the community as described below.

As you know, the SITE is within the City of Fresno Sphere of Influence. The SITE is immediately east of the City of Fresno city limits on Locan Ave. between the Dakota Ave. alignment and Shields Avenue. It is also located within the Southeast Urban Growth Area Plan boundaries hereafter referred to as PLAN. Completion of the PLAN has been delayed for various reasons all of which were out of the control of Bonadelle Homes.

Bonadelle Homes supports the city's SEGA planning efforts but finds that the delays in completing the PLAN necessitate the company proceeding with development of the SITE at this time. The SITE was purchased based on publicly stated objectives of the city to direct growth within the PLAN area. In fact, the company purchased various parcels within the PLAN area anticipating development would be allowed within the time frame prepared by the city. That has not occurred.

Mr. Mark Scott
June 5, 2013
Page 2

The delays in PLAN preparation have caused the company to vacate options to buy other properties in the PLAN area. Due to the SITE's superior location to the Park 5 community the company ceased making option payments and purchased the SITE on January 13, 2005 in anticipation that the City of Fresno would complete the PLAN within a reasonable time establishing the framework for urbanizing that PLAN area.

Bonadelle Homes has prepared a Preliminary Lot Development Plan which illustrates conceptually how the SITE will be developed and has submitted the general plan amendment and rezoning applications to your staff. Upon an affirmative determination that the project may proceed as described in the MOU, Bonadelle Homes intends to process the land use entitlements to allow the urbanization of the SITE per applicable City of Fresno standards.

The SITE will be developed per the SEGA plan criteria including open space, landscaping, pedestrian networks to encourage walking and bicycling, on-site pocket parks, energy efficient homes, with contemporary and lasting design and quality. Due to the very competitive housing market, Bonadelle Homes currently includes the aforementioned features and other components buyers' desire in all of their communities.

Bonadelle Homes recognizes its responsibility to pay applicable impact fees and that some fees for the area in which the SITE is located have not been established. Nonetheless, the company is confident that it can reach consensus on appropriate fees with the city.

Various facts support the request. The following is a summary of the information unique to the Bonadelle Homes property in support of the proposal to allow the company to proceed with development prior to the completion of the PLAN.

Allowing the development of the project is consistent with the MOU between the City of Fresno and the County Fresno for development of the area

Article VI, Section 6.2.5 Exceptions of the MOU between the City of Fresno and the County of Fresno allows for the exceptions of the provisions of Section 6.2 to be granted on a case-by-case basis upon the consensus of both the City of Fresno and Fresno County. The aforementioned section was included in the MOU to allow for a case-by-case review of urbanization requests in the event the PLAN was not completed in the time frame expected by all parties.

The PLAN and the MOU seek to create an orderly process for urbanization to occur. For reasons beyond the control of Bonadelle Homes the PLAN will not be completed for years. Bonadelle Homes purchased the SITE expecting the completion of the PLAN to be reasonably close to the time lines created by the City of Fresno Resource Management and Development Department. That time line was presented to the Local Agency Formation Commission stating that the PLAN area was ripe for development and that the preparation and completion of a plan for the area could be completed by Spring of 2009.

Mr. Mark Scott
June 5, 2013
Page 3

Delays in the completion of the Southeast Growth Area Master Plan will have significant adverse economic impacts on Bonadelle Homes

The SEGA plan was first introduced at Sunnyside High School in a series of public listening sessions on November 9, 2006. There were multiple public meetings throughout 2007, with the SEGA plan presentation by Calthorpe Associates on September 29, 2007. Additional public meetings regarding the PLAN continued throughout 2008. On July 22, 2008, the Development Department presented the Draft SEGA Plan to the Fresno City Planning Commission. To my knowledge, representatives of Bonadelle Homes have been present at all public meetings regarding the PLAN. No public meetings have occurred since.

Time to complete the PLAN including the corresponding Environmental Impact Report and obtain approval by the City Council is uncertain. Delays of this magnitude will have a significant adverse economic impact on Bonadelle Homes property.

Bonadelle Homes is a successful local homebuilder with over 55 years of experience building quality affordable homes. If Bonadelle Homes is precluded from developing the SITE now, a significant number of local jobs will be lost from a wide variety of professions that are associated with the building industry. Recent studies indicate that each new single family home generates 104 jobs to the local economy. Therefore, the adverse economic impact to the economy and to the local job market would be significant if the project were not allowed to move forward.

The company has invested millions of dollars in infrastructure in the area that can be put to use serving the proposed project. That infrastructure cannot be replicated at another location without great cost to the company.

Successful real estate development is based on establishing a theme and product the market desires and continuing with that product in a given area. The Bonadelle Homes Park 5 project has successfully established a positive project identity that attracts buyers who desire quality homes in great communities at a competitive price point. Based on existing sales rates, the existing inventory of Park 5 lots are depleted. If this request is granted, the company will continue its positive sales and marketing efforts.

The subject development can be served by urban services

There is an existing City of Fresno 14-inch water main and an 8-inch sewer main located in N. Locan Ave. adjacent to the SITE. There is adequate capacity to serve the subject development in the aforementioned sewer and water lines. Gas, electricity, telephone and streets are immediately adjacent and available to serve the SITE.

Conversations with the Fresno Metropolitan Flood Control District indicate various alternatives exist to provide storm drainage protection to the SITE. The SITE is within the Fresno Metropolitan Flood Control District Service area. Based on conversations with FMFCD senior staff the site can be served by the District.

Mr. Mark Scott
June 5, 2013
Page 4

Fire and police protection can be provided by the City of Fresno through a fee structure and Development Agreement that assures appropriate fees are paid. Bonadelle Homes is committed to paying appropriate fees for all city services as may be determined by the Council and develop to all city standards.

The project is located in an area dedicated to urbanization; it will not have a significant impact on agriculture

The SITE has not been in agricultural production since 2006 when the Almond trees were removed because they were no longer producing at profitable volumes. The United States Department of Agriculture Soils Survey indicates the subject site soil types are 68.8%+- San Joaquin sandy loam, 0 to 3 percent slopes and 31.2%+- San Joaquin loam, 0 to 3 percent slopes. The Storie Index ratings of those soils are 31 and 33 respectively. Storie Index soils that rate between 20 and 39 percent are a Grade 4 and have a narrow range in their agricultural possibilities. Further, the area is designated for urbanization in the PLAN and was committed for urbanization as part of the SOI change approved by LAFCo. The property is not under a Williamson Act contract.

The Proposed Project will be designed and built consistent with the SEGA vision and policies

The SITE is designated for Neighborhood Residential uses in the Draft SEGA plan. The Draft SEGA Plan was presented to the City of Fresno Planning Commission on July 15, 2008 with the staff recommending Alternative 2. That alternative designated the site for Rural Residential (1 home for 2 acres) uses. Representatives of Bonadelle Homes requested the City of Fresno Planning Commission change the draft land use designation from Rural Residential to a higher density residential designation on all of the Bonadelle Homes properties in the PLAN area. The planning commission approved Alternate 2 and designated the site for Neighborhood Residential uses.

The SEGA Plan seeks to establish a framework for quality homes at varying densities, semi-private civic spaces, connectivity to other neighborhoods and non-residential nodes in non-gated projects. All Bonadelle Homes incorporate useable open space, pedestrian networks to encourage walking and bicycling and energy efficient homes built with lasting quality in all of their communities. To be leaders in a very competitive environment, Bonadelle Homes has a long tradition of providing a range of housing alternatives and other features that are envisioned in the PLAN.

Bonadelle Homes has completed Park 5 which is a 156-lot subdivision immediately to the west of the subject site on Locan Avenue. The company proposes to construct a neighborhood utilizing residential medium density and the same model homes as Park 5, Emily Estates and other Bonadelle neighborhoods in the area.

Mr. Mark Scott
June 5, 2013
Page 5

Allowing the Proposed Project will not be detrimental to the SEGA Plan

The SITE is immediately adjacent to the Fresno City limits. Therefore, the issue of discontinuous or "leap frog development" does not apply to this project. In fact, the SITE's proximity to urban services is advantageous to allowing the proposed project to keep development costs down. Further, the SITE represents a very small fraction of the PLAN's total area and does not establish a precedent for others given the SITE's unique location and other circumstances.

The Proposed Project will be Designed and Constructed to be a Positive Attribute to the Community

Consistent with all of their communities Bonadelle Homes will incorporate a wide range of design and construction features that will reduce potential environmental impacts and enhance the living experience. Further, Bonadelle Homes has retained qualified experts to provide studies and other documentation necessary for the city to approve the project. The company looks forward to having the opportunity to work with city staff to complete a comprehensive review of the project so it may be approved.

Conclusion

There is ample justification to support the request to allow development of Mr. Bonadelle's property prior to the completion of the SEGA Plan. Mr. Bonadelle and I are confident he can build a quality project consistent with SEGA goals. Thank you for your consideration of this request.

If you have any questions, please feel free to contact me.

Sincerely,



Dirk Poeschel, AICP

c: Mr. John A. Bonadelle
Mr. John Navarrette

EXHIBIT 1

STANDARDS FOR ANNEXATION

- The proposal must be consistent with the adopted sphere of influence of the city and not conflict with the goals and policies of the Cortese-Knox Act.
- The proposal must be consistent with city general and specific plans, including adopted goals and policies.
- Pursuant to CEQA, the proposal must mitigate any significant adverse effect on continuing agricultural operations on adjacent properties, to the extent reasonable and consistent with the applicable general and specific plan.
- A proposal for annexation is acceptable if one of the following conditions exist:
 1. There is existing substantial development provided the City confines its area requested to that area needed to include the substantial development and create logical boundaries.
 2. Development exists that requires urban services which can be provided by the City.
 3. If no development exists, at least 50% of the area proposed for annexation has:
 - (i) Approved tentative subdivision map(s) (S.F. residential)
 - (ii) Approved site plan (for other uses)
- The proposal would not create islands. Boundaries must ultimately minimize creation of peninsulas and corridors, or other distortion of boundaries.

For any of the following circumstances a proposal for annexation is presumed to comply with all standards for annexation:

- The request for annexation is by a city for annexation of its own publicly-owned property for public use.
- The request for annexation is by a city in order to facilitate construction of public improvements or public facilities which otherwise could not be constructed.
- The request for annexation is to remove an unincorporated island or substantially surrounded area.
- The request for annexation is for an industrial or regional commercial project for which a development application has been made and no significant adverse environmental impact will result that cannot be mitigated or overridden by a necessary public purpose. Condition(s) assuring the financing or completion of necessary development infrastructure before completion of annexation shall be made a part of the proposal.
- The annexation is intended to mitigate or otherwise comply with standards/conditions required by another agency with respect to another development/annexation.



City Hall 559-621-8800
 2600 Fresno Street, Rm. 4064
 Fresno, CA 93721-3623
www.fresno.gov



Public Works Department
 Scott Mozier, Director

June 16, 2014

Nathan Bouvet, Planner III
 City of Fresno
 Planning and Development Department
 2600 Fresno Street, Third Floor
 Fresno, CA 93721-3604

SUBJECT: REVIEW OF TRAFFIC IMPACT ANALYSIS (TIA) DATED NOVEMBER 27, 2013 FOR THE PROPOSED TRACT 6067 LOCATED ON THE EAST SIDE OF LOCAN AVENUE BETWEEN THE EAST DAKOTA AVENUE ALIGNMENT AND SHIELDS AVENUE, WITHIN THE CITY'S SOUTHEAST GROWTH AREA (SEGA)
 TIS 14-002, A-13-009, R-13-016

TRAFFIC IMPACT ANALYSIS APPROVED FOR PLANNING COMMISSION

TIS OVERVIEW

We have reviewed the Traffic Impact Analysis (TIA) dated November 27, 2013 prepared by TJKM for the proposed "project" that plans to construct 99 single family dwelling units on approximately 23.78 acres located on the east side of Locan Avenue, between the Dakota Avenue alignment and Shields Avenue. The project is located within the City's Southeast Growth Area (SEGA) and proposes to amend the agricultural land use designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. The project also proposes to reclassify the 23.78 acre site from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The project site is currently vacant.

The Traffic Impact Analysis (TIA) prepared by TJKM evaluated the impacts of the proposed project by analyzing seven (7) intersections and six (6) roadway segments in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the *ITE Trip Generation Manual, 9th Edition* and ITE land use code 210 – Single Family Residential. The project is projected to generate the following weekday daily (ADT), AM and PM peak hour trips:

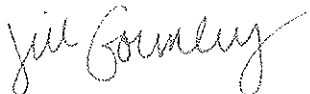
Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
ITE Code 210 Single Family Residential	99 du	942	19	56	75	62	37	99

du = dwelling units

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 project shall widen/restripe the intersection of Olive and Temperance Avenues to the following configuration:
 - Eastbound – one left-turn lane and one through lane with a shared right-turn lane
 - Westbound – one left-turn lane and one through lane with a shared right-turn lane
 - Northbound – one left-turn lane and one through lane with a shared right-turn lane
 - Southbound – one through lane with a shared left-turn lane and one right-turn lane
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
Assistant Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Scott Tyler, PE, City Traffic Engineer
Mike Sanchez, Planning & Development Dept.
Louise Gilio, Traffic Planning Supervisor

- Belmont Avenue at Temperance Avenue – signalize the intersection with protective left-turn phasing; change the lane geometrics of the eastbound approach to a left-turn lane and a combination thru-right; change the geometrics of the westbound approach to a left-turn lane and a combination thru-right; add a northbound left-turn lane; and add a southbound left-turn lane

Improvements identified in the TIA to improve the intersections to a LOS D or better in the near-term analyses are as follows:

- Shields Avenue at Locan Avenue – install an all-way stop control and add a westbound left-turn lane
- Clinton Avenue at Temperance Avenue –signalize the intersection; add left-turn lanes to the eastbound, westbound, and northbound approaches; add a southbound right-turn lane
- McKinley Avenue at Temperance Avenue – add a westbound right-turn lane
- Olive Avenue at Temperance Avenue – add a left-turn lane to the eastbound, westbound and northbound approaches; add a right-turn lane to the southbound approach
- Belmont Avenue at Temperance Avenue – signalize the intersection with protective left-turn phasing; change the lane geometrics of the eastbound approach to a left-turn lane and a combination thru-right; change the geometrics of the westbound approach to a left-turn lane and a combination thru-right; add a northbound left-turn lane; and add a southbound left-turn lane

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of \$47.12 per ADT, per the Master Fee Schedule, at the time of building permit. Based on the reported 942 ADT for the proposed project, the fee would be \$44,387.04 payable at the time of the building permit.

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 2025 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 2025 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.

Absent ITE trip generation rates/data, trip generation for the current General Plan agricultural use was based on the San Diego Association of Governments (SANDAG) trip generation rates. The existing agricultural use is projected to generate the following weekday ADT, AM and PM peak hour trips:

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Agricultural	23.78 acres	48	4	1	5	1	4	5

Based on the analyses included in the TIA, the following intersections are currently operating at a substandard level of service (LOS) in either one or both of the weekday peak hours:

- Ashlan Avenue at Locan Avenue
- Shields Avenue at Temperance Avenue
- Olive Avenue at Temperance Avenue
- Belmont Avenue at Temperance Avenue

With the addition of traffic projected to be generated by the project, the intersections of Olive Avenue at Temperance Avenue and Belmont Avenue at Temperance Avenue will continue to operate at a substandard LOS. The project will add an additional 5.0 seconds of delay to the AM peak hour at the intersection of Olive and Temperance Avenues which is considered a significant impact. Both intersections are projected to meet the peak hour traffic signal warrant. Traffic signals are either under construction or under design for the intersections of Ashlan Avenue at Locan Avenue and Shields Avenue at Temperance Avenue and were assumed to be constructed in the analyses that add the project trips to the existing traffic volumes. With the installation of traffic signals at these two locations the intersections will operate at an acceptable LOS.

The near-term analyses added trips projected to be generated by approved and pipeline projects in the area to the intersections. Approved and pipeline projects were those projects either under construction, built but not fully occupied, have final site development review approval or for which the City has knowledge of. Ten (10) approved and pipeline projects were included in the analysis and cumulatively generated 97,854 ADT, 6,036 AM peak hour and 9,523 PM peak hour trips. TJKM has identified the following intersections as operating at a substandard LOS in the near-term analyses and meeting the peak hour traffic signal warrant:

- Shields Avenue at Locan Avenue
- Clinton Avenue at Temperance Avenue
- McKinley Avenue at Temperance Avenue
- Olive Avenue at Temperance Avenue
- Belmont Avenue at Temperance Avenue

All study intersections and roadway segments are projected to operate at an acceptable level of service in the future year 2035 analyses.

The TIA has identified the following improvements to improve the intersections to a LOS D or better in the existing conditions analyses and with the addition of the project trips to the existing conditions:

- Olive Avenue at Temperance Avenue – add a left-turn lane to the eastbound, westbound and northbound approaches; add a right-turn lane to the southbound approach

JUL 10 2014

Planning Department
City of Fresno
2600 Fresno St., 3rd Floor
Fresno, CA 93721-3604

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20140091
Land Use Agency: City of Fresno
Land Use Agency ID Number: A-13-009; R-13-016; TM 6067

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Bonadelle Homes project located at N. Locan Avenue in Fresno, California. Pursuant to District Rule 9510, Section 8.4, the District is providing the City of Fresno with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- A summary of project emissions and emission reductions
- A summary of the off-site mitigation fees
- A copy of the Air Impact Assessment application
- An approved Monitoring and Reporting Schedule

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the City of Fresno. No provision of District Rule 9510 requires action on the part of the City of Fresno; however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

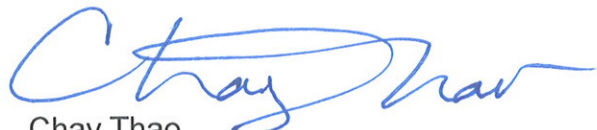
Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

Page 2

If you have any questions, please contact Ms. Jessica Willis at (559) 230-5818.

Sincerely,

Arnaud Marjollet
Director of Permit Services

A handwritten signature in blue ink, appearing to read "Chay Thao". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke extending to the right.

Chay Thao
Program Manager

AM: jw

Enclosures

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	BONADELLE HOMES
Applicant Name:	BNCOPP, LP
Project Location:	N LOCAN AVENUE E DAKOTA AVENUE (ALIGNMENT) APN(s): 310-270-10, -11, -12
Project Description:	LAND USE: Residential - 24 Acres - Single Family Housing Residential - 98 Dwelling Unit - Single Family Housing Residential - 98 Dwelling Unit - Single Family Housing ACREAGE: 23.78
ISR Project ID Number:	C-20140091
Applicant ID Number:	C-302196
Permitting Public Agency:	CITY OF FRESNO
Public Agency Permit No.	A-13-009; R-13-016; TM 6067

Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
CITY OF FRESNO	Hearth	only natural gas hearth	City of Fresno Building Plans
CITY OF FRESNO	Exceed Title 24	9% greater than Title 24 requirements	City of Fresno Plan Approval

Number of Non-District Enforced Measures: 2

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction - Detailed Fleet	For each project phase, maintain records of total hours of operation for all construction equipment, greater than 50 horsepower, operated on site. Within 30-days of completing construction of each project phase, submit to the District a summary report of total hours of operation, by equipment type, equipment model year and horsepower.	(Compliance Dept. Review)	Within 30-days of completing construction for each phase
SJVAPCD	Improve Walkability Design	169 nodes/square mile	(Compliance Dept. Review)	When operational
SJVAPCD	Improve Destination Accessibility	2.5 miles (distance to downtown or job center)	(Compliance Dept. Review)	When operational
SJVAPCD	Improve Pedestrian Network	Within Project Site OR Within Project Site and Connecting Off-Site OR Project Site is within a Rural setting	(Compliance Dept. Review)	When operational

Number of District Enforced Measures: 6

Off-site Emissions Estimator Worksheet

Applicant/Business Name:	BNCOPP, LP
Project Name:	Bonadelle Homes - Tract 6067
Project Location:	Locan & Dakota, Fresno
District Project ID No.:	C20140091

Project Construction Emissions											
Project Phase Name	ISR Phase	Construction Start Date	NOX			PM10					
			Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	
Construction 2014	1	10/1/2014	2.0949	1.3652	0.7297	0.0000	0.0000	0.1090	0.0400	0.0690	0.0000
Construction 2015	2	1/1/2015	3.8435	3.0152	0.8283	0.0000	0.0000	0.2604	0.1126	0.1478	0.0000
	3				0.0000	0.0000	0.0000			0.0000	0.0000
	4				0.0000	0.0000	0.0000			0.0000	0.0000
	5				0.0000	0.0000	0.0000			0.0000	0.0000
	6				0.0000	0.0000	0.0000			0.0000	0.0000
	7				0.0000	0.0000	0.0000			0.0000	0.0000
	8				0.0000	0.0000	0.0000			0.0000	0.0000
	9				0.0000	0.0000	0.0000			0.0000	0.0000
	10				0.0000	0.0000	0.0000			0.0000	0.0000
		Total	5.9384	4.3804	1.5580	0.0000	0.0000	0.3694	0.1526	0.2188	0.0000

Total Achieved On-Site Reductions (tons)		
ISR Phase	NOx	PM10
1	0.7297	0.0690
2	0.8283	0.1478
3	0.7245	7.2710
4	0.0000	0.0000
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
Total	2.2825	7.4878

Project Operations Emissions (Area + Mobile)											
Project Phase Name	ISR Phase	Operation Start Date	NOX			PM10					
			Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	
	1				0.0000	0.0000	0.0000			0.0000	0.0000
	2				0.0000	0.0000	0.0000			0.0000	0.0000
Operation	3	10/1/2015	1.3364	1.2398	0.7245	2.6165	1.5420	1.7626	1.0355	7.2710	1.5420
	4				0.0000	0.0000	0.0000			0.0000	0.0000
	5				0.0000	0.0000	0.0000			0.0000	0.0000
	6				0.0000	0.0000	0.0000			0.0000	0.0000
	7				0.0000	0.0000	0.0000			0.0000	0.0000
	8				0.0000	0.0000	0.0000			0.0000	0.0000
	9				0.0000	0.0000	0.0000			0.0000	0.0000
	10				0.0000	0.0000	0.0000			0.0000	0.0000
		Total	1.3364	1.2398	0.7245	2.6165	1.5420	1.7626	1.0355	7.2710	1.5420

Total Required Off-Site Reductions (tons)		
ISR Phase	NOx	PM10
1	0.0000	0.0000
2	0.0000	0.0000
3	2.6165	1.5420
4	0.0000	0.0000
5	0.0000	0.0000
6	0.0000	0.0000
7	0.0000	0.0000
8	0.0000	0.0000
9	0.0000	0.0000
10	0.0000	0.0000
Total	2.6165	1.5420

Note: TPY = Tons Per Year

Fee Estimator Worksheet

Applicant/Business Name:	ENCOPP, LP
Project Name:	Bonadelle Homes - Tract 6067
Project Location:	Locan & Dakota, Fresno
District Project ID No.:	C20140091

NOTES:

- (1) The start date for each ISR phase is shown in TABLE 1.
 - (2) If you have chosen a ONE-TIME payment for the project, then the total amount due for ALL PHASES is shown under TABLE 2.
 - (3) If you have chosen a DEFERRED payment schedule or would like to propose a DEFERRED payment schedule for the project, the total amount due for a specific year is shown in TABLE 3 according to the schedule in TABLE 1.
- * If you have not provided a proposed payment date, the District sets a default invoice date of 60 days prior to start of the ISR phase.

TABLE 1 - PROJECT INFORMATION

Project Phase name	ISR Phase	Start Date per Phase	Scheduled Payment Date	Pollutant	Required Reductions (tons)	Project Reductions (tons)
Construction 2014	1	10/1/14		NOx PM10	0.0000 0.0000	0.0000 0.0000
Construction 2015	2	1/1/15		NOx PM10	0.0000 0.0000	0.0000 0.0000
Operation	3	10/1/15		NOx PM10	2.6165 1.5420	2.6165 1.5420
	4			NOx PM10	0.0000 0.0000	0.0000 0.0000
	5			NOx PM10	0.0000 0.0000	0.0000 0.0000
	6			NOx PM10	0.0000 0.0000	0.0000 0.0000
	7			NOx PM10	0.0000 0.0000	0.0000 0.0000
	8			NOx PM10	0.0000 0.0000	0.0000 0.0000
	9			NOx PM10	0.0000 0.0000	0.0000 0.0000
	10			NOx PM10	0.0000 0.0000	0.0000 0.0000
TOTAL (tons)					2.6165 1.5420	2.6165 1.5420

TABLE 2 - NO FDS

Year	NO FDS
2014	0.0000
2015	0.0000
2016	0.0000
2017	0.0000
2018	0.0000
2019	0.0000
2020	0.0000
2021	0.0000

TABLE 3 - APPROVED FEE DEFERRAL SCHEDULE (FDS) BY PAYMENT YEAR

Year	2013	2014	2015	2016	2017	2018	2019	2020	2021
NO FDS	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NOx	0.0000	0.0000	2.6165	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
PM10	0.0000	0.0000	1.5420	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
TOTAL	0.0000	0.0000	2.6165	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Table 4 - Fee Schedule

Year	NOx	PM10
2014 and beyond	\$9,350	\$9,011

Table 5 - Offsite Fee Summary

Category	NOx	PM10
Offsite Fee by Pollutant by Year (\$)	\$24,464	\$13,894
Administrative Fee by Year (\$)	\$1,534.32	
Offsite Mitigation Fee by Year (\$)	\$39,892.32	
Total Project Offsite Fee (\$)	\$39,892.32	

Table 6 - Total Project Fee Summary

Year	NOx	PM10
2014	\$0	\$0
2015	\$24,464	\$13,894
2016	\$0	\$0
2017	\$0	\$0
2018	\$0	\$0
2019	\$0	\$0
2020	\$0	\$0
2021	\$0	\$0
TOTAL	\$39,892.32	\$0.00



San Joaquin Valley Air Pollution Control District

Indirect Source Review (ISR) - Air Impact Assessment (AIA)

Application Form



A. Applicant Information			
Applicant/Business Name: BNCOPP, LP			
Mailing Address: 7030 N. Fruit Avenue, Suite 101		City: Fresno	State: CA Zip: 93711
Contact: Mr. John Bonadelle		Title:	
Is the Applicant a licensed state contractor? <input type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:			
Phone: 559-435-9700	Fax:	Email: john@bonadelle.com	
B. Agent Information (if applicable)			
Agent/Business Name: Dirk Poeschel Land Development Services, Inc.			
Mailing Address: 923 Van Ness Avenue, Suite 200		City: Fresno	State: CA Zip: 93721
Contact: Mr. Dirk Poeschel		Title:	
Phone: 559-445-0374	Fax: 559-445-0551	Email: dpoeschel@dplds.com	
If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.			
C. Project Information			
Project Name: Bonadelle Homes		Tract Number(s) (if known): 6067	
Project Location	Street: N. Locan Avenue	City: Fresno	Zip: 93737
Cross Streets: E. Dakota Avenue (alignment)		County: Fresno	
Permitting Agency: City of Fresno		Planner:	
Mailing Address: 2600 Fresno Street		City: Fresno	State: CA Zip: 93721
Permit Type and Number (if known):			
D. Project Description			
Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses): 98 lot single family residential subdivision			
Please check the box next to each applicable land use below:			Select land use setting below:
<input type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Light Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Other _____
<input type="checkbox"/> Office	<input type="checkbox"/> Heavy Industrial	<input type="checkbox"/> Recreational	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural
<input type="checkbox"/> Government	<input type="checkbox"/> Educational	<input type="checkbox"/> Medical	
E. Notice of Violation		F. Voluntary Emission Reduction Agreement	
Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?		Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, NOV # _____		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, VERA # _____	
G. Optional Section			
Do you want to receive information about the Healthy Air Living Business Partners Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Filing Fee Received: _____		FOR APCD USE ONLY	
Date Paid: _____		Check #: _____	
Applicant #: _____		Project #: _____	
		<u>Date Stamp</u>	

I-4. Single Phase Development

Start of Construction (Month/Year): 10/1/2014	Gross Acres: 23.78
End of Construction (Month/Year): 8/1/2015	Net Acres (area devoted to buildings/structures): +/-16.67
First Date of Occupation (Month/Year): 10/1/2015	Paved Parking Area (# of Spaces):
Building Square Footage: Average home size- 1,500 sq ft	Number of Dwelling Units: 99

J. On-Site Air Pollution Reductions (Mitigation Measures)

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".

1. Construction Detailed Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

- Yes, please complete mitigation measure 1
 No

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

- Yes, please complete applicable mitigation measures 2a through 2f
 No

3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.)

- Yes, please complete applicable mitigation measures 3a through 3c
 No

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

- Yes, please complete applicable mitigation measure 4a through 4e
 No

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

- Yes, please complete applicable mitigation measures 5a through 5f
 No

6. Building Design (e.g. woodstoves or fireplaces)

- Yes, please complete mitigation measure 6
 No

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

- Yes, please complete applicable mitigation measures 7a through 7b
 No

K. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

- I request to review a draft of the District's analysis.

L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

- I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org.

Mitigation Measure 1: Construction – Detailed Fleet

Will the project use a construction fleet to achieve the emission reductions required by District Rule 9510? (*Note: by checking "yes" the Applicant could potentially reduce any construction related off-site fees to zero.*)

No

Yes*

*If yes, daily records of the total hours of operation for each piece of equipment greater than 50-horsepower being used on the project site during construction shall be maintained. Within 30-days of completing construction of each project phase, a report summarizing total hours of operation by equipment type, equipment model year and horsepower for each piece of construction equipment greater than 50-horsepower shall be submitted to the District. The *Construction – Detailed Fleet Template* may be used as an outline.

For each project phase, the District will verify that the fleet details achieved the required emission reductions. If the reductions are not met, the District will notify applicant of the off-site mitigation fee amount to cover any remaining emissions after on-site mitigation has been applied.

Mitigation Measure 2a: Increase Density

Is the center of the project located within 1/2 mile of a mix of uses that includes employment?

No

Yes, please complete sections below:

- Number of dwelling units/acre within 1/2 mile radius of the center of the project: _____
- Number of jobs/acre within 1/2 mile radius of the center of the project: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (*note: if checked "no" this mitigation measure will require District enforcement*)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation to justify the provided number of jobs and housing.: Attached

Mitigation Measure 2b: Increase Diversity

This mitigation measure applies to a Project in an *Urban Area only*. Will the Project be predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential are present within 1/4 mile? Mixed-use development should encourage walking and other non-auto modes of transport and minimize need for external trips.

No

Yes, please complete sections below:

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (*note: if checked "no" this mitigation measure will require District enforcement*)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is characterized by various uses, such as office, commercial, institutional, and residential are within 1/4 mile that encourage walking and non-auto modes of transport. Attached

Mitigation Measure 2e: Increase Transit Accessibility

Will the Project be located near a transit station/stop at least within ¼ mile or near a rail at least within ½ mile that will facilitate the use of transit by people traveling to or from the Project site?

No

Yes, please complete sections below:

➤ Distance to Rail Station (miles): ½ mile or less between ½ mile and 3 miles

➤ Distance to Transit Station (miles): ¼ mile

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is located within ¼ mile of a transit station or within ½ mile of a rail from the Project site.

Attached

Mitigation measure 2f: Integrate Below Market Rate Housing

Is all or a portion of the residential units designated as deed-restricted below-market-rate (BMR) housing?

No

Yes, please complete sections below:

➤ Number of dwelling units deed-restricted below market rate: _____

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation to justify all or a portion of the residential units that are designated as deed-restricted below-market-rate housing.

Attached

Mitigation Measure 3a: Improve Pedestrian Network

Will the Project provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site?

No

Yes, please complete sections below:

➤ Select one of the following areas, where pedestrian accommodations will be provided:

within Project Site within Project Site and Connecting Off-Site Project Site is within a Rural setting

➤ Will this measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4c: On-Street Market Pricing

Will this Project and the City (in which the Project is located) implement a pricing strategy which will increase the on-street public parking (e.g.: meter parking) by at least 25%?

No

Yes, please complete sections below:

➤ % Increase in Price: 25% 30% 40% 50%

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4d: Transit Subsidy

Will the Project provide subsidized/discounted daily or monthly public transit passes?

No

Yes, please complete sections below:

➤ % of employees to receive public transit passes: _____

➤ Please select the closest expected Daily Transit Subsidy Amount (\$): \$0.75 \$1.50 \$3 \$6

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4e: Implement Employee Parking "Cash-Out"

Will the Project require employers to offer employee parking "cash-out"? The term "cash-out" is used to describe the employer providing employees with a choice of forgoing their current subsidized/free parking for a cash payment.

No

Yes, please complete sections below:

➤ % of employees to receive "cash-out": _____

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5a: Workplace Parking Charge

Will the Project implement workplace parking pricing at its employment centers (e.g., explicitly charging for parking for its employees, not providing employee parking and transportation allowances, educating employees about available alternatives)?

No

Yes, please complete sections below:

➤ % of employees paying for parking: _____

➤ Please select the closest expected Daily Cash out Amount (\$): \$1 \$2 \$3 \$6

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 5f: Provide Ride Sharing Program

Will the Project include a ride-sharing program?

No

Yes, please complete sections below:

- % of Employees participating in the ride-sharing program: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Mitigation Measure 6: Hearth

Will the Project include any woodstoves or fireplaces?

No

Yes, please complete sections below:

- Only natural gas hearth 99 Single Family homes are proposed.
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: City of Fresno
- Source of Requirement: Building Plans

Mitigation Measure 7a: Exceed Title 24

Will the energy efficiency rating of the Project's building(s) be greater than California Title 24 requirements?

No

Yes, please complete sections below:

- Percent of increase greater than California Title 24 requirements: 9
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: City of Fresno
- Source of Requirement: Plan Approval

Documentation: Please attach relevant analysis or summary pages of Title 24 documentation

Attached

Mitigation Measure 7b: Landscape Equipment

Will the Project provide electrical outlets on the front and rear of all residences, **and /or** provide the use of electrical maintenance equipment including but not limited to electric lawn mowers, electric leaf blowers, etc.? (note 3% is the assumed statewide average for landscape equipment)

No

Yes, please complete sections below:

- Percent of electric lawnmower that will be electrically powered: 3
 - Percent of leaf blower that will be electrically powered: 3
 - Percent of electric chainsaw that will be electrically powered: 3
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Documentation: Please attach supporting documentation if claiming greater than 3%.

Attached

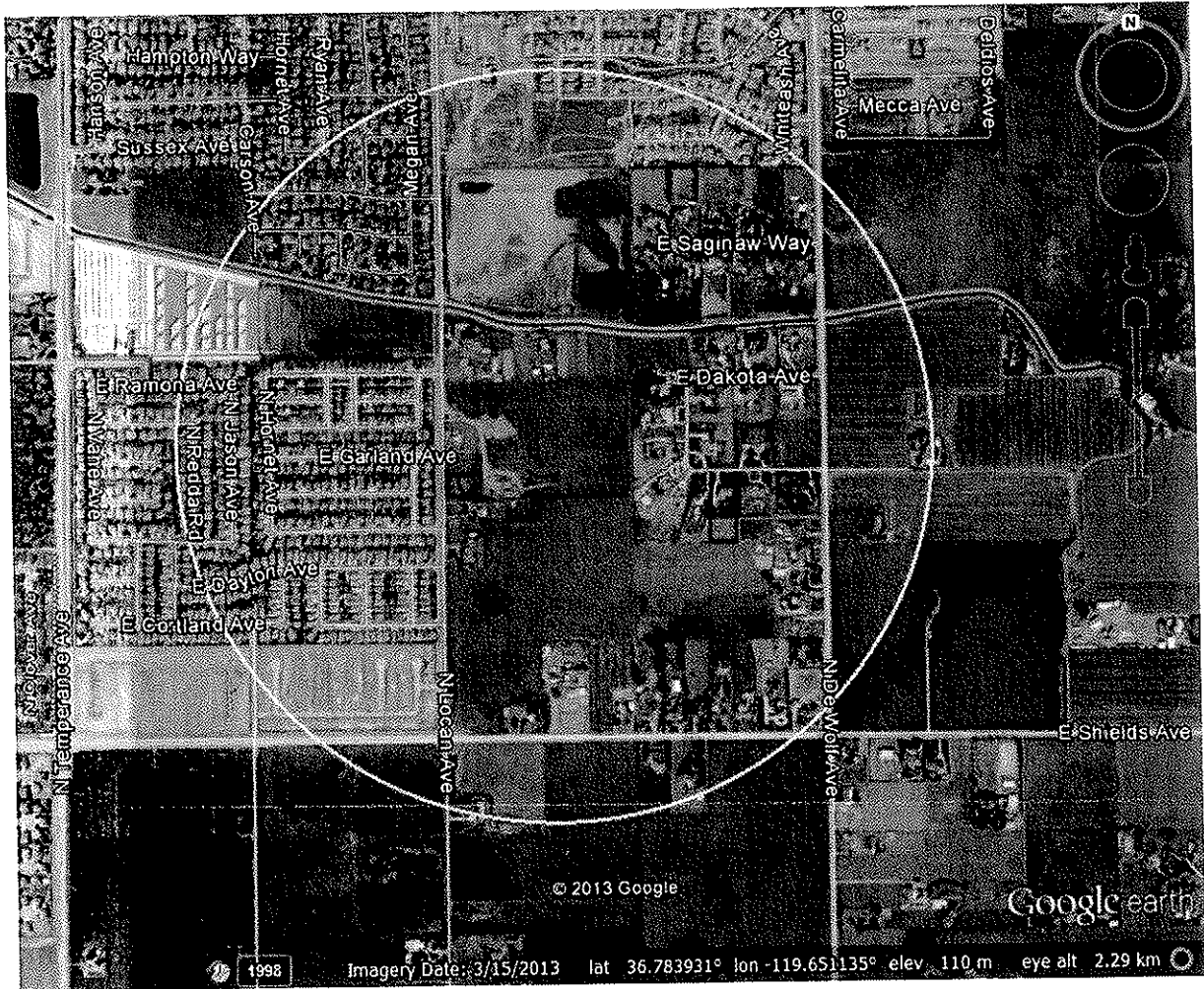


Figure showing Half-Mile Radius for Intersection Analysis

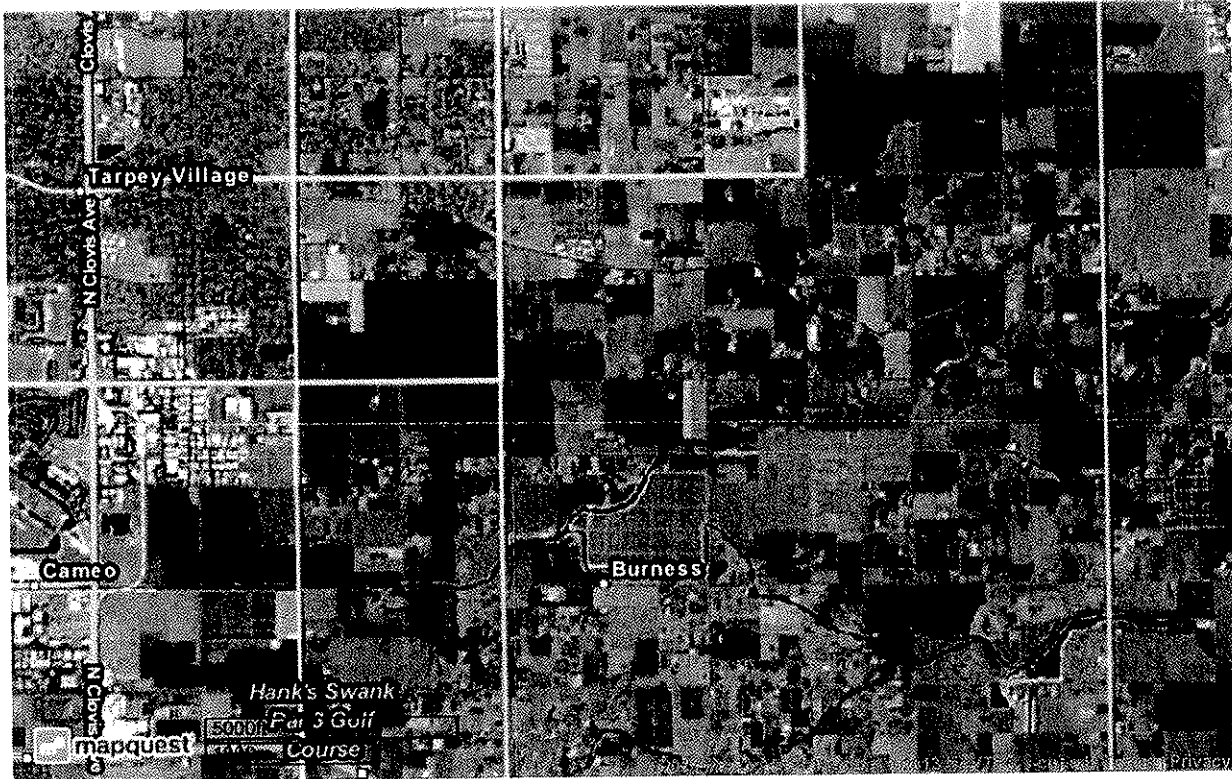
Notes



This map doesn't contain any items.

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San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

Due Date
9/8/2014

Amount Due
\$ 561.20

ISR APPR C20140091
302196 C220713 7/9/2014

Amount Enclosed

RETURN THIS TOP PORTION ONLY, WITH REMITTANCE TO:

BNCOPP, LP
7030 N FRUIT AVENUE, SUITE 101
FRESNO, CA 93711

SJVAPCD
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244

Thank You!



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

Applicant ID
C302196

Invoice Date
7/9/2014

Invoice Number
C220713

SJVAPCD Tax ID: 77-0262563

Invoice Type
ISR Project: C20140091

BNCOPP, LP
7030 N FRUIT AVENUE, SUITE 101
FRESNO, CA 93711

PROJECT NUMBER: 20140091 (BONADELLE HOMES)

APPLICATION FILING FEES	\$ 467.00
PROCESSING TIME FEES	\$ 561.20
TOTAL FEES	\$ 1,028.20
LESS PREVIOUSLY PAID PROJECT FEES APPLIED TO THIS INVOICE	(\$ 467.00)
PROJECT FEES DUE (Enclosed is a detailed statement outlining the fees for each item.)	\$ 561.20

San Joaquin Valley Air Pollution Control District
1990 E. Gettysburg Avenue, Fresno, CA 93726-0244, (559) 230-6020, Fax (559) 230-6063

Invoice Detail

Applicant ID: C302196

BNCOPP, LP
 7030 N FRUIT AVENUE, SUITE 101
 FRESNO, CA 93711

Invoice Nbr: C220713
 Invoice Date: 7/9/2014
 Page: 1

Project Name: BONADELLE HOMES

Application Filing Fees

Project Nbr	Description	Application Fee
C20140091	ISR Application Evaluation Fee	\$ 467.00
Total Application Filing Fees:		\$ 467.00

Processing Time Fees

Project Nbr	Quantity	Rate	Description	Fee
C20140091	9.7 hours	\$ 106.00 /h	Standard Processing Time	\$ 1,028.20
			Less Credit For Application Filing Fees	(\$ 467.00)
			Standard Processing Time SubTotal	\$ 561.20
Total Processing Time Fees:				\$ 561.20