

July 6, 2016

APPROVED BY

[Signature], Assistant Director

FROM: MIKE SANCHEZ, Assistant Director *[Signature]*
Development and Resource Management Department

THROUGH: BONIQUE EMERSON, AICP, Planning Manager
Development Services Division

WILL TACKETT, Supervising Planner *[Signature]*
Development Services Division

BY: KIRA NOGUERA, Planner III *[Signature]*
Development Services Division

SUBJECT: CONSIDERATION OF TENTATIVE TRACT MAP NO. 6140/UGM AND RELATED ENVIRONMENTAL ASSESSMENT NO. T-6140, LOCATED ON THE SOUTH SIDE OF EAST POWERS AVENUE BETWEEN NORTH MAPLE AND NORTH CHANCE AVENUES

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. ADOPT Environmental Assessment No. T-6140 resulting in a finding that the proposed project, as an infill development project and subdivision, is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines.
2. APPROVE Tentative Tract Map No. 6140/UGM subject to compliance with the Conditions of Approval dated July 6, 2016.

EXECUTIVE SUMMARY

R.W. Greenwood and Associates, Inc., on behalf of Raven Custom Homes, has filed Tentative Tract Map No. 6140/UGM, pertaining to approximately 2.63 net acres of property located on the south side of East Powers Avenue between North Maple and North Chance Avenues. Tentative Tract Map No. 6140/UGM is a proposal to subdivide the property into a 10 lot conventional single family residential subdivision on approximately 2.63 acres at a density of 3.80 dwelling units per acre. The subject property is located within the Fresno General Plan and the Woodward Park Community Plan, both plans designate the subject site for medium low density residential planned land uses (3.5 to 6.00 dwelling units per acre). Based upon the submitted subdivision design, the proposed subdivision can be found consistent with the medium low density residential planned land use for the subject property pursuant to the Fresno General Plan. **Thus, the subject applications are consistent with the Fresno General Plan and the Woodward Park Community Plan.**

PROJECT INFORMATION

PROJECT	Tentative Tract Map No. 6140/UGM proposes to create a 10-lot, single family residential subdivision to be developed at a density of 3.8 dwelling units per acre
APPLICANT	R.W. Greenwood and Associates, Inc., on behalf of Corbyn Raven Custom Homes
LOCATION	Located on the south side of East Powers Avenue between North Maple and North Chance Avenues (APN: 403-022-08) (Council District 6, Councilmember Brand)
SITE SIZE	Approximately 2.63 net acres
LAND USE	Existing - Medium Low Density Residential Proposed - Medium Low Density Residential
ZONING	Existing - RS-4/UGM (<i>Single Family Residential, Medium Low Density/Urban Growth Management</i>) Proposed- RS-4/UGM (<i>Single Family Residential, Medium Low Density/Urban Growth Management</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed 10-lot single family residential subdivision is consistent with the Fresno General Plan and Woodward Park Community Plan designation of medium low density residential planned land uses.
ENVIRONMENTAL FINDING	Environmental Assessment No. T-6140 resulting in a finding that the proposed project, as an infill development project and subdivision, is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines.
PLAN COMMITTEE RECOMMENDATION	Project was reviewed and approved by the Council District 6 Plan Implementation Committee on June 6, 2016.
STAFF RECOMMENDATION	Approve the tentative tract map subject to compliance with the Conditions of Approval for T-6140/UGM dated July 06, 2016.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Low Density Residential	RS-4/UGM <i>Single Family Residential, Medium Low Density/Urban Growth Management</i>	Single Family Residential
East	Medium Low Density Residential	RS-4/UGM <i>Single Family Residential, Medium Low Density/Urban Growth Management</i>	Vacant
South	Medium Low Density Residential	RS-4/UGM <i>Single Family Residential, Medium Low Density/Urban Growth Management</i>	Single Family Residential
West	Medium Low Density Residential	RS-4/UGM <i>Single Family Residential, Medium Low Density/Urban Growth Management</i>	Single Family Residential

ENVIRONMENTAL FINDING

The Fresno City Council adopted and certified the Master Environmental Impact Report (SCH # 2012111015) prepared for the Fresno General Plan ("MEIR") which evaluated environmental impacts associated with the development of the City consistent with the land use designations as designated by the Fresno General Plan.

MEIR SCH No. 2012111015 was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) as codified in the California Public Resources Code, Division 13, and the implementing guidelines as codified in the California Code of Regulations, Title 14, Chapter 3. This process included the distribution of requests for comment to other responsible or affected agencies and interested organizations and persons.

These previous environmental and technical studies examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and, student generation projections and school facility site location identification.

The subject property has been proposed to be developed at an intensity and scale that is permitted by the Medium-Low Density Residential (3.5-6.0 Dwelling Units/Acre) planned land use designation and existing RS-4/UGM (*Single Family Residential, Medium-Low Density/Urban*

Growth Management) zone district classification for the subject site. Thus, the proposed subdivision and planned development of the subject property in accordance with Tentative Tract Map No. 6140/UGM will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property and its surrounding area. These infrastructure findings have been verified by the Public Works and Public Utilities Departments.

To the extent the planned development project proposed pursuant to Tract Map No. 6140/UGM may not have been previously assessed, Development and Resource Management staff have performed an additional evaluation of the proposed project and have determined that it falls within the Categorical Exemptions set forth in Section 15332/Class 32 of the California Environmental Quality Act Guidelines, which exempt certain projects involving the development of residential housing that: (1) Are consistent with the applicable Fresno General Plan and Woodward Park Community Plan as well as with applicable zoning designations and regulations; (2) Located within City limits on a project site of not more than five acres substantially surrounded by urban uses; (3) Have no value as habitat for endangered, rare or threatened species; (4) Would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (5) Can be adequately served by all required utilities and public services.

Therefore, the following findings can be made: (1) There is not a reasonable possibility that the proposed project will have a project-specific, significant effect on the environment due to unusual circumstances; (2) No substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted; (3) No new information has become available regarding the circumstances under which the project is being undertaken that is related to the project, that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted; and, (4) None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project.

BACKGROUND / ANALYSIS

R.W. Greenwood and Associates, Inc., on behalf of Raven Custom Homes, has filed Tentative Tract Map No. 6140/UGM, pertaining to approximately 2.63 net acres of property located on the south side of East Powers Avenue between North Maple and North Chance Avenues. Tentative Tract Map No. 6140/UGM is a proposal to subdivide the property into a 10 lot single family residential subdivision on approximately 2.63 acres at a density of 3.80 dwelling units per acre. The subject property is located within the Fresno General Plan and the Woodward Park Community Plan, both plans designate the subject site for medium low density residential planned land uses (3.5 to 6.00 dwelling units per acre). Based upon the submitted subdivision design, the proposed subdivision can be found consistent with the medium low density residential planned land uses for the subject property as designated by both the Fresno General Plan and the Woodward Park Community Plan pursuant to section 66474.2 of the Subdivision Map Act.

An existing single family residence located on the subject site will be demolished for the purposes of the proposed project. The subdivision will be developed, taking advantage of the opportunity to add density to an infill area with access to existing city infrastructure and services.

Landscaping/Walls

Powers Avenue and John Albert Avenue are designated as local roads. The code does not require a landscape buffer or walls along local roads when single-family abuts single-family development.

Lot Area and Dimensions

All lots within the proposed subdivision meet the minimum 5,000 square foot lot area, and the minimum lot depth requirements and lot width requirements of the property development standards for the RS-4 (*Residential Single Family, Medium-Low Density*) zone district.

Sidewalks, Streets and Access Points

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the proposed applications and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated June 23, 2016. These requirements generally include: (1) Dedication for public streets and right-of-way; (2) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, pavement, underground street lighting systems); and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee and Fresno Major Street Impact (FMSI) Fee).

Community Plan Citizen Committee

The Council District 6 (CD6) Plan Implementation Committee considered this project on June 6, 2016. The committee voted to recommend approval of the project with five "approve" votes, and two members absent.

Public Services

Sewer

The nearest sanitary sewer main to serve the proposed project is an 8-inch main located in East Powers Avenue. Sewer facilities are available to provide service to the site subject to the conditions listed in the memoranda dated June 28, 2016.

Water

The nearest water main to serve the proposed project is an 8-inch main located in East Powers Avenue. Water facilities are available to provide service to the site subject to the conditions listed in the memoranda dated June 2, 2016.

FMFCD

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that this project can be accommodated by the district. The project applicant shall comply with the FMFCD requirements as detailed in its memorandum dated June 27, 2016.

Notice of Planning Commission Hearing

The Development and Resource Management Department mailed notices of this Planning Commission hearing to surrounding property owners within 1,000 feet of the subject property, pursuant to Section 15-5007 of the Fresno Municipal Code.

LAND USE PLANS AND POLICIES

The subject site is designated for medium low density residential planned land uses by the Fresno General Plan and the Woodward Park Community Plan.

The goals of the Fresno General Plan include providing for a diversity of districts, neighborhoods, housing types and residential densities through the development of complete neighborhoods with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

Likewise, supporting Objectives and Policies of the Fresno General Plan include an emphasis on compatible infill development opportunities which provide for a diversity of districts, neighborhoods, and housing types in order to afford a range of housing stock within the City of Fresno that will support balanced urban growth and make efficient use of resources and public facilities.

Additionally, Policy LU-5-b of the current Fresno General Plan states, in part: Promote medium-low density residential uses to preserve existing uses of that nature.

The proposed project meets the intent of many or all of the goals, objectives, and policies of the Fresno General Plan referenced herein above.

The subject property constitutes approximately 2.63 acres of land with a single family residence located on the site, which will be demolished. Substantial urban development has occurred to the north and south of the property while bypassing the subject property and its neighbors to the east and west. The proposed project will make the most efficient use of land and existing public improvements, infrastructure and services by taking advantage of the opportunity to add density to a large infill lot.

The proposed project incorporates a cul-de-sac which has been designed to accommodate turn around radii of fire trucks and solid waste pick-up trucks.

In conclusion, the proposed project is consistent with many or all of the goals and policies of the Fresno General Plan. The proposed project promotes reinvestment by proposing a quality development in an existing neighborhood and the opportunity to continue development in the future, preserves neighborhood character by retaining an existing single family residence on the project site, and protects property values by constructing a compatible infill development on a currently underdeveloped site.

Vesting Tentative Tract Map Findings

The Subdivision Map Act (California Government Code §§ 66400, *et seq.*) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the General Plan and any applicable specific plan (Finding No. 1 below).

State law further provides that the proposed subdivision map be denied if any one of the Finding Nos. 2 - 5 below is made in the negative. In addition, State law requires that a subdivision be found to provide for future passive and natural heating or cooling opportunities in the subdivision development (Finding No. 6 below).

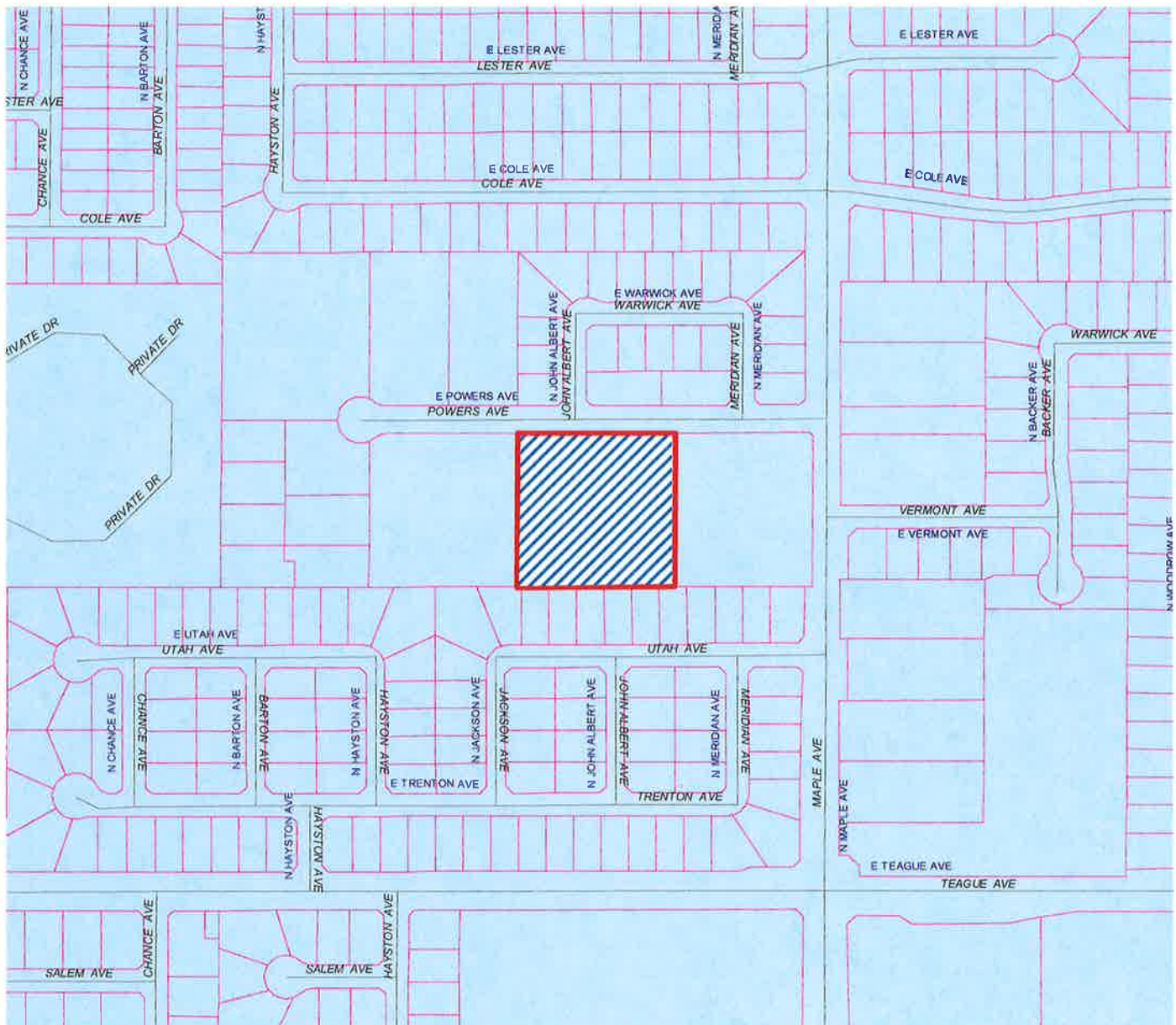
1. The proposed subdivision map, together with its design and improvements, is consistent with the City's General Plan and the Woodward Park Community Plan, because the plans designate the site for medium low density residential planned land uses and the project design meets the density and zoning ordinance criteria for development pursuant to Section 65451 of the CA Government Code.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site; and, that development shall occur in accordance with adopted standards, goals, objectives, and policies for development in the City of Fresno.
3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because the area is not known to contain any unique or endangered species and the urbanized nature of the area in which the site is located.
4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will insure that the subdivision conforms with city health and safety standards.
5. The proposed subdivision design will not conflict with public easements within or through the site, because conditions of approval will assure noninterference with any existing or proposed public easements.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots.

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Exhibit "A"
Vicinity Map



LEGEND



Subject Property



Exhibit "B"
2015 Aerial Photograph

AERIAL MAP



LEGEND



Subject Property

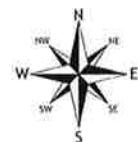


Exhibit "C"
Fresno General Plan Planned Land Use Map

Fresno General Plan Planned Land Use Map

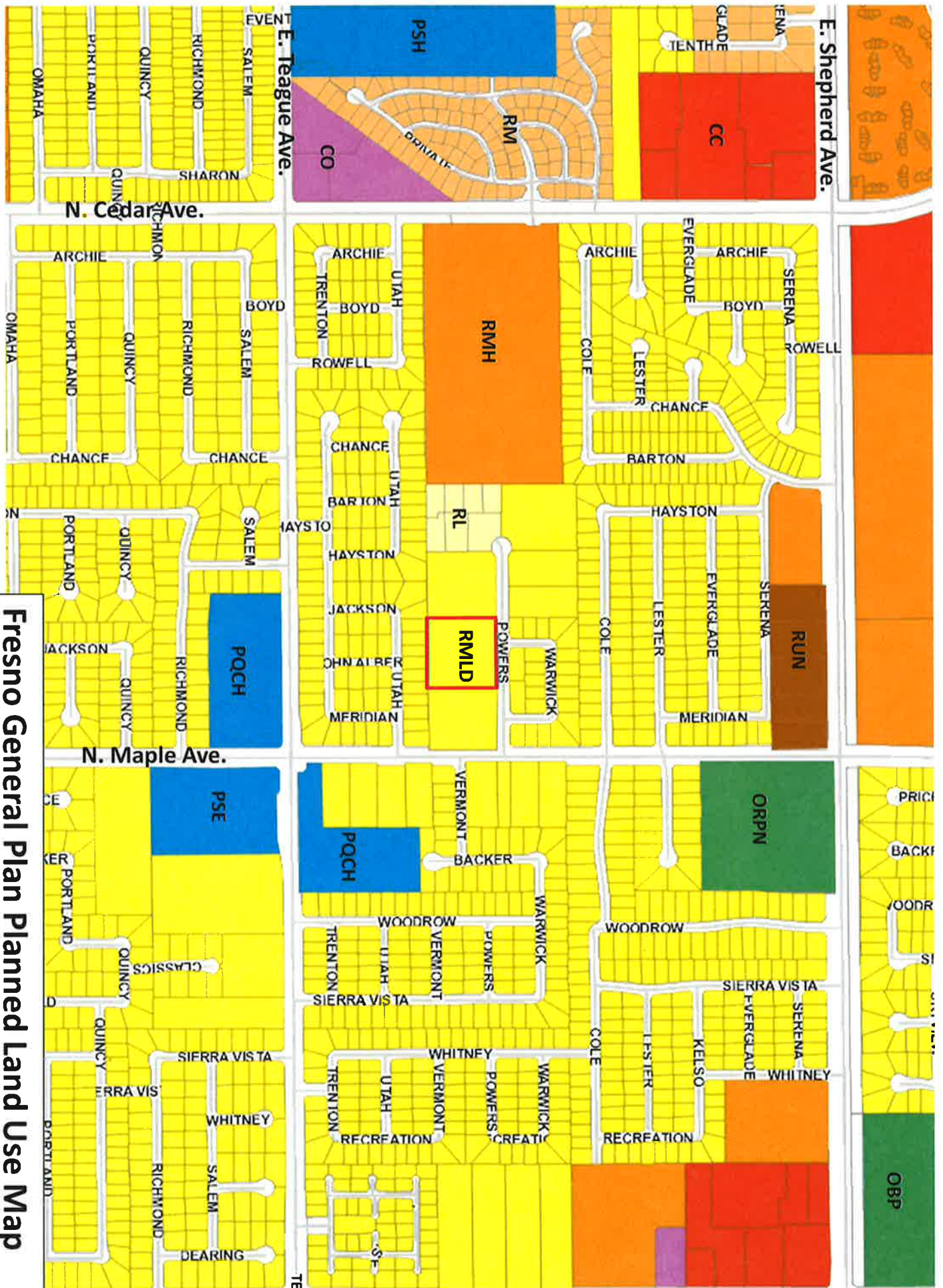


Exhibit "D"
Tentative Tract Map No. 6140 dated July 28, 2015

Exhibit "E"
Conditions of Approval for Tentative Tract Map No.
6140/UGM (July 6, 2016)

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

CONDITIONS OF APPROVAL

JULY 6, 2016

TENTATIVE TRACT MAP NO. 6140/UGM

SOUTH SIDE OF EAST POWERS AVENUE; WEST OF NORTH MAPLE AVENUE

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

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun (please see section related to Development Fees and Charges included herein below for further information).

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

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6140/UGM, the subdivider may prepare a Final Map in accordance with the approved tentative map;
2. The subdivider shall comply with Regulation VIII and Rule 8060 of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
3. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.
4. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department, Development Services (Planning) Division for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
5. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Planning and Development Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
6. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
7. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.

8. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Part IV, Chapter 15, "Land Divisions;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
9. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to tentative maps.
10. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
11. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

12. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the respective school district, in which the subject property is located, in accordance with the school district's adopted schedule of fees.
13. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

14. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," any multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of FMC Chapter 15, Articles 33 and 38.
15. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with the FMC.
16. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
17. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.
18. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
19. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

If the subdivider elects to apportion the assessment, the application shall contain the following information:

- a. A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
- b. A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
- c. Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
- d. The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

Property Development Standards

20. Development of the subject property shall comply with all development standards of the RS-4 (Residential, Single-Family) zone district; and, all applicable requirements of the Fresno Municipal Code.

Landscaping, Open Space and Walls

21. Provide a minimum 10-foot wide landscape strip (and irrigation system) along the northern property lines of Lots 1 and 10 of Tentative Tract Map 6140/UGM. The landscape strip/buffer shall be located adjacent to the "sidewalk pattern" within the adjacent public street rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies.
 - i) Obligations for retention and maintenance of end-block landscaped areas shall be the responsibility of the respective property owner(s) on which the landscaped area is located.
 - ii) Execute a covenant for all properties for which retention and maintenance of an end-block landscaped area is the responsibility of the respective property owner prior to recordation of a Final Map.

- NOTE: The covenant shall disclose and acknowledge all responsibilities associated with these conditions of approval to prospective buyers when individual lots are sold and identify terms, as appropriate, to assure compliance. The covenant shall be prepared in a form approved by the City of Fresno.
- iii) Alternatively, the landscape strip may be eligible for inclusion within the Community Facilities District, in accordance with the maintenance provisions provided herein below, if dedicated as an easement. Contact Ann Lillie with the Department of Public Works at (559) 621-8690 for further information.
22. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required at all interior end-blocks and adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
23. The subdivider is required to provide street trees on all street frontages per Fresno Municipal Code standards and is responsible for the dedication of public planting and buffer landscape easements as determined by the Development and Resource Management and Public Works Departments.
- a) Street trees shall be planted at the minimum rate of one tree for each 60 feet of street frontage; or, one tree per home (whichever is greater) by the developer.
 - i) The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 15-2309.
 - NOTE: Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or California Plumbing Code as may be amended.
24. Provide a corner cut-off area at all entryways and intersections, where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.

- a) Vegetation and/or structures, flagpoles, signs, fences or walls may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curb exists) and a line joining points on these curb lines at a distance of 30 feet along both lines from their intersection.
 - i) Trees that are located within the sight distance triangle shall have a clearance of eight feet high minimum between the lowest portion of the canopy and the sidewalk and street.
25. When the grading plan establishes a top of slope beyond the required landscape strip/easement noted and the construction of the required wall(s) is to be established coincident with the top of slope then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.
26. All proposed/required landscaped easements/buffers, open space areas, pedestrian connections, entryways, pathways and/or private on-site landscaping for street tree purposes shall be improved in accordance with landscape improvement plans, which are to be submitted to the Development and Resource Management Department for review and approval prior to Final Map approval.
- NOTE: Lighting and fence/wall details for any proposed/required open spaces areas or pedestrian connections shall be provided with the submittal of the landscape improvement plans.
27. Maintenance of any/all required landscape easements and/or proposed Outlots within the boundary of Tentative Tract Map No. 6140/UGM shall be provided pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
28. Comply with all street tree, buffer landscaping, outlot, and trail requirements included within the attached memorandum from the Department of Public Works, Streets Division dated June 1, 2016.

STREETS AND RIGHTS-OF-WAY

29. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
30. The subdivider shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the 4-foot minimum unobstructed path requirement.
31. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated June 23, 2016.

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer trunk located in East Powers Avenue. The following improvements shall be required prior to providing City sanitary sewer service to the project:

32. Comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated June 28, 2016.

WATER SERVICE

The nearest water main to serve the proposed project is an 8-inch sewer trunk located in East Powers Avenue. The following water improvements shall be required prior to providing City water service to the project:

33. Comply with all of the requirements included within the attached Department of Public Utilities, Water Division memorandum dated March 21, 2016

SOLID WASTE SERVICE

34. This tract will be serviced as Single Family Residential properties with Basic Container Service (3 container - solid waste, green waste & recyclable material)

FIRE SERVICE

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

35. Comply with all of the requirements included within the attached Fresno Fire Department memorandum dated June 29, 2016.

FLOOD CONTROL AND DRAINAGE

36. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's memorandums to the Development and Resource Management Department dated June 27, 2016.
 - a) The developer shall be required to provide documentation and/or improvements satisfactory to the City of Fresno to allow for conveyance of storm water to the temporary inlet located on the west side of Maple Avenue south of Powers Avenue. Failure to do so will necessitate and a temporary on site basin.
 - b) Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to final map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational, and fencing shall conform to City of Fresno Public Works Standard No. P-98. The Fresno Mosquito and Abatement District shall be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-97 for temporary on-site ponding basins, and a copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004. Maintenance of temporary ponding basins shall be by the Subdivider until permanent service for the entire subdivision is provided.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

37. Comply with all of the requirements included within the attached County of Fresno, Department of Public Health memorandum dated June 3, 2016.

FRESNO IRRIGATION DISTRICT

38. Comply with all requirements included within the attached memorandum from the Fresno Irrigation District (FID) dated June 7, 2016.

RIGHT-OF-WAY ACQUISITION

39. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
40. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
41. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.
42. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.
43. The subdivider shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

MAINTENANCE OBLIGATIONS

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

44. With the exception of those areas which may be eligible for inclusion within the Community Facilities District (CFD) as referenced herein below, obligations for retention and maintenance of required end-block landscaped areas or strips for all corner lots shall be the responsibility of the respective property owner(s) on which the landscaped area is located.
 - a) Execute a covenant for all properties for which retention and maintenance of an end-block landscaped area or strip on a corner lot is the responsibility of the respective property owner prior to recordation of a Final Map.
 - NOTE: The covenant shall disclose and acknowledge all responsibilities associated with these conditions of approval to prospective buyers when individual lots are sold and identify terms, as appropriate, to assure compliance. The covenant shall be prepared in a form approved by the City of Fresno.
 - i) Alternatively, the end-block landscape area or strip may be eligible for inclusion within the Community Facilities District, in accordance with the maintenance provisions provided herein below, if dedicated as an easement. Contact Ann Lillie with the Department of Public Works at (559) 621-8690 for further information.
45. Comply with all the requirements included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum regarding Conditions for Maintenance Requirements dated June 21, 2016; and, the following:
46. If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.
 - NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.

- a) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
 - NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.
 - b) Proceedings to place the Final Map into a CFD shall not commence until the Final Map, Landscape and Street Construction Plans are considered to be technically correct.
 - c) If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.
47. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
- a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to Article 40 of Chapter 15 of the Fresno Municipal Code. The Declaration of Covenants, Conditions, and Restrictions (CC&R's) described herein, shall among other things, specify level of effort, frequency,

and inspection of maintenance responsibilities, name the City as a third party beneficiary for those provisions, and be subject to approval by the Director of Public Works and the City Attorney's Office. Any amendment to the above provisions or any other provision specifying any right of the City shall require the prior written consent of the City.

- NOTE: Should the owner/developer elect to establish a Home Owners' Association to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.
- b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

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

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

<i>SEWER CONNECTION CHARGES</i>	<i>FEE RATE</i>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Herndon	\$496/living unit

- | | |
|---|---------------------|
| e. Wastewater Facilities Charge [3] | \$2,119/living unit |
| f. Copper River Ranch Sewer Backbone System [4] | N/A |
| g. Copper Avenue Sewer Lift Station Charge [4] | N/A |
| h. House Branch Sewer Charge [2] | N/A |

WATER CONNECTION CHARGES

FEE RATE

- | | |
|---|--|
| h. Service Connection Charge | Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule. |
| h. Frontage Charge [1] | \$6.50/lineal foot |
| k. Transmission Grid Main Charge [1] | \$804/net acre
(parcels under 5 gross acres) |
| l. Transmission Grid Main
Bond Debt Service Charge [1] | \$304/net acre
(parcels under 5 gross acres) |
| m. UGM Water Supply Fee [2]
Service Area: 101-S | \$456/living unit |
| n. Well Head Treatment Fee [2]
Service Area: 101 | \$0/living unit |
| o. Recharge Fee [2]
Service Area: 101 | \$0/living unit |
| p. 1994 Bond Debt Service [1]
Service Area: 101
Service Area: 301 | \$895/living unit |

CITYWIDE DEVELOPMENT IMPACT FEES

FEE RATE

- | | |
|--|--------------------|
| o. Fire Facilities Impact Fee – Citywide [4] | \$539/living unit |
| p. Park Facility Impact Fee – Citywide [4] | \$3398/living unit |

q. Quimby Parkland Dedication Fee [2]	N/A
r. Citywide Regional Street Fee [3]	\$8,361/adj. acre
s. New Growth Area Major Street Fee [3]	\$18,790/adj. acre
t. Police Facilities Impact Fee – Citywide [4]	\$624/living unit
u. Traffic Signal Charge [1]	\$450.94/living unit
v. Street Acquisition/Construction Charge [2]	N/A

Notes:

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

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. (The requirement to pay this fee is currently suspended by Fresno County. However, payment of this fee may be required if the fee has been reinstated at the time of issuance of building permits on the subject property.)

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

[5] Determined by Public Works.

Exhibit "F"
Memoranda from Responsible and Commenting Agencies

DEPARTMENT OF PUBLIC WORKS

TO: Kira Noguera, Planner III
Will Tackett, Supervising Planner
DARM, Planning Division

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

DATE: June 1, 2016

SUBJECT: **Tract 6140;** (APN's: 403-022-08) located on the south side of East Powers Avenue between North Maple and North Chance Avenues. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.

The designated street tree for East Powers Avenue is:

There is no designated street tree for E. Powers Ave. Please choose an appropriate tree from the list of Approved Street Trees.

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.

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

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

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

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

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

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

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

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

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

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

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

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

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

3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23 and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.
4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.
2. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

TRAIL REQUIREMENTS

1. The trail shall be constructed in accordance with the "Master Trails Manual." The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be approved by the Department of Public Works. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards."



DATE: June 23, 2016

TO: Kira Noguera
Development and Resource Management Department

THROUGH: Jill Gormley, TE, Traffic and Engineering Manager, City Traffic Engineer
Public Works Department, Traffic & Engineering Services Division

FROM: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic & Engineering Services Division

SUBJECT: Public Works Conditions of Approval
TT 6140, 8645 North Maple Avenue
Corbyn Raven / R. W. Greenwood Associates, Inc.

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

General Conditions:

1. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Identify ramps within the proposed subdivision wherever sidewalks are provided.
2. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.
3. Plan Submittal: Submit the following plans, as applicable, in a single package, to the **Public Works Department** for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
4. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8681. Encroachment permits must be approved prior to issuance of building permits.
5. Street widening and transitions shall also include utility relocations and necessary dedications.
6. **Garages**: Garages or carports shall be located **not less than twenty feet** from any street frontage where the garage door or carport opening faces and takes direct access to the street. **FMC Section 12-207.5 E-1-e.**

Frontage Improvement Requirements:

Public Streets:

Powers Avenue: Local

1. Dedication Requirements:
 - a. Dedicate corner cuts for public street purposes at the intersection of Powers and John Albert.

2. Construction Requirements:
 - a. Construct **18'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct (2) standard curb ramps per Public Works Standard **P-28**, based on a 20' radius.
 - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9**.

John Albert Avenue: Local (both sides)

1. Dedication Requirements:
 - a. Dedicate **25'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.
 - b. Dedicate a 1' pedestrian easement on streets with driveway approaches.
2. Construction Requirements:
 - a. Construct **18'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 7' residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - c. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
 - d. Construct driveway approaches to Public Works Standards **P-4** and **P-6**. Provide a **10'** visibility triangle at all driveways.

Specific Mitigation Requirements: This tract will generate 95 average daily trips.

1. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.

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

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

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



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Providing Life's Essential Services

Date: June 28, 2016

To: KIRA NOGUERA, Planner III
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT MAP 6140/UGM

General

Tentative Map Tract No. 6140/UGM was filed by Mark Greenwood of R.W. Greenwood and Associated, Inc., on behalf of Corbyn Raven of Raven Custom Homes, and pertains to ±2.63 of property located on the south side of East Powers Avenue between North Maple and North Chance Avenues, 8645 North Maple & APN: 403-022-08. Tentative Tract Map No. 6140/UGM proposes to subdivide the subject property for purposes of creating a 10-lot single family residential subdivision with public street..

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer trunk located in East Powers Avenue. Sanitary Sewer facilities are available to provide service to the site subject to the following requirements:

1. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
2. Installation of sewer house branch(s) shall be required.
3. Separate sewer house branches are required for each lot
4. On-site sanitary sewer facilities shall be private.
5. Abandon any existing on-site private septic systems.
6. All underground utilities shall be installed prior to permanent street paving.
7. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
8. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.



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

Sanitary Sewer Fees

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

1. Lateral Sewer Charge.
2. Oversize Sewer Charge 2.
3. Trunk Sewer Charge: Herndon
4. Wastewater Facility Charge (Residential Only)



**DEPARTMENT OF PUBLIC UTILITIES – WATER DIVISION
MEMORANDUM**



Providing Life's Essential Services

DATE: June 2, 2016

TO: KIRA NOGUERA, Planner III
Development and Resource Management Department – Current Planning

THROUGH: MICHAEL CARBAJAL, Division Manager
Department of Public Utilities – Water Division

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

SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6140

General

Tentative Map Tract No. 6140/UGM was filed by Mark Greenwood of R.W. Greenwood and Associated, Inc., on behalf of Corbyn Raven of Raven Custom Homes, and pertains to ± 2.63 of property located on the south side of East Powers Avenue between North Maple and North Chance Avenues, 8645 North Maple & APN: 403-022-08. Tentative Tract Map No. 6140/UGM proposes to subdivide the subject property for purposes of creating a 10-lot single family residential subdivision with public street.

Water Service

The nearest water main to serve the proposed project is an 8-inch main located in East Powers Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Separate water services with meter boxes shall be provided to each lot created.
3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
4. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.



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

Water Fees

The following Water Connection Charges and fees shall be paid for the project.

1. Wet-ties, Water service(s) and/or meter(s) installation(s)
2. UGM Water Supply Area Number: 101s



FIRE DEPARTMENT

DATE: June 29, 2016

TO: KIRA NOGUERA, Planner III
Development Department/Current Planning

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

SUBJECT: TENTATIVE TRACT MAP NO. 6140/UGM

This is a 10 lot conventional public street single family home subdivision division with standard 36 foot streets.

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

Proposed tract is located 2.0 miles from permanent Fire Station 13 located at 821 E. Nees Ave.

Provide fire hydrants and fire flow per Public Utilities standards for single family residential development. The fire hydrant system shall be in service before delivery of lumber on site unless otherwise approved with a temporary water supply for model home construction. A fire hydrant will be required at the end of the cul-de-sac in lieu of the blow-off at the end of the proposed 8 inch water main shown on the tentative map.

All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus. Access roadways during construction shall be paved or provided with an all-weather driving surface approved by the Fire Department.

Fresno County was the original approving agency for the initial parcel map creating E. Powers and eight large rural residential lots with a cul-de-sac length in excess of 600 feet. As was approved by the City of Fresno for two other subdivisions (Tracts 5340 and 5564) created adjacent to E. Powers Ave Tract 6140 is allowed to develop with same residential fire sprinkler mitigation and one other mitigation described below.

There is the potential for further subdivisions of the current proposed type on the remaining large lot parcels along E. Powers. The resulting increase in traffic volume raises the potential of a traffic incident that could block the single access from N. Maple Ave. Fire Department is requiring posting of No Parking signs per city standards on E. Powers adjacent to Tract 6140. We will be placing a request in to Public Works to add No Parking signs along the remainder of E. Powers.

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

File No. 210.45

Page 1 of 4

PUBLIC AGENCY

KIRA NOGUERA
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO ST., THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

MARK GREENWOOD
2558 E. OLIVE AVE.
FRESNO, CA 93701

PROJECT NO: **6140**
ADDRESS: **8645 N. MAPLE AVENUE**
APN: **403-022-08**

SENT:

4/27/16

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CX	\$10,355.00	NOR Review	\$123.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$344.00	Amount to be submitted with first grading plan submittal
Total Drainage Fee: \$10,355.00		Total Service Charge: \$467.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/17 based on the site plan submitted to the District on 6/01/16 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR
TRACT
No. 6140

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

Page 2 of 4

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO POWERS AVE.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
☒ None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☒ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☒ Final Map
☒ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required
4. Availability of drainage facilities:
☐ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☒ d. See Exhibit No. 2.
5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.
6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FR TRACT No. 6140

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

CORBYN RAVEN, RAVEN CUSTOM HOMES

1022 HICKS ST,

SELMA, CA 93662

FR TRACT No. 6140

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

Page 3 of 4

**FR
TRACT No. 6140**

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer



Michael Maxwell
Project Engineer

OTHER REQUIREMENTS
EXHIBIT NO. 2

Our records indicate that there may not be continuous existing curb and gutter to convey runoff to the temporary inlet located on the west side of Maple Avenue south of Powers Avenue. The developer shall be required to provide documentation and/or improvements satisfactory to the City of Fresno to allow for conveyance of storm water to the inlet location.

Permanent service is not available, however, should the parcel located east of the project develop prior to Tract 6140 permanent service will be available.

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

Development No. Tract 6140



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR
DR. KEN BIRD, HEALTH OFFICER

June 3, 2016

LU0018527
2602

Kira Noguera
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Noguera:

PROJECT NUMBER: T-6140

Tentative Map of Tract No. 6140/UGM was filed by Mark Greenwood of R.W. Greenwood and Associates, Inc., on behalf of Corbyn Raven of Raven Custom Homes, and pertains to ± 2.63 acres of property located on the south side of East Powers Avenue between North Maple and North Chance Avenues. Tentative Tract Map No. 6140/UGM proposes to subdivide the subject property for purposes of creating a 10-lot single family residential subdivision with public street. The subject property is zoned RS-4/UGM (*Residential Single Family, Medium-Low Density/Urban Growth Management*).

APN: 403-022-08 ZONING: RS-4/UGM SITE ADDRESS: 8645 NORTH MAPLE 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 Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

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

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: EnvironmentalHealth@co.fresno.ca.us ♦ www.co.fresno.ca.us ♦ www.fcdph.org

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

- 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.

The following comments pertain to the demolition of the existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

REVIEWED BY:

**Kevin
Tsuda**

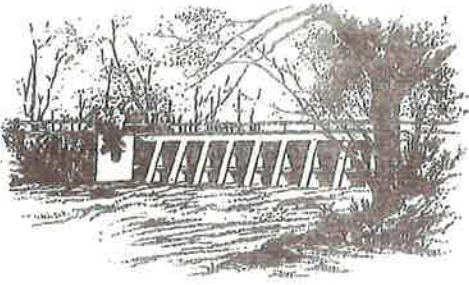
Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County Department of Public Health,
ou=Environmental Health Division,
email=Ktsuda@co.fresno.ca.us, c=US
Date: 2016.06.03 14:25:50 -07'09'

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

(559) 600-3271

kt

cc: Glenn Allen- Environmental Health Division (CT 55.07)
Mark Greenwood- Applicant (rwgassoc@pacbell.net)
Corbyn Raven- Owner (corbyn@ravencustomhomes.com)



YOUR MOST VALUABLE RESOURCE - WATER

June 7, 2016



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

Kira Noguera
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Tentative Map of Tract No. 6140/UGM
NW Teague and Maple avenues

Dear Ms. Noguera:

The Fresno Irrigation District (FID) has reviewed the Tentative Map of Tract No. 6140/UGM for which the applicant proposes to subdivide the subject property for purposes of creating a 10-lot single family residential subdivision with public streets, APN: 403-022-08. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. The proposed development may negatively impact local groundwater supplies. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Fresno 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.

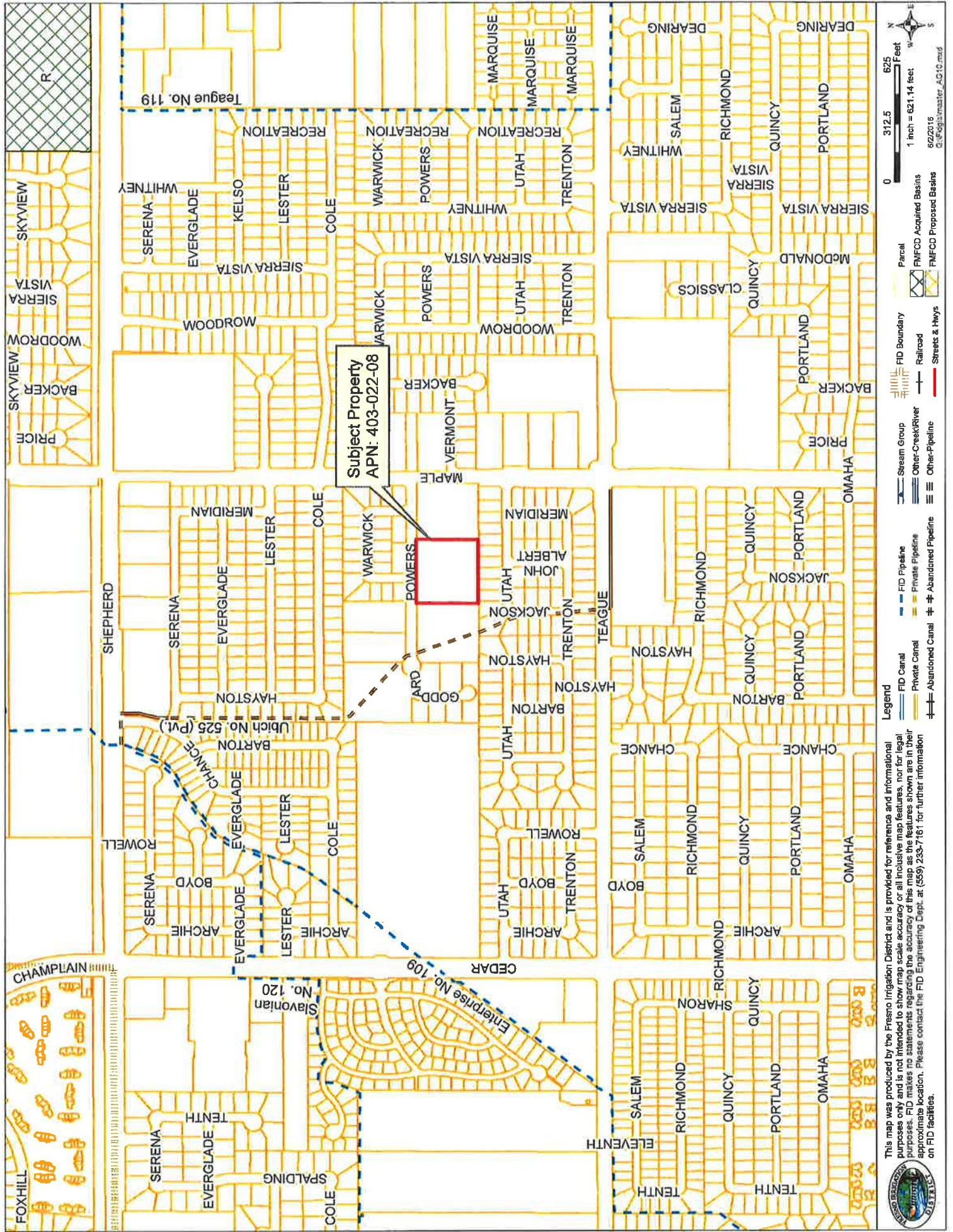
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\6140UGM.doc



Subject Property
APN: 403-022-08

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



Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- Other-Pipeline
- Parcel
- FMFO Acquired Basins
- FMFO Proposed Basins
- Street & Hwy
- Railroad
- FID Boundary



6/2/2018
Q:\Foglia\master_A010.mxd



DATE: June 21, 2016

TO: Kira Noguera, Development Services/Planning
Development and Resource Management Department

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

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6140 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: 8645 North Maple Avenue
APN: 403-022-08

ATTENTION:

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

X	CFD Annexation Request Package	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov
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The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

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

Any change affecting the items in these conditions requires revision of this letter.

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

All applicable construction plans for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD process. The Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

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

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way along the frontage of **East Powers Avenue**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, local street paving, street name signage and street lights in **East Powers Avenue and North John Albert Avenue**.

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

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
 - **Proceedings to annex the final map to CFD No. 11 SHALL NOT commence unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.**
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing.**
 - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
 - All areas not within the dedicated street rights-of-way approved for Services by CFD No. 11, including but not limited to outlots, trails and landscaped areas, shall be dedicated in fee to the City of Fresno, dedicated as a public easement for maintenance purposes or as approved by the Public Works Department City Engineer.
- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

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

Exhibit "G"
Environmental Assessment No.
T-6140

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. T-6140**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Mark Greenwood
Mark Greenwood & Associates Inc.
2558 East Olive Avenue
Fresno, CA 93701

PROJECT LOCATION: 8645 North Maple Avenue (APNs: 403-022-08); Located on the south side of East Powers Avenue between North Maple and North Chance Avenues.

PROJECT DESCRIPTION: R.W. Greenwood and Associates, Inc., on behalf of Raven Custom Homes, has filed Tentative Tract Map No. 6140/UGM, pertaining to approximately 2.63 net acres of property located on the south side of East Powers Avenue between North Maple and North Chance Avenues. Tentative Tract Map No. 6140/UGM is a proposal to subdivide the property into a 10 lot conventional single family residential subdivision on approximately 2.63 acres at a density of 3.80 dwelling units per acre.

This project is exempt under Section 15332/Class 32 of the State of California CEQA Guidelines.

EXPLANATION: Section 15332/Class 32 consists of projects characterized as in-fill development meeting the conditions described in this Section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value, as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

The proposed project complies with all conditions in the Class 32 exemption. The proposed use is allowed in the RS-4/UGM (*Single Family Residential, Medium-Low Density/Urban Growth Management*) zone district, is within the City limits, and is consistent with the Fresno General Plan. The site has no value as habitat for endangered, rare, or threatened species. The project will maintain an acceptable level of service. The project will slightly increase the amount of traffic during peak hours and noise during the hours of operation; these effects are deemed to have no significant effect. No adverse environmental impacts would occur as a result of the proposed project. The site can be adequately served by all required utilities and public services. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

Date: July 1, 2016

Prepared By: Kira Noguera, Planner III

Submitted By: 

McKencie Contreras, Supervising Planner
City of Fresno
Development and Resource Management Department
(559) 621-8277