

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

**CONDITIONS OF APPROVAL
MARCH 15, 2017
CONDITIONAL USE PERMIT APPLICATION No. C-16-062
“A PLANNED DEVELOPMENT”**

Located Northeast Corner of West San Jose and North Colonial Avenues

PART A - PROJECT INFORMATION

1. Assessor's Parcel No: 417-140-21
2. Street Location: Northeast corner of West San Jose and North Colonial Avenues
3. Planned Land Use: Medium Density Residential
4. Plan Areas: Fresno General Plan and Bullard Community Plan
5. Project Description: Conditional Use Permit Application No. C-16-062 proposes a planned development with reduced property development standards for the construction of six two-unit buildings and one single-unit building with private open space area and a gated entrance at the shared driveway for Vesting Tentative Tract Map No. 6160. The planned development proposes reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size; a 17,400 square-foot Outlot A that will provide a private driveway/access; and a modification to the public street frontage requirement for four lots located within the subdivision, which will have a private street access. A total of 13 units are proposed.

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.

This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before

January 1, 1997.

PART B - GENERAL CONDITIONS AND REQUIREMENTS

The City of Fresno Planning Commission, on March 15, 2017, recommended approval to the City Council of the special permit application subject to the enclosed list of conditions and Exhibit A dated November 30, 2016, for Conditional Use Permit Application No. C-16-062.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to the Fresno Municipal Code (FMC) can be made.

Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

1. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
2. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
3. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the

Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law.

The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions. **(Include this note on the site plan.)**

No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted. **(Include this note on the site plan.)**

Transfer all red line notes, etc., shown on the original site plan exhibits (dated November 30, 2016) to the final site plan. CORRECTIONS SHALL INCLUDE ALL THOSE LISTED IN THIS DOCUMENT AND THOSE LISTED IN THE CORRECTION LIST PROVIDED BY THE PLAN CHECK PROCESS.

To complete the back-check process for building permits relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with copies of the elevations, landscape, and irrigation plans, and any required covenants and/or studies or analyses to the Development Services Division for final review and approval, 10 days before applying for building permits.

Copies of this final approved site plan, elevations, landscape, and irrigation plans stamped by the Development Services Division **must be substituted** for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to issuance of building permits. The final approved site plan must also include all corrections identified in the plan check process.

Be advised that on-site inspections will not be authorized unless the final stamped approved site plan, elevations, landscape, and irrigation plans are included in the plan check file copy.

Please contact Andreina Aguilar at (559) 621-8075 or via e-mail at Andreina.Aguilar@fresno.gov to schedule an appointment for final sign-off for building permits following your receipt and substitution of the four copies of the stamped, corrected, approved exhibits in the plan check sets.

PART C - PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements

not addressed due to omission or misrepresentation of information, for which this review process is dependent, will be imposed whenever such conditions are disclosed.

Questions relating to dedications, street improvements or off-street parking geometrics may be directed to Louise Gilio at (559) 621-8678 / Louise.Gilio@fresno.gov of the City of Fresno Public Works Department, Engineering Division, Traffic Section.

STREET ENCROACHMENT PERMITS, DEDICATIONS AND VACATIONS

- a) Exhibit "A" is required to include all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, news stands, trash receptacles, tree wells, etc., within the existing and proposed public rights-of-way.
- b) Deed documents for the required property dedications shall be prepared by the applicant's engineer and submitted to the Public Works Department, Engineering Division, Special Districts/Projects and Right-of-Way Section with verification of ownership prior to issuance of building permits. Deed documents must conform to the format specified by the City. Document format specifications may be obtained from the Public Works Department, Engineering Division, Special Districts/Projects and Right-of-Way Section, or by calling (559) 621-8694.
- c) ENCROACHMENT PERMITS. The construction of any overhead, surface or sub-surface private structures and appurtenances extending within the public rights-of-way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Engineering Division, Special Districts/Projects and Right of Way Section, (559) 621-8693. Encroachment permits must be approved prior to issuance of building permits.

STREET IMPROVEMENTS

- a) All public improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department or street construction plans required and approved by the City Engineer. The performance of any work within the public street rights-of-way (including pedestrian, water and sewer utility easements) requires a Street Work Permit issued by the Public Works Department, Engineering Services Division at (559) 621-8693, prior to commencement of the work. Contact the Public Works Department, Engineering Services Section at (559) 621-8686 for detailed information. All required street improvements must be completed and accepted by the City prior to occupancy.
- b) Repair damaged and/or off grade off-site concrete improvements as determined by

the Public Works Department, Construction Management Division (559) 621-5500.

- c) Install streetlights along all street frontages in accordance with City standards. Plans must be prepared by a registered Civil Engineer and must be approved by the Public Works Department Engineering Division prior to installation.
- d) Submit the following as a single package to the Public Works Department Engineering Division, Plan Check and GIS Mapping Section, (559) 621-8682, for review and approval, prior to issuance of building and street work permits: Street Improvement Plans, Signing and Striping Plans, Street Lighting Plans and Landscape and Irrigation Plans.

SURVEY MONUMENTS AND PARCEL CONFIGURATION

- a) All survey monuments within the area of construction shall be preserved and if disturbed, shall be reset by a person licensed to practice Land Surveying in the State of California.

PART D - PLANNING/ZONING REQUIREMENTS

1) PLANNING

- a) Development is subject to the following plans and policies:
 - i) Fresno General Plan
 - ii) Bullard Community Plan
 - iii) Planned Development
 - iv) Medium Density Residential Planned Land Uses

2) BUILDING HEIGHT

- a) The height of the proposed structures shall meet the requirements of the RS-5 zone district outlined in the FMC.

3) LOT COVERAGE

- a) The maximum lot coverage shall match that as shown on Exhibit A dated November 30, 2016. Comply with Fresno Municipal Flood Control District lot coverage requirements.

4) MINIMUM LOT SIZE

- a) The lot size for each lot shall match that as shown on Exhibit A dated November 30, 2016. Lot sizes range from 1,742 to 4,176 square feet and an Outlot A of 17,400 square feet.

5) BUILDING SETBACKS, OPEN SPACES AND LANDSCAPING

- a) Minimum building setbacks shall be in accordance with Exhibit A (site plan) for C-16-062 dated November 30, 2016.

The standard front yard setback in the RS-5 zone district is 13 feet. The project proposes 10 foot front yard setbacks.

The standard side yard setback in the RS-5 zone district is a minimum 3 feet on one side, with a total of 10 feet for both sides. The standard rear yard setback in the RS-5 zone district is 10 feet. The project proposes 10 foot setbacks for parcels which abut property owners to the east and north.

- b) Pursuant to Section 15-2308 of the FMC, residential single-family district shall provide a minimum of two trees per lot.
- c) The applicant removed three Protected Trees: two Cedar Deodora Trees (one 30 inches and one 36 inches in diameter) and one 42 inches in diameter Camphor Tree. The trees were removed prior to obtaining a Tree Removal Permit, the applicant shall comply with Section 15-2308-I: Violations of the FMC, which requires that the violator do the following:
- 1) Apply for and obtain a Tree Removal Permit and pay a double application fee.
 - 2) Be responsible for property restoration which shall include:
 - i. Replacing the trees removed with a total of nine 36 inch box trees per Table 15-2308-E-4 of the FMC.
 - ii. The number, size, and location of replacement trees shall be determined by the Director after receipt of a report and recommendation by a licensed arborist.
 - iii. Paying the fees of the licensed arborist, including any fees for the valuation.
 - 3) Pay a civil penalty to the City, with the funds placed in the City's tree planting fund, in the amount of \$2,500 or the actual monetary value of the trees, as determined by a licensed arborist, whichever is less.

6) FENCES, HEDGES, WALLS

- a) One gate for vehicle entry and one gate for pedestrian access is allowed within the private street. The applicant shall comply with the conditions of approval from the Fire Department memo dated December 14, 2016. Any change to the gate requirement shall be approved by the Fire Department and Development and Resource Management Department.

- b) Fences shall comply with Section 15-2006-C of the FMC, fences up to six feet in height may be installed within any required street-side yard setback. Fences outside of the required setbacks may be installed up to six feet in height.
- c) Comply with Section 15-2018: Intersection Visibility of the FMC. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection.

PART E - CITY AND OTHER SERVICES

- a) Comply with the Conditions of Approval dated March 15, 2017 for Vesting Tentative Tract Map No. 6160.



2600 Fresno Street-Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 488-1026

Development and Resource Management Department
Jennifer K. Clark, AICP Director

Property Development Standards Checklist
March 3, 2017

PROJECT DESCRIPTION

Conditional Use Permit Application No. C-16-062 was filed by Jeffrey T. Roberts of Granville Homes, on behalf of AFREI, LLC, along with Rezone Application No. R-16-020, and Vesting Tentative Tract Map No. 6160. The proposed project pertains to ± 1.13 acres of property located on the northeast corner of West San Jose and North Colonial Avenues. The Conditional Use Permit Application No. C-16-062 proposes a planned development with reduced property development standards for the construction of six two-unit buildings and one single-unit building with private open space area and a gated entrance at the shared driveway.

APN: 417-140-21

ADDRESS: 614 West San Jose Avenue

GENERAL INFORMATION

ZONING

Existing	RS-5 (<i>Single Family Residential, Medium Density</i>)
Proposed	RS-5/PD (<i>Single Family Residential, Medium Density/Planned Development</i>)

PLANNED LAND USE

Existing	Vacant
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PLANS - available on-line at

[Development and Resource Management | Long-Range Plans and the Development Code](#)

Community Plan	Bullard Community Plan
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PROPERTY DEVELOPMENT STANDARDS

Use the website below to access the Development Code to find more information on zoning/property development standard requirements for RS-5 zone district:

[Fresno Municipal Code Chapter 15: Citywide Development Code](#)

USE PERMITTED

Pursuant to Table 15-902 of the Fresno Municipal Code (FMC) Single-Unit Dwelling, Attached is a use permitted subject to a development permit. A Conditional Use Permit is required for Planned Developments.

LOT SIZE

	Minimum	4,000 square feet
	Maximum	6,500 square feet
	Existing	49,222 square feet

DWELLING UNIT DENSITY

	Permitted	1 unit per lot
	Proposed	1 unit per lot; proposed tentative tract map to divide parcel for a total of 14 lot with 13 dwelling units with a private driveway

LOT DIMENSIONS

	Width	40 feet
	Depth	70 feet
	Proposed	Proposed project is part of a Planned Development with modified standards: lot size and setback reduction, and private access. 4 lots: 31 feet x 67 feet 4 lots: 26 feet x 67 feet 1 lot is 58 feet x 72 feet 4 lots vary: 29 feet x 69 feet, 29 feet x 62 feet, 31 feet x 62 feet, 31 feet x 69 feet

BUILDING HEIGHT

	Permitted	35 feet
	Proposed	12 building are 26 feet 11 inches 1 building is 26 feet 4 inches

SETBACKS

Depict dimensions of all setbacks from buildings to property lines on the Site Plan.

Required Building Setback			Proposed Building Setback	
	Front (West San Jose Avenue)	13 feet	Front	10 feet
	Interior Side	3 feet	Interior Side	10 feet
	Street Side (North Colonial Avenue)	10 feet	Street Side	10 feet
	Rear	10 feet	Rear	10 feet

Required Landscaping Setback		Proposed Landscaping Setback	
Front	13 feet	Front	10 feet
Interior Side		Interior Side	
Street Side	10 feet	Street Side	10 feet
Rear		Rear	

General Yard Requirements:

15-2305-D: All areas facing a street shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards:

1. Planting areas 10 feet or less in width shall at the very least be planted with small trees and small to medium size shrubs to span the entire length.
2. Trees shall be planted so the canopies could touch for the entire length within fifteen years.

15-2308: Trees shall be provided as follows:

1. Residential Single-Family Districts. A minimum of two trees per lot and if part of a Planned Development then trees may be provided in common areas in addition to the two provided on each residential lot.
 - a. One of the required trees must be oriented to the street.
 - b. One of the required trees must be a passive solar-oriented tree (Deciduous) or a wind buffer-oriented tree (Evergreen).

15-2308-I: **Violation.** In addition to the provisions of Article 63, Enforcement, any person who removes or causes to be removed any Protected Tree in violation of this article shall be required to:

1. Apply for and obtain a Tree Removal Permit and pay a double application fee.
2. Be responsible for property restoration which shall include:
 - a. Replacing the tree(s) removed with tree(s) of reasonably equivalent value and largest size feasible to the tree(s) removed per Table 15-2308-E-4;
 - b. The number, size, and location of replacement trees shall be determined by the Director after receipt of a report and recommendation by a licensed arborist;
 - c. Paying the fees of the licensed arborist, including any fees for the valuation under Subsection 15-2308-E.4.
3. Pay a civil penalty to the City, with the funds placed in the City's tree planting fund, in the amount of \$2,500 or the actual monetary value of the tree(s), as determined by a licensed arborist, whichever is less. The arborist shall use the then-current issue of the "Guide for Plant Appraisal" published by the International Society of Arboriculture. Said funds from the tree planting fund shall be allocated for the planting of new trees or shall be directed to a non-profit organization that specializes in the preservation and/or planting of trees in the city.

LOT COVERAGE		
	Permitted	60%
	Proposed	33% to 55.7%
OPEN SPACE		
	Required	N/A
	Proposed	17,400 square feet
SPACE BETWEEN BUILDINGS		
	Permitted	N/A
	Proposed	N/A
FENCES, HEDGES, WALLS		
	Permitted	Max 6 feet outside of front setbacks
	Proposed	Provide fence description.
TREES (On-Site)		
	Required	Two trees per lot
	Proposed	48 trees
OFF-STREET PARKING		
	Required	N/A
	Proposed	3 parking stalls
PARKING LOT SHADING		
	Required	One tree per parking space
	Proposed	3 trees
SUMMARY AND OTHER COMMENTS /REQUIREMENTS		
<p>A. <u>Miscellaneous</u></p> <p>(1) The following additional General Site Regulations pursuant to Article 20 shall apply:</p> <ul style="list-style-type: none"> 15-2013: Outdoor Lighting and Illumination <p>(2) See the attached Notes and Requirements for Entitlement Applications for additional general notes and requirements.</p> <p>(3) The environmental review for the proposed project has been completed: Environmental Assessment No. R-16-020/C-16-062/T-6160.</p>		

B. Local Plans and Policies

(1) Bullard Community Plan: There are no policies in the Bullard Community Plan for residential development that are more restrictive than the FMC or Fresno General Plan.

(2) Fresno General Plan

- The following policies of the apply to the proposed project:

Use the following links to review City development regulations and requirements:

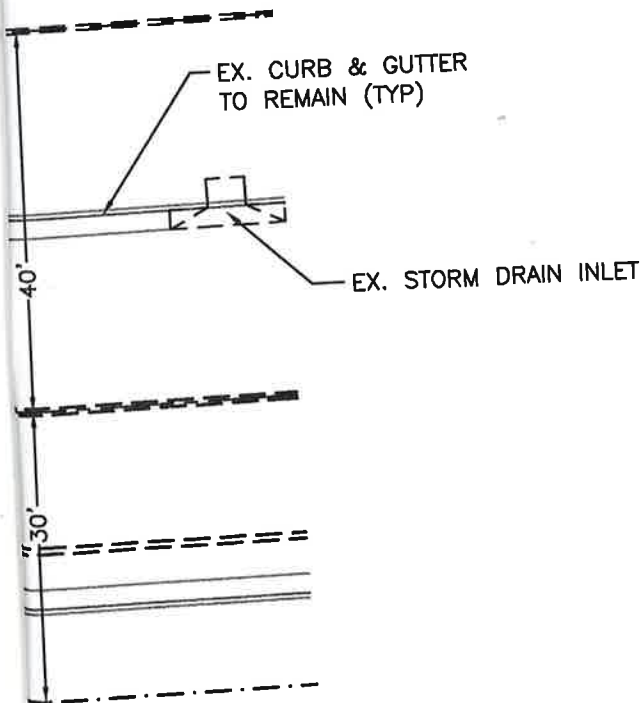
Public Works Department, Standard Drawings -
[Department of Public Works | Developer Doorway](#)

Attachments: Notes and Requirements for Entitlement Applications

NOTE:

1. EXISTING PLANNED LAND USE: MEDIUM ~~LOW~~
DENSITY RESIDENTIAL
2. EXISTING ZONING: RS-5
3. PROPOSED ZONING: RS-5
4. PROJECT SITE AREA:
GROSS AREA = 1.13 ACRES
NET AREA = ~~1.03~~ ACRES
~~1.13~~
5. LOT COVERAGE IS ~~35.3%~~

*CALCULATE LOT COVERAGE
INDIVIDUALLY, SINGLE
LOT SIZES DIFFER.*



APPL. NO. C-16-062 EXHIBIT A DATE 11-30-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
CGND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
FRESNO, CA 93721

(559) 264-3590

DATE: 11/29/16

6. STREET LIGHTS — CITY OF FRESNO
7. DRAINAGE — FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY — PACIFIC GAS & ELECTRIC
9. TELEPHONE — A.T.&T.
10. CABLE TELEVISION — COMCAST



RECEIVED

NOV 30 2016

DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

SCALE: 1" = 40'

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MAP BOUNDARY LINE

NOTE:

1. APN 417-140-21
2. GROSS AREA = 1.13 ACRES
NET AREA = ~~1.03~~ ACRES
1.13
3. EXISTING USE = VACANT
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
4. EXISTING ZONING = RS-5
5. PROPOSED ZONING = RS-5
6. THERE ARE NO WELLS, SEPTIC TANKS OR LEACH FIELDS
7. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES. (6 LOTS)
8. OUTLOT A IS FOR COMMON AREA, WALKWAYS, ROADWAYS, PARKING AREAS, TRASH ENCLOSURES, OPEN SPACES, PUBLIC UTILITIES, RELATED FACILITIES AND DRAINAGE PURPOSES.
9. THERE ARE FIVE TREES WITHIN THIS SUBDIVISION TO BE REMOVED.
10. THE EXISTING PROPERTY IS VACANT. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES ON THE SUBJECT PROPERTY.

EX. CURB & GUTTER
TO REMAIN (TYP)

20'

EX. STORM DRAIN INLET



DATE: January 12, 2017

TO: Andreina Aguilar
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 6160 and C-16-062, 614 West San Jose Avenue
Granville Homes / Gary Giannetta

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.

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

1. Provide a dimension from all proposed drive approaches to the nearest property line.
2. Provide notes as shown in red on C-16-062 **Exhibit "A"**.
3. Identify the required paving along San Jose and the street light along Colonial.
4. Identify all utilities and signage within the street right of way. Specify if to remain, be removed or to be relocated.
5. Revise the curb return radius to R=20' per Public Works Standard **P-26** and coordinate with the corner cut dedication.

General Conditions

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Development Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
3. 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.

4. Street widening and transitions shall also include utility relocations and necessary dedications.
5. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
6. 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 and streetlight.

Frontage Improvement Requirements

Public Streets:

San Jose Avenue: Local

1. Dedication Requirements:
 - a. Dedicate a corner cut for public street purposes at the intersection of San Jose and Colonial.
2. Construction Requirements:
 - a. Construct **20'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct a standard curb ramp per Public Works Standard **P-28** and **P-32**, 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 **10'** residential pattern. (5 ½' 4'- ½') Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct a **16'** driveway approach to Public Works Standards **P-1** and **P-6**.

Colonial Avenue: Local

1. Construction Requirements:
 - a. Construct a **4'** concrete sidewalk to Public Works Standard **P-5**. (5 ½' – 4' – 1/2') Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - b. Remove and salvage the existing streetlight and 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 local streets. Identify on site plan.
 - c. Construct a **35'** driveway approach to Public Works Standards **P-2** and **P-6**.

Onsite:

1. Construct the parking lot to Public Works Standards **P-21**, **P-22** and **P-23** and the City of Fresno Public Works Parking Manual.
2. Provide a minimum of 20' from the proposed gate to the back of walk.
3. Where the 27' minimum aisle is utilizing the adjacent planters, nothing over 6" high shall be planted. See **Exhibit "A"**.
4. Provide a **10'** visibility triangle at all driveways.

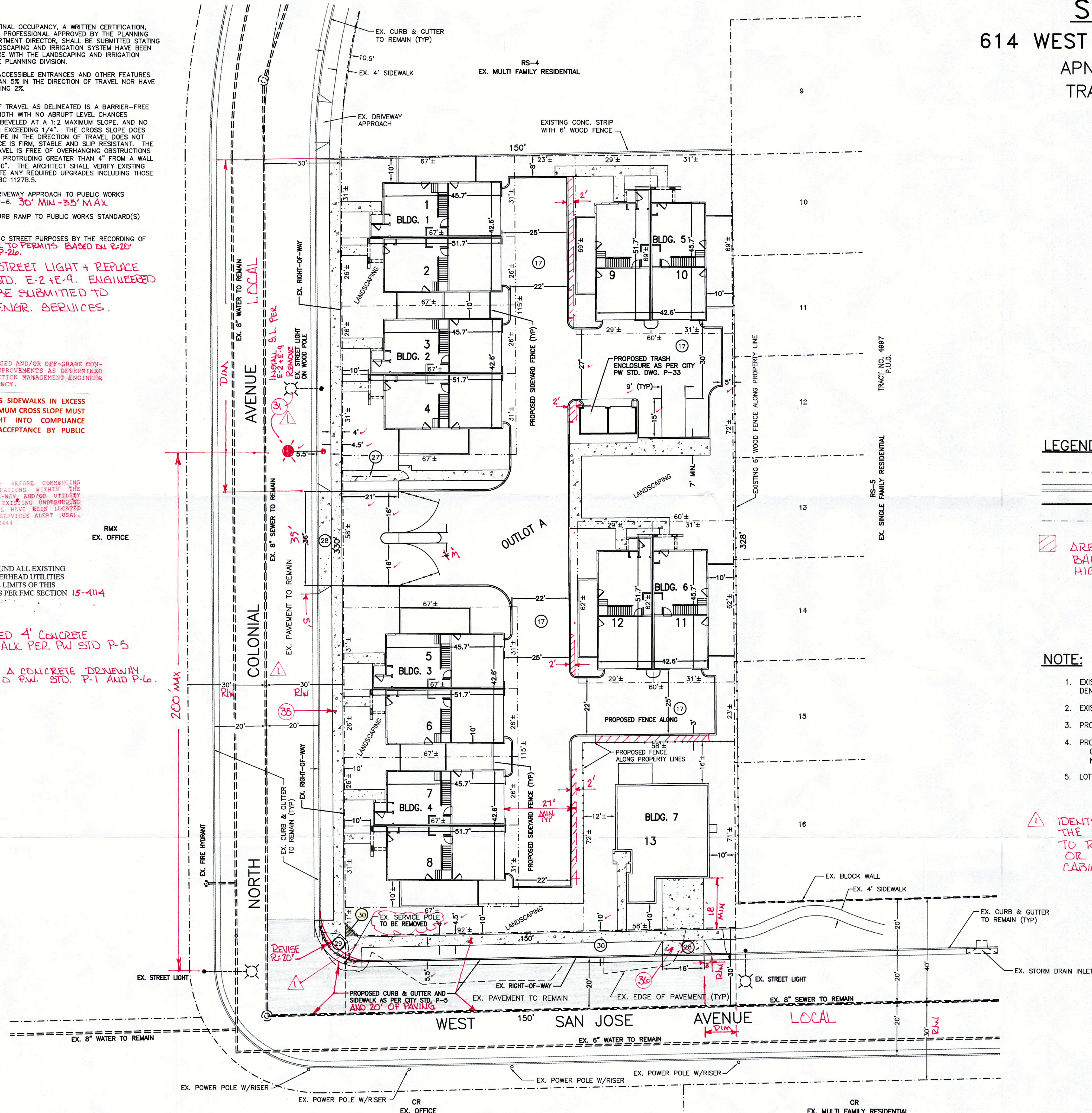
Traffic Signal Mitigation Impact (TSMI) Fee: This tract will generate 124 average daily trips based on 13 single family residential units and shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest 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 **Infill Area**; therefore pay all applicable 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.

NOTES:

- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON-SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE E PASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 1W792)
- LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED! CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS; DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CONNECTION CONTROL OFFICER; A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE; BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYPERMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4'-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 1127B.5.
- CONSTRUCT CONCRETE DRIVEWAY APPROACH TO PUBLIC WORKS STANDARD(S) P-2 AND P-6. 30' MIN - 35' MAX
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 AND P-32.
- TO BE DEEDED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF TRACT NO. 6160. PRIOR TO PERMITS BASED ON E-20 PER P.W. STD. P-20.
- REMOVE (E) STREET LIGHT + REPLACE PER P.W. STD. E-24 E-9. ENGINEERED PLANS TO BE SUBMITTED TO TRAFFIC & ENGR. SERVICES.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONSTRUCTION IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY, AND/OR UTILITY FACILITIES, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES AGENCY (USA), CALL 1-800-942-2444
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-4114
- PROPOSED 4' CONCRETE SIDEWALK PER PW STD P-5
- CONSTRUCT A CONCRETE DRIVEWAY APPROACH TO P.W. STD. P-1 AND P-6.



SITE PLAN

614 WEST SAN JOSE AVENUE

APN 417-140-21

TRACT NO. 6160

C-16-062

SCALE: 1" = 20'

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED 6" CURB
- PROPOSED PROPERTY LINE

AREA TO BE USED AS BACK-UP AISLE. OBSTRUCTIONS HIGHER THAN 16" ARE PROHIBITED.

NOTE:

- EXISTING PLANNED LAND USE: MEDIUM LOW DENSITY RESIDENTIAL
- EXISTING ZONING: RS-5
- PROPOSED ZONING: RS-5
- PROJECT SITE AREA:
GROSS AREA = 1.13 ACRES
NET AREA = 1.03 ACRES
- LOT COVERAGE IS 35.3%

IDENTIFY ALL UTILITIES WITHIN THE STREET R.W. SPECIFY IF TO REMAIN, TO BE REMOVED OR TO BE RELOCATED. SIGNS, CABINETS, POLES, ETC.

Rec'd 12-5-16 TRAFFIC

APPL. NO. C-16-062 EXHIBIT A DATE 11-30-16

PROJ. ENG. L. Gilio DATE 12-13-16

TRAFFIC ENGINEER L. Gilio DATE 12-13-16

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
FRESNO, CA 93721

(559) 264-3590

DATE: 11/29/16

DEPARTMENT OF PUBLIC WORKS

TO: Andreina Aguilar, Planner I
Planning Division

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

DATE: December 20, 2016

SUBJECT: **Tract 6160** (APN 417-140-21) 614 West San Jose Avenue located on the northeast corner of West San Jose and North Colonial 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 AB1881. Tree species to be planted are as follows:

STREET NAME

STREET TREE SPECIES/COMMON NAME

W. San Jose Ave.

**There is no tree species designated for W. San Jose
Please choose an appropriate species from the list of
Approved Street Trees for this street.**

N. Colonial Ave.

**There is no tree species designated for N. Colonial
Please choose an appropriate species from the list of
Approved Street Trees for this street.**

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

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

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

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.

TENTATIVE TRACT MAP NO. 6160

GOVERNMENT CODE §66020(d)(1)

A protest filed pursuant to subdivision (a) shall be filed 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 other exactions to be imposed on a 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.

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 to be completed with development.

SEWER CONNECTION CHARGES

FEE RATE

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:	N/A
e. Wastewater Facilities Charge [3]	\$2,119.00/living unit
f. House Branch Sewer Charge [2]	N/A

WATER CONNECTION CHARGES

FEE RATE

g. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
h. Frontage Charge [1]	\$6.50/lineal foot
i. Transmission Grid Main Charge [1]	\$804/net acre (parcels under 5 gross acres)
j. Transmission Grid Main Bond Debt Service Charge [1]	\$304/net acre (parcels under 5 gross acres)
k. UGM Water Supply Fee [2] Service Area:	N/A
l. Well Head Treatment Fee [2] Service Area:	N/A
m. Recharge Fee [2] Service Area:	N/A
n. 1994 Bond Debt Service [1] Service Area:	N/A

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
p. Fire Facilities Impact Fee – Citywide [4]	\$539/living unit
q. Park Facility Impact Fee – Citywide [4]	\$3398/living unit
r. Quimby Parkland Dedication Fee [2]	N/A
s. Citywide Regional Street Fee [3]	\$8,361/adj. acre
t. New Growth Area Major Street Fee [3]	N/A
u. Police Facilities Impact Fee – Citywide [4]	\$624/living unit
v. Traffic Signal Charge [1]	\$450.94/living unit
w. Street Acquisition/Construction Charge [2]	N/A

Notes:

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

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.



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

DATE: January 18, 2017

TO: ANDREINA AGUILAR, Planner I
Development and Resource Management Department – Current Planning

THROUGH: THOMAS C. ESQUEDA, Director
Department of Public Utilities

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

MICHAEL CARBAJAL, Planning Manager
Department of Public Utilities – Water Division

SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6160

General

Vesting Tentative Map of Tract No. 6160 and Conditional Use Permit Application No. C-16-062 were filed by Jeffery T. Roberts and Claudia Cazares of Granville Homes, on behalf of AFREI, LLC, and pertain to ± 1.13 (net) acres of property located on the northeast corner of West San Jose and North Colonial Avenues, 614 West San Jose Avenue & APN: 417-140-21.

Vesting Tentative Map of Tract 6160 proposes a 13-lot residential planned unit development with one outlot. Conditional Use Permit Application No. C-16-062 proposes the construction of 12 attached two-story single family residential dwellings and one detached single family dwelling and private open space area with a future potential gated entrance of the shared driveway.

The planned development proposed reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size, a 17,400 square-foot lot Outlot A that will provide a private driveway/access; and a modification to the public street frontage requirement for 4 lots located within the subdivision which will have private street access. The property is zoned RS-5 (Residential Single Family, Medium Density).

Water Service

The nearest water mains to serve the proposed project are an 8-inch main located in North Colonial Avenue and a 6-inch main located in West San Jose Avenue. Water



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

1. Separate water services with meter boxes shall be provided to each lot.
2. Destruct any existing on-site well within the proposed development 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.
3. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
4. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
5. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Conditions of Approval for Water Supply

The City's groundwater aquifer has been documented by the State Department of Water Resources (Bulletin 118) to be critically over-drafted, and has been designated a high-priority basin for corrective action through the Sustainable Groundwater Management Act (SGMA). The City has worked with existing ratepayers to develop a compliance plan for the SGMA, and the City will work with the project proponent to develop an SGMA compliance plan for the proposed project. The SGMA compliance requirements for the proposed project will be applied as conditions of approval for water supply.

As conditions of approval for water supply, and to comply with the requirements of the SGMA, a water supply plan must be approved by the Director of the Department of Public Utilities prior to Occupancy Permits being granted. The project proponent shall be required to prepare a water supply plan for the project that, at a minimum, includes the following:

1. The City's water consumption records indicate that the peak hour water use for the existing single-family residential unit was approximately 2.55 gallons per minute during calendar year 2013.
2. The total annual water demand in 2013 for the existing single-family residential unit was 517,115 gallons, or 1.6 acre feet.
3. The applicant proposes to construct 13 single-family residential units, and each unit is estimated to have a peak hour demand of 2.12 gallons per minute.
4. The total peak hour demand for the proposed project is 27.6 gallons per minute, and the total annual water demand is estimated to be 5.6 million gallons, or 17.3 acre

feet. This represents an increase in total water demand for this parcel of 15.7 acre feet per year.

5. The applicant shall submit a proposal to the City to:
 - a. Provide a primary water supply source to serve the increased water demands for these 13 single-family residential units.
 - b. Provide a secondary water supply source to serve the increased water demands for these 13 single-family units in the event the primary water supply source is unavailable.
 - c. Provide groundwater recharge capacity within the City's municipal corporate limits to accommodate 110 percent of the total annual demand (17.3 acre feet) required for these 13 single-family residential units.
6. The applicant shall not be reimbursed for water supply facilities provided to serve the water demands for the applicant's 13 single-family residential units.
7. If requested, the applicant may request a cost estimate from the City to provide a primary water supply for peak hour demands, redundant water supply for peak hour demands, and groundwater recharge capacity.

Water Fees

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

1. Water service(s) and/or meter(s) installation(s)



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**

Date: December 14, 2016

To: ANDREINA AGUILAR, Planner I
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6160 AND
CONDITIONAL USE PERMIT APPLICATION No. C-16-062-HE

General

Vesting Tentative Map of Tract No. 6160 and Conditional Use Permit Application No. C-16-062 were filed by Jeffery T. Roberts and Claudia Cazares of Granville Homes, on behalf of AFREI, LLC, and pertain to ± 1.13 (net) acres of property located on the northeast corner of West San Jose and North Colonial Avenues, 614 West San Jose Avenue & APN: 417-140-21. Vesting Tentative Map of Tract 6160 proposes a 13-lot residential planned unit development with one outlot. Conditional Use Permit Application No. C-16-062 proposes the construction of 12 attached two-story single family residential dwellings and one detached single family dwelling and private open space area with a future potential gated entrance of the shared driveway. The planned development proposed reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size, a 17,400 square-foot lot Outlot A that will provide a private driveway/access; and a modification to the public street frontage requirement for 4 lots located within the subdivision which will have private street access. The property is zoned RS-5 (Residential Single Family, Medium Density).

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an existing 8-inch in North Colonial Avenue and 8-inch in West San Jose Avenue. Sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. On-site sanitary sewer facilities shall be private.
3. Abandon any existing on-site private septic systems.
4. A cross access agreement is required for sewer service(s) crossing parcels.
5. Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.



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Sewer Fees

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

1. Lateral Sewer Charge
2. Sewer Oversize Charge
3. Sewer Facilities Charge (Multi-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.

January 13, 2017

TO: Andreina Aguilar, Planner
Development Department, Planning Division

FROM: Susan Rogers, GIS Specialist
Department of Public Utilities, Solid Waste Division

SUBJECT: Solid Waste review of Vesting Tentative Map of Tract No. 6160 and conditional Use Permit Application No. C-16-062 APN: 417-140-21.
Location: 614 West San Jose Avenue

The Department of Public Utilities, Solid Waste Division has completed a review of Vesting Tentative Map of Tract No. 6160 and conditional Use Permit Application No. C-16-062 APN: 417-140-21 filed by Jeffrey T. Roberts and Claudia Cazares of Granville Homes, on behalf of AFREI, LLC and pertains to ± 1.13 (net) acres of property located on the northeast corner of West San Jose and North Colonial Avenues. Vesting Tentative Map of Tract 6160 proposes a 13-lot residential planned unit development with one outlot. Conditional Use Permit Application No. C-16-062 proposes the construction of 12 attached two-story single family residential dwellings and one detached single family dwelling and private open space area with a future potential gated entrance of the shared driveway. The following requirements and conditions are to be placed on this project as a condition of approval by the Department of Public Utilities.

General Findings:

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Allied Waste at 559-275-1551 or 1-800-493-4285.

General Requirements:

- This location will require a one, 2-cell trash enclosure to be serviced weekly. The trash enclosure is to conform to P-33, P-34 & P-95 standards which are designed to accommodate separate facilities containing 2 - 4cu. yd. bins, one for trash and one for recycling collection.
- P-33 5.f; If the distance from the curb of the trash enclosure to the driveway is more than 45'; developer will need to provide a 44' (centerline) turning radius or T-turnaround (hammerhead) area where the solid waste vehicle is to turn around.
- Will require details of radius at corners that hold proposed trash enclosures as well as radius at gate entrance/exit to ensure 44' centerline radius. If Fire is able to enter this location the so can Solid Waste, thus, if Fire signs off then so will Solid Waste on this requirement.
- If a gate is to be installed; Following P-33 5.h
 - The 'gate must be 40' away from entrances/exits to prevent trucks from sticking out into the roadway while waiting to access enclosure..."
 - A gate code must be provided to allow access to service site or gate shall be left open from 5:30am to 6:00pm on service days.
 -

Future Needs/Requirements:

Revise plans to address concerns stated above and resubmit for approval.


Make sure developer/contractor receives copy of current City of Fresno Standards P-33, P-34 & P-95



FIRE DEPARTMENT

DATE: December 14, 2016

TO: ANDREINA AGUILAR, Planner I
Development Department/Current Planning

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

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 6160/C-16-062
STAFF ONLY SRC 12-22-16, DEVELOPER SRC 1-12-17

1. VTT 6160 is proposed for 13 lot single family home private street gated community.
2. The entire tract is in the primary service area of permanent Fire Station 20 at 4537 N. Whison Ave.
3. Existing public hydrant locations are adequate to protect this development without the installation of a private fire hydrant. The minimum required fire flow for this project is 1500 gpm. Public Utilities will need to confirm if there is adequate water well production capacity to achieve this fire flow at peak domestic water demand for the area.
4. This project needs to be addressed to N. Colonial Ave as there is no drive access from W. San Jose.
5. Provide Click-to-Enter for the electric gate in addition to Fire X-1 bypass hardware..
6. Designate curbs indicated on the attached sheet with red paint and "FIRE LANE NO PARKING" in 3" white letters every 50'. Provide California Vehicle Code (CVC) Section 22658 mandated no parking warning sign at the entrance authorizing towing of vehicles parked in fire lanes.
7. As confirmed by the applicant at DRC, each parcel will have a separate 1" water service to provide domestic water and a supply for an NFPA 13D residential fire sprinkler system.

NOTES:

- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-5388
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 1W782).
- LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE BROWNED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNYPMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/553-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.

- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPES EXCEEDING 2%.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS REVEALED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 30" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 1127B.5.
- CONSTRUCT CONCRETE DRIVEWAY APPROACH TO PUBLIC WORKS STANDARD(S) P-2 AND P-6.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 AND P-32.
- TO BE DECEDED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF TRACT NO. 5150.

APPL. NO. C-16-062-EXHIBIT A DATE 11-30-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT
EX. STREET LIGHT

SITE PLAN

614 WEST SAN JOSE AVENUE
APN 417-140-21
TRACT NO. 6160
C-16-062

N
SCALE: 1" = 20'

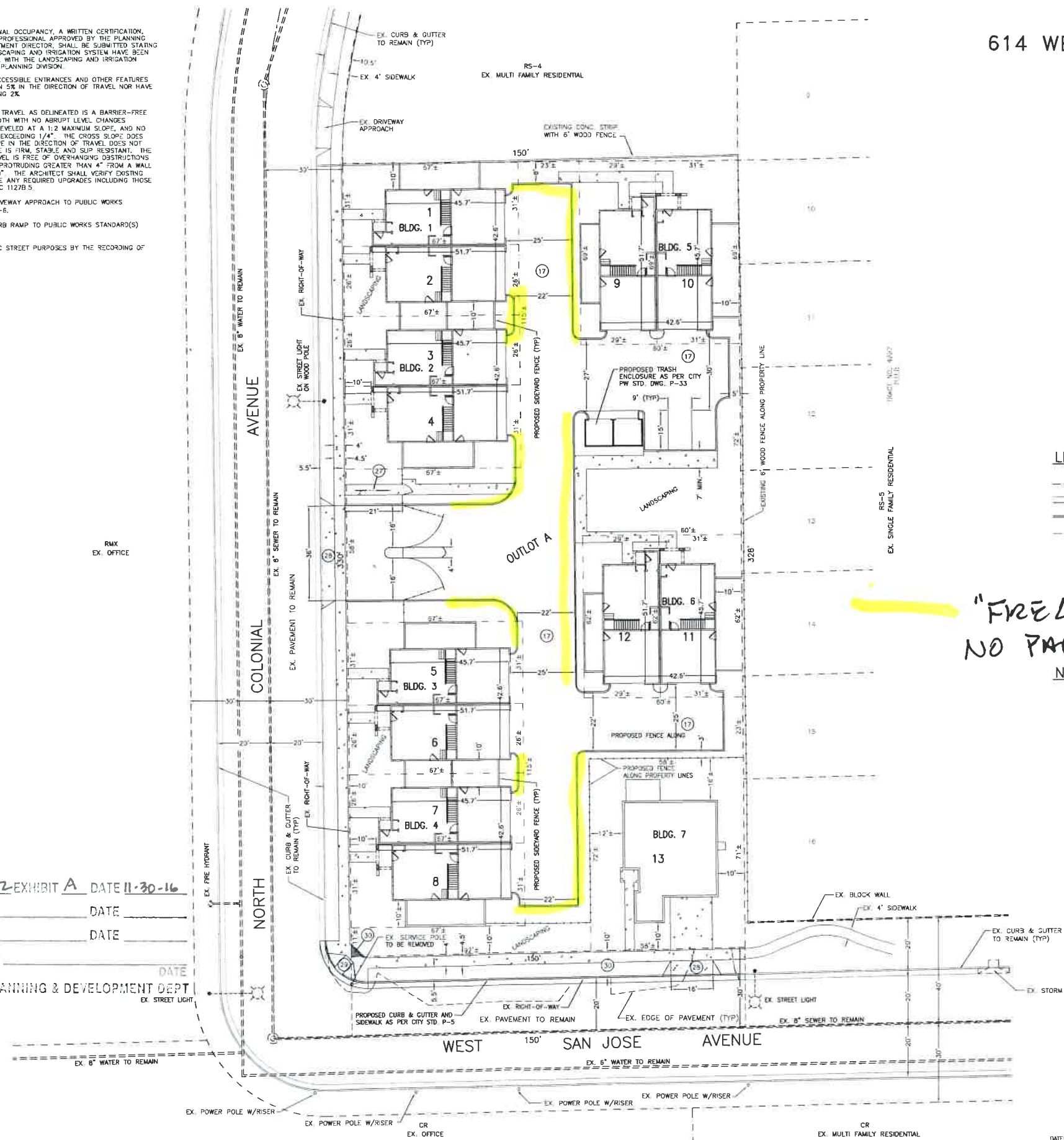
LEGEND:

- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER TO REMAIN
- PROPOSED 6" CURB
- PROPOSED PROPERTY LINE

NOTE:

- EXISTING PLANNED LAND USE: MEDIUM LOW DENSITY RESIDENTIAL
- EXISTING ZONING: RS-5
- PROPOSED ZONING: RS-5
- PROJECT SITE AREA:
GROSS AREA = 1.13 ACRES
NET AREA = 1.03 ACRES
- LOT COVERAGE IS 35.3%

"FREELINE"
NO PARKING



GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590

DATE: 11/29/16

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

File No. 210.413

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PUBLIC AGENCY

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

DEVELOPER

JEFFREY T. ROBERTS, GRANVILLE HOMES, INC.
1396 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: **2016-062**

ADDRESS: **614 W. SAN JOSE AVE.**

APN: **417-140-21**

SENT: **1/5/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DD	\$2,425.00	NOR Review *	\$58.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$162.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$2,425.00		Total Service Charge: \$220.00		

* The Development Review Service Charge shown above is associated with FR TRACT 6160 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 12/07/16 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
CUP No. 2016-062**

**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 COLONIAL AND/OR SAN JOSE AVENUES
☐ 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
CUP
No. 2016-062**

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


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**FR
CUP No. 2016-062**

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer



Gary W. Chapman
Project Engineer

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

Page 4 of 4

CC:

GARY GIANNETTA, CIVIL ENGINEERING

1119 S STREET

FRESNO, CA 93721

FR CUP No. 2016-062

OTHER REQUIREMENTS
EXHIBIT NO. 2

The minimum finish floor elevation shall be 321.38 (U.S.G.S. Datum).

The District's existing Master Plan drainage system is designed to serve medium-low density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed high-density residential land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed medium-high density type residential land use to a rate that would be expected if developed to medium-low density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a medium-high density residential development, to a two-year discharge, which would be produced by the property if developed medium-low density residential. Implementation of the mitigation measures may be deferred until the time of development.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

Development No. CUP 2016-062

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR REVIEW, COMMENTS, AND CONDITIONS FOR
VESTING TENTATIVE MAP OF TRACT NO. 6160
CONDITIONAL USE PERMIT APPLICATION NO. C-16-062 – Housing Element

TO: CITY OF FRESNO
SUBDIVISION REVIEW COMMITTEE

Return Completed Form to:

Andreina Aguilar, Development Services/Planning
Email: Andreina.Aguilar@fresno.gov
Telephone: 559-621-8075
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Vesting Tentative Map of Tract No. 6160 and Conditional Use Permit Application No. C-16-062 were filed by Jeffrey T. Roberts and Claudia Cazares of Granville Homes, on behalf of AFREI, LLC, and pertain to ±1.13 (net) acres of property located on the northeast corner of West San Jose and North Colonial Avenues. **Vesting Tentative Map of Tract 6160** proposes a 13-lot residential planned unit development with one outlot. **Conditional Use Permit Application No. C-16-062** proposes the construction of 12 attached two-story single family residential dwellings and one detached single family dwelling and private open space area with a future potential gated entrance of the shared driveway. The planned development proposes reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size; a 17,400 square-foot Outlot A that will provide a private driveway/access; and a modification to the public street frontage requirement for 4 lots located within the subdivision, which will have a private street access. The property is zoned RS-5 (Residential Single Family, Medium Density).

APN: 417-140-21

ZONING: RS-5

SITE ADDRESS: 614 West San Jose Avenue

DATE ROUTED: December 5, 2016

COMMENT DEADLINE: December 22, 2016

Preliminary Meeting of the SUBDIVISION REVIEW COMMITTEE:

1:30 P.M. THURSDAY, DECEMBER 22, 2016, CITY HALL-THIRD FLOOR, ROOM 3054

Meeting of the SUBDIVISION REVIEW COMMITTEE WITH SUBDIVIDER AND PROJECT ENGINEER:

1:30 P.M. THURSDAY, JANUARY 12, 2017, CITY HALL-THIRD FLOOR, ROOM 3054

Your attendance at the review meetings will be appreciated. If you are unable to attend and you have comments you wish to make, please forward your comments to Andreina.Aguilar@fresno.gov prior to the meeting date of December 22, 2016; or you can mail your comments to the Development and Resource Management Department, Development Services/Planning Division, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604. Thank you.

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

File No. 210.45

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PUBLIC AGENCY

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

DEVELOPER

JEFFREY T. ROBERTS, GRANVILLE HOMES, INC.
1396 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: **6160**

ADDRESS: **614 W. SAN JOSE AVE.**

APN: **417-140-21**

SENT: **1/5/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DD	\$2,425.00	NOR Review *	\$58.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$162.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$2,425.00		Total Service Charge: \$220.00		

* The Development Review Service Charge shown above is associated with FR CUP 2016-062 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 12/07/16 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. 6160**

**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 COLONIAL AND/OR SAN JOSE AVENUES
☐ 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. 6160**

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

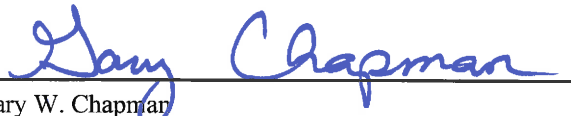
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**FR
TRACT No. 6160**

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer



Gary W. Chapman
Project Engineer

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

Page 4 of 4

CC:

GARY GIANNETTA, CIVIL ENGINEERING

1119 S STREET

FRESNO, CA 93721

FR TRACT No. 6160

OTHER REQUIREMENTS
EXHIBIT NO. 2

The minimum finish floor elevation shall be 321.38 (U.S.G.S. Datum).

The District's existing Master Plan drainage system is designed to serve medium-low density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed high-density residential land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed medium-high density type residential land use to a rate that would be expected if developed to medium-low density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a medium-high density residential development, to a two-year discharge, which would be produced by the property if developed medium-low density residential. Implementation of the mitigation measures may be deferred until the time of development.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

Development No. Tract 6160

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR REVIEW, COMMENTS, AND CONDITIONS FOR
VESTING TENTATIVE MAP OF TRACT NO. 6160
CONDITIONAL USE PERMIT APPLICATION NO. C-16-062 – Housing Element**

**TO: CITY OF FRESNO
SUBDIVISION REVIEW COMMITTEE**

Return Completed Form to:

Andreina Aguilar, Development Services/Planning
Email: Andreina.Aguilar@fresno.gov
Telephone: 559-621-8075
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Vesting Tentative Map of Tract No. 6160 and **Conditional Use Permit Application No. C-16-062** were filed by Jeffrey T. Roberts and Claudia Cazares of Granville Homes, on behalf of AFREI, LLC, and pertain to ±1.13 (net) acres of property located on the northeast corner of West San Jose and North Colonial Avenues. **Vesting Tentative Map of Tract 6160** proposes a 13-lot residential planned unit development with one outlot. **Conditional Use Permit Application No. C-16-062** proposes the construction of 12 attached two-story single family residential dwellings and one detached single family dwelling and private open space area with a future potential gated entrance of the shared driveway. The planned development proposes reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size; a 17,400 square-foot Outlot A that will provide a private driveway/access; and a modification to the public street frontage requirement for 4 lots located within the subdivision, which will have a private street access. The property is zoned RS-5 (Residential Single Family, Medium Density).

APN: 417-140-21

ZONING: RS-5

SITE ADDRESS: 614 West San Jose Avenue

DATE ROUTED: December 5, 2016

COMMENT DEADLINE: December 22, 2016

Preliminary Meeting of the SUBDIVISION REVIEW COMMITTEE:

1:30 P.M. THURSDAY, DECEMBER 22, 2016, CITY HALL-THIRD FLOOR, ROOM 3054

Meeting of the SUBDIVISION REVIEW COMMITTEE WITH SUBDIVIDER AND PROJECT ENGINEER:

1:30 P.M. THURSDAY, JANUARY 12, 2017, CITY HALL-THIRD FLOOR, ROOM 3054

Your attendance at the review meetings will be appreciated. If you are unable to attend and you have comments you wish to make, please forward your comments to Andreina.Aguilar@fresno.gov prior to the meeting date of December 22, 2016; or you can mail your comments to the Development and Resource Management Department, Development Services/Planning Division, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604. Thank you.



Preparing Career Ready Graduates

February 10, 2017

Andreina Aguilar
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

**SUBJECT: REZONE APPLICATION NO. R-16-020
CONDITIONAL USE PERMIT APPLICATION NO. C-16-062
VESTING TENTATIVE MAP OF TRACT NO. 6160
614 W. SAN JOSE AVE.
APN: 417-140-21**

Dear Ms. Aguilar,

In response to your request for review and comment on the above Rezone Application and Conditional Use Permit Application, as well as the Vesting Tentative Map of Tract No. 6160 for the proposed 13-lot residential planned unit development to consist of 12 attached two-story single family residential dwellings and one detached single family dwelling to be located at 614 West San Jose Avenue, Fresno Unified School District submits the following.

Any urban commercial or residential development occurring as a result of project approval will have an impact on the District's student housing capacity. The District, through local funding, is in a position to partially mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed, under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50's Level 1, 2 and 3 developer fee legislative provisions.

The District levies a residential development fee and the current rate is \$3.48 per square foot. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

The project is presently within the attendance areas of the schools identified below.

Elementary School:	Kratt
Middle School:	Tenaya
High School:	Bullard

Thank you for the opportunity to comment. Please contact our office at 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

DNC

BOARD OF EDUCATION

Brooke Ashjian, President
Claudia Cazares, Clerk
Valerie F. Davis
Christopher De La Cerna
Lindsay Cal Johnson
Elizabeth Jonasson Rosas
Carol Mills, J.D.

ACTING SUPERINTENDENT

Robert G. Nelson



County of Fresno

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

December 7, 2016

Andreina Aguilar
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018782
2602

Dear Ms. Aguilar:

PROJECT NUMBER: C-16-062, TT-6160

Vesting Tentative Map of Tract No. 6160 and Conditional Use Permit Application No. C-16-062 were filed by Jeffrey T. Roberts and Claudia Cazares of Granville Homes, on behalf of AFREI, LLC, and pertain to ± 1.13 (net) acres of property located on the northeast corner of West San Jose and North Colonial Avenues. **Vesting Tentative Map of Tract 6160** proposes a 13-lot residential planned unit development with one outlot. **Conditional Use Permit Application No. C-16-062** proposes the construction of 12 attached two-story single family residential dwellings and one detached single family dwelling and private open space area with a future potential gated entrance of the shared driveway. The planned development proposes reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size; a 17,400 square foot Outlot A that will provide a private driveway/access; and a modification to the public street frontage requirement for 4 lots located within the subdivision, which will have a private street access. The property is zoned RS-5 (*Residential Single Family, Medium Density*).

APN: 417-140-21

ZONING: RS-5 SITE

ADDRESS: 614 West San Jose 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.
- Due to the proximity of the proposed residential uses to the existing Fig Garden shopping & event center, consideration should be given to conformance with the Noise Element of the City of Fresno General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

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

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

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

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

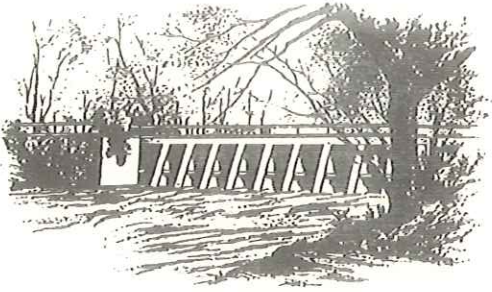
REVIEWED BY:

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

(559) 600-3271

kt

cc: Glenn Allen- Environmental Health Division (CT 45.06)
Jeffrey Roberts- VP (jroberts@gvhomes.com)
Claudia Cazares- Representative (ccazares@gvhomes.com)
Gary Giannetta- Engineer (garygce@sbcglobal.net)



YOUR MOST VALUABLE RESOURCE - WATER



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

December 22, 2016

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

RE: Vesting Tentative Map of Tract No. 6160, Conditional Use Permit No. C-16-062
S/E Barstow and Palm avenues

Dear Ms. Aguilar:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Map of Tract No. 6160, Conditional Use Permit C-16-062 for which the applicant proposes a 13 lot residential planned unit development with one outlot. The planned development proposes reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size, and a 17,400 square foot outlot, APNs: 417-140-21. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Enterprise-Holland Colony No. 122 Pipeline runs southwesterly and crosses San Ramon Avenue approximately 300 feet north of the subject property, as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along San Ramon Avenue, or in the vicinity of the pipeline, FID requires it review and approve all plans.

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 Jeremy Landrith at (559) 233-7161 extension 7407 or JLandrith@fresnoirrigation.com.

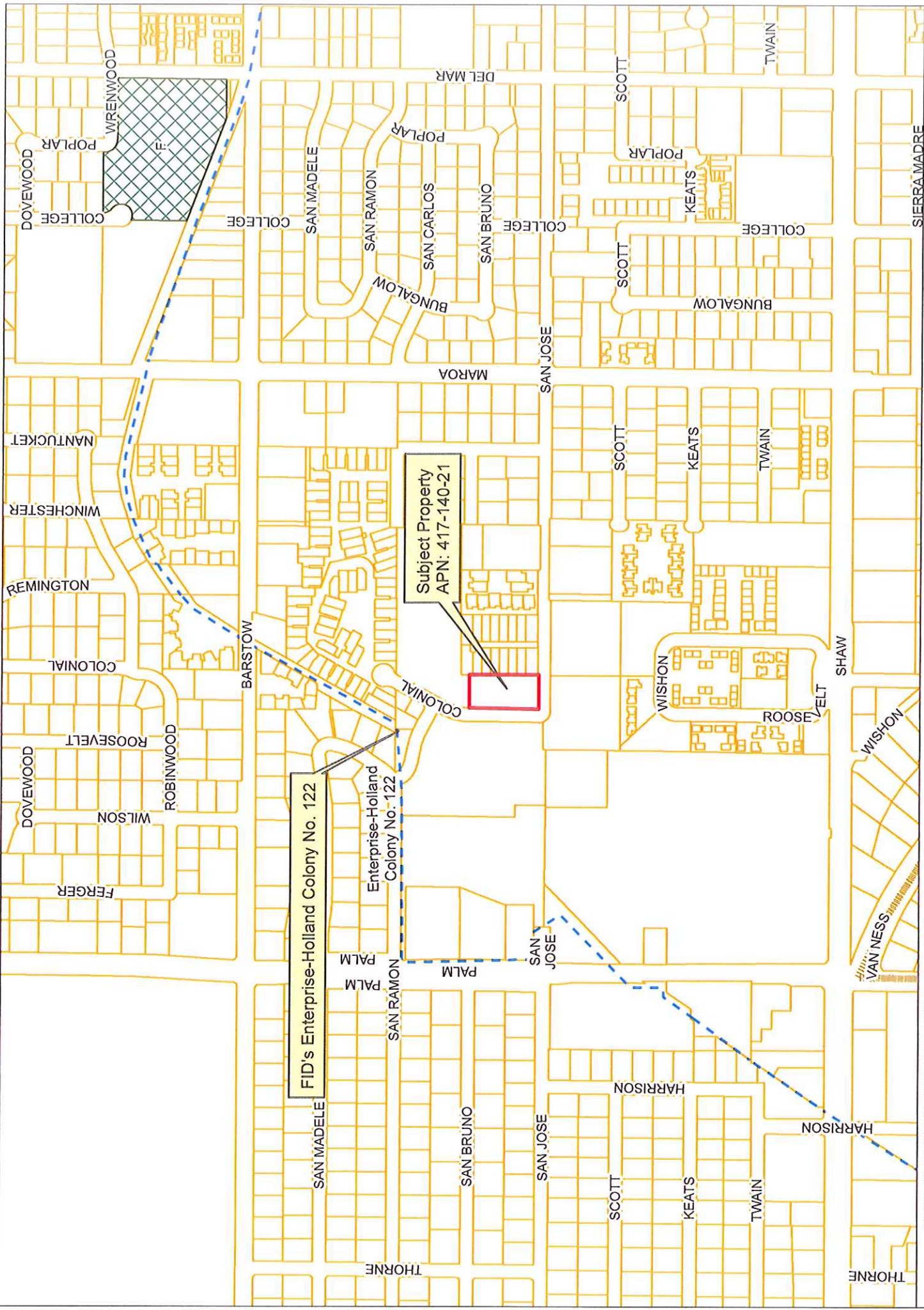
Sincerely,


Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\6160.doc

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






0 275 550 Feet
1 inch = 540.96 feet

Legend

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

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.



Date Saved: 11/20/2016 8:37:03 AM
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CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR REVIEW, COMMENTS, AND CONDITIONS FOR
VESTING TENTATIVE MAP OF TRACT NO. 6160
CONDITIONAL USE PERMIT APPLICATION NO. C-16-062 – Housing Element

TO: CITY OF FRESNO
SUBDIVISION REVIEW COMMITTEE

Return Completed Form to:

Andreina Aguilar, Development Services/Planning
Email: Andreina.Aguilar@fresno.gov
Telephone: 559-621-8075
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Vesting Tentative Map of Tract No. 6160 and Conditional Use Permit Application No. C-16-062 were filed by Jeffrey T. Roberts and Claudia Cazares of Granville Homes, on behalf of AFREI, LLC, and pertain to ±1.13 (net) acres of property located on the northeast corner of West San Jose and North Colonial Avenues. **Vesting Tentative Map of Tract 6160** proposes a 13-lot residential planned unit development with one outlot. **Conditional Use Permit Application No. C-16-062** proposes the construction of 12 attached two-story single family residential dwellings and one detached single family dwelling and private open space area with a future potential gated entrance of the shared driveway. The planned development proposes reduced lot sizes ranging from 1,700 square feet to 4,200 square feet in size; a 17,400 square-foot Outlot A that will provide a private driveway/access; and a modification to the public street frontage requirement for 4 lots located within the subdivision, which will have a private street access. The property is zoned RS-5 (Residential Single Family, Medium Density).

APN: 417-140-21

ZONING: RS-5

SITE ADDRESS: 614 West San Jose Avenue

DATE ROUTED: December 5, 2016

COMMENT DEADLINE: December 22, 2016

Preliminary Meeting of the SUBDIVISION REVIEW COMMITTEE:

1:30 P.M. THURSDAY, DECEMBER 22, 2016, CITY HALL-THIRD FLOOR, ROOM 3054

Meeting of the SUBDIVISION REVIEW COMMITTEE WITH SUBDIVIDER AND PROJECT ENGINEER:

1:30 P.M. THURSDAY, JANUARY 12, 2017, CITY HALL-THIRD FLOOR, ROOM 3054

Your attendance at the review meetings will be appreciated. If you are unable to attend and you have comments you wish to make, please forward your comments to Andreina.Aguilar@fresno.gov prior to the meeting date of December 22, 2016; or you can mail your comments to the Development and Resource Management Department, Development Services/Planning Division, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604. Thank you.

Master Application Form #: T-6160 / C-16-062 - HE

Check all that apply:

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

Project Name: 614 W. San Jose
Project Address: 614 W. San Jose A.P.N. 417-140-21
Size of Site: Sq. Ft. 1.36 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No
Project Description (attach additional pages if necessary): 12 ATTACHED and 1 DETACHED
Construction of 16 new single family attached homes (see attached Operational Statement) on property located on the northeast corner of San Jose and Colonial Avenues. The project also includes a private open space area.

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

Please read carefully before signing or filing.

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

PRIMARY CONTACT, check all that apply

Name: Jeffrey T. Roberts Signature: [Signature] ☐ Applicant ☐ Owner ☒ Other VP, Owner's Rep
Company/Organization: Granville Homes Inc.
Address: 1396 W. Herndon Ave., #101 City: Fresno Zip: 93711
Email: jroberts@gvhomes.com Phone: (559) 436-0900

Check all that apply

☐ Applicant ☐ Owner ☒ Other Owner's Rep
Name: Claudia Cazares Signature: [Signature]
Company/Organization: Granville Homes
Address: 1396 W. Herndon Ave., #101 City: Fresno Zip: 93711
Email: ccazares@gvhomes.com Phone: (559) 436-0900

Check all that apply

☐ Applicant ☐ Owner ☒ Other Engineer
Name: Gary Giannetta Signature: [Signature]
Company/Organization: Giannetta Civil Engineering
Address: 1119 S Street City: Fresno Zip: 93721
Email: garygce@sbcglobal.net Phone: (559) 264-3590

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

FOR INTERNAL USE ONLY

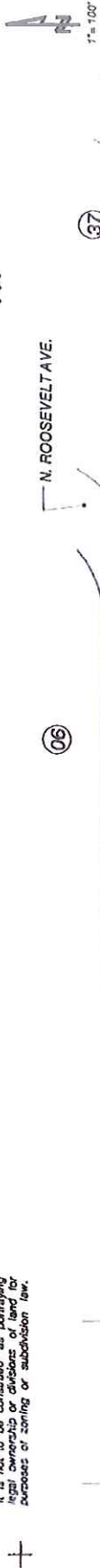
DEVELOPMENT PARTNERSHIP CENTER			
Received By:	AA	Date:	11/30/16
Verification By:	AA (LEVEL 4)	Date:	11/30/16
Application Fee:	\$36,767.00	EA Fee:	Level 4
PZ No:	WP 16-80000062	Zone District:	DRG 8-18-15
			5-19-16

SUBDIVIDED LAND IN POR. SEC. 9, T.13S., R.20E., M.D.B.&M.

Tax Rate Area
5-484
5-876

417-14

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



California Poultry Farm - R.S. Bk.02, Pg.82
Parcel Map No. 83-17, Bk.41 Pg.26 & 27
Parcel Map No. 83-55, Bk.42, Pgs.27 & 28
Parcel Map No. 88-31, Bk.49, Pg.02

Assessor's Map Bk 417 - Pg. 14
County of Fresno, Calif.

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

SITE PLAN
614 WEST SAN JOSE AVENUE
APN 417-140-21
TRACT NO. 6160
C-16-062

614 WEST SAN JOSE AVENUE
APN 417-140-21
TRACT NO. 6160
C-16-062



LEGEND:

- | DATE | DESCRIPTION | AMOUNT | BALANCE |
|----------|----------------|--------|----------|
| 10/1/00 | OPENING CREDIT | 100.00 | 100.00 |
| 10/15/00 | PAYROLL | 50.00 | 50.00 |
| 10/20/00 | RENT | 25.00 | 25.00 |
| 10/25/00 | UTILITIES | 15.00 | 10.00 |
| 10/30/00 | SALES | 75.00 | 85.00 |
| 11/5/00 | PAYROLL | 50.00 | 35.00 |
| 11/10/00 | RENT | 25.00 | 10.00 |
| 11/15/00 | UTILITIES | 15.00 | (5.00) |
| 11/20/00 | SALES | 75.00 | 70.00 |
| 11/25/00 | PAYROLL | 50.00 | 20.00 |
| 11/30/00 | RENT | 25.00 | (5.00) |
| 12/5/00 | UTILITIES | 15.00 | (20.00) |
| 12/10/00 | SALES | 75.00 | 55.00 |
| 12/15/00 | PAYROLL | 50.00 | 5.00 |
| 12/20/00 | RENT | 25.00 | (20.00) |
| 12/25/00 | UTILITIES | 15.00 | (35.00) |
| 12/30/00 | SALES | 75.00 | 40.00 |
| 1/5/01 | PAYROLL | 50.00 | (10.00) |
| 1/10/01 | RENT | 25.00 | (35.00) |
| 1/15/01 | UTILITIES | 15.00 | (50.00) |
| 1/20/01 | SALES | 75.00 | (25.00) |
| 1/25/01 | PAYROLL | 50.00 | (75.00) |
| 1/30/01 | RENT | 25.00 | (100.00) |
| 2/5/01 | UTILITIES | 15.00 | (115.00) |
| 2/10/01 | SALES | 75.00 | (40.00) |
| 2/15/01 | PAYROLL | 50.00 | (90.00) |
| 2/20/01 | RENT | 25.00 | (115.00) |
| 2/25/01 | UTILITIES | 15.00 | (130.00) |
| 2/30/01 | SALES | 75.00 | (55.00) |
| 3/5/01 | PAYROLL | 50.00 | (105.00) |
| 3/10/01 | RENT | 25.00 | (130.00) |
| 3/15/01 | UTILITIES | 15.00 | (145.00) |
| 3/20/01 | SALES | 75.00 | (70.00) |
| 3/25/01 | PAYROLL | 50.00 | (120.00) |
| 3/30/01 | RENT | 25.00 | (145.00) |
| 4/5/01 | UTILITIES | 15.00 | (160.00) |
| 4/10/01 | SALES | 75.00 | (85.00) |
| 4/15/01 | PAYROLL | 50.00 | (135.00) |
| 4/20/01 | RENT | 25.00 | (160.00) |
| 4/25/01 | UTILITIES | 15.00 | (175.00) |
| 4/30/01 | SALES | 75.00 | (100.00) |
| 5/5/01 | PAYROLL | 50.00 | (150.00) |
| 5/10/01 | RENT | 25.00 | (175.00) |
| 5/15/01 | UTILITIES | 15.00 | (190.00) |
| 5/20/01 | SALES | 75.00 | (115.00) |
| 5/25/01 | PAYROLL | 50.00 | (165.00) |
| 5/30/01 | RENT | 25.00 | (190.00) |
| 6/5/01 | UTILITIES | 15.00 | (205.00) |
| 6/10/01 | SALES | 75.00 | (130.00) |
| 6/15/01 | PAYROLL | 50.00 | (180.00) |
| 6/20/01 | RENT | 25.00 | (205.00) |
| 6/25/01 | UTILITIES | 15.00 | (220.00) |
| 6/30/01 | SALES | 75.00 | (145.00) |
| 7/5/01 | PAYROLL | 50.00 | (195.00) |
| 7/10/01 | RENT | 25.00 | (220.00) |
| 7/15/01 | UTILITIES | 15.00 | (235.00) |
| 7/20/01 | SALES | 75.00 | (160.00) |
| 7/25/01 | PAYROLL | 50.00 | (210.00) |
| 7/30/01 | RENT | 25.00 | (235.00) |
| 8/5/01 | UTILITIES | 15.00 | (250.00) |
| 8/10/01 | SALES | 75.00 | (175.00) |
| 8/15/01 | PAYROLL | 50.00 | (225.00) |
| 8/20/01 | RENT | 25.00 | (250.00) |
| 8/25/01 | UTILITIES | 15.00 | (265.00) |
| 8/30/01 | SALES | 75.00 | (190.00) |
| 9/5/01 | PAYROLL | 50.00 | (240.00) |
| 9/10/01 | RENT | 25.00 | (265.00) |
| 9/15/01 | UTILITIES | 15.00 | (280.00) |
| 9/20/01 | SALES | 75.00 | (205.00) |
| 9/25/01 | PAYROLL | 50.00 | (255.00) |
| 9/30/01 | RENT | 25.00 | (280.00) |
| 10/5/01 | UTILITIES | 15.00 | (295.00) |
| 10/10/01 | SALES | 75.00 | (220.00) |
| 10/15/01 | PAYROLL | 50.00 | (270.00) |
| 10/20/01 | RENT | 25.00 | (295.00) |
| 10/25/01 | UTILITIES | 15.00 | (310.00) |
| 10/30/01 | SALES | 75.00 | (235.00) |
| 11/5/01 | PAYROLL | 50.00 | (285.00) |
| 11/10/01 | RENT | 25.00 | (310.00) |
| 11/15/01 | UTILITIES | 15 | |

NOTE:

1. EXISTING PLANNED LAND USE. MEDIUM LOW DENSITY RESIDENTIAL.
2. EXISTING ZONING. RS-5
3. PROPOSED ZONING. RS-5
4. PROJECT SITE AREA.
GROSS AREA = 1.13 ACRES
NET AREA = 1.03 ACRES
- LOT COVERAGE IS 25.3%

GARY C. CIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1110 W. STREET
PUNNETT, VA 23139
591-234-1562

11/29/16

COL MULTI FAMILY RESIDENTIAL

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Answer:

1000

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DESIGN AND CONSTRUCT PAYMENT LOT PAYMENT TO PUBLIC WORKS BUREAU 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 1-61, 1-62, 1-63, 1-64, 1-65, 1-66, 1-67, 1-68, 1-69, 1-70, 1-71, 1-72, 1-73, 1-74, 1-75, 1-76, 1-77, 1-78, 1-79, 1-80, 1-81, 1-82, 1-83, 1-84, 1-85, 1-86, 1-87, 1-88, 1-89, 1-90, 1-91, 1-92, 1-93, 1-94, 1-95, 1-96, 1-97, 1-98, 1-99, 1-100, 1-101, 1-102, 1-103, 1-104, 1-105, 1-106, 1-107, 1-108, 1-109, 1-110, 1-111, 1-112, 1-113, 1-114, 1-115, 1-116, 1-117, 1-118, 1-119, 1-120, 1-121, 1-122, 1-123, 1-124, 1-125, 1-126, 1-127, 1-128, 1-129, 1-130, 1-131, 1-132, 1-133, 1-134, 1-135, 1-136, 1-137, 1-138, 1-139, 1-140, 1-141, 1-142, 1-143, 1-144, 1-145, 1-146, 1-147, 1-148, 1-149, 1-150, 1-151, 1-152, 1-153, 1-154, 1-155, 1-156, 1-157, 1-158, 1-159, 1-160, 1-161, 1-162, 1-163, 1-164, 1-165, 1-166, 1-167, 1-168, 1-169, 1-170, 1-171, 1-172, 1-173, 1-174, 1-175, 1-176, 1-177, 1-178, 1-179, 1-180, 1-181, 1-182, 1-183, 1-184, 1-185, 1-186, 1-187, 1-188, 1-189, 1-190, 1-191, 1-192, 1-193, 1-194, 1-195, 1-196, 1-197, 1-198, 1-199, 1-200, 1-201, 1-202, 1-203, 1-204, 1-205, 1-206, 1-207, 1-208, 1-209, 1-210, 1-211, 1-212, 1-213, 1-214, 1-215, 1-216, 1-217, 1-218, 1-219, 1-220, 1-221, 1-222, 1-223, 1-224, 1-225, 1-226, 1-227, 1-228, 1-229, 1-230, 1-231, 1-232, 1-233, 1-234, 1-235, 1-236, 1-237, 1-238, 1-239, 1-240, 1-241, 1-242, 1-243, 1-244, 1-245, 1-246, 1-247, 1-248, 1-249, 1-250, 1-251, 1-252, 1-253, 1-254, 1-255, 1-256, 1-257, 1-258, 1-259, 1-260, 1-261, 1-262, 1-263, 1-264, 1-265, 1-266, 1-267, 1-268, 1-269, 1-270, 1-271, 1-272, 1-273, 1-274, 1-275, 1-276, 1-277, 1-278, 1-279, 1-280, 1-281, 1-282, 1-283, 1-284, 1-285, 1-286, 1-287, 1-288, 1-289, 1-290, 1-291, 1-292, 1-293, 1-294, 1-295, 1-296, 1-297, 1-298, 1-299, 1-300, 1-301, 1-302, 1-303, 1-304, 1-305, 1-306, 1-307, 1-308, 1-309, 1-310, 1-311, 1-312, 1-313, 1-314, 1-315, 1-316, 1-317, 1-318, 1-319, 1-320, 1-321, 1-322, 1-323, 1-324, 1-325, 1-326, 1-327, 1-328, 1-329, 1-330, 1-331, 1-332, 1-333, 1-334, 1-335, 1-336, 1-337, 1-338, 1-339, 1-340, 1-341, 1-342, 1-343, 1-344, 1-345, 1-346, 1-347, 1-348, 1-349, 1-350, 1-351, 1-352, 1-353, 1-354, 1-355, 1-356, 1-357, 1-358, 1-359, 1-360, 1-361, 1-362, 1-363, 1-364, 1-365, 1-366, 1-367, 1-368, 1-369, 1-370, 1-371, 1-372, 1-373, 1-374, 1-375, 1-376, 1-377, 1-378, 1-379, 1-380, 1-381, 1-382, 1-383, 1-384, 1-385, 1-386, 1-387, 1-388, 1-389, 1-390, 1-391, 1-392, 1-393, 1-394, 1-395, 1-396, 1-397, 1-398, 1-399, 1-400, 1-401, 1-402, 1-403, 1-404, 1-405, 1-406, 1-407, 1-408, 1-409, 1-410, 1-411, 1-412, 1-413, 1-414, 1-415, 1-416, 1-417, 1-418, 1-419, 1-420, 1-421, 1-422, 1-423, 1-424, 1-425, 1-426, 1-427, 1-428, 1-429, 1-430, 1-431, 1-432, 1-433, 1-434, 1-435, 1-436, 1-437, 1-438, 1-439, 1-440, 1-441, 1-442, 1-443, 1-444, 1-445, 1-446, 1-447, 1-448, 1-449, 1-450, 1-451, 1-452, 1-453, 1-454, 1-455, 1-456, 1-457, 1-458, 1-459, 1-460, 1-461, 1-462, 1-463, 1-464, 1-465, 1-466, 1-467, 1-468, 1-469, 1-470, 1-471, 1-472, 1-473, 1-474, 1-475, 1-476, 1-477, 1-478, 1-479, 1-480, 1-481, 1-482, 1-483, 1-484, 1-485, 1-486, 1-487, 1-488, 1-489, 1-490, 1-491, 1-492, 1-493, 1-494, 1-495, 1-496, 1-497, 1-498, 1-499, 1-500, 1-501, 1-502, 1-503, 1-504, 1-505, 1-506, 1-507, 1-508, 1-509, 1-510, 1-511, 1-512, 1-513, 1-514, 1-515, 1-516, 1-517, 1-518, 1-519, 1-520, 1-521, 1-522, 1-523, 1-524, 1-525, 1-526, 1-527, 1-528, 1-529, 1-530, 1-531, 1-532, 1-533, 1-534, 1-535, 1-536, 1-537, 1-538, 1-539, 1-540, 1-541, 1-542, 1-543, 1-544, 1-545, 1-546, 1-547, 1-548, 1-549, 1-550, 1-551, 1-552, 1-553, 1-554, 1-555, 1-556, 1-557, 1-558, 1-559, 1-560, 1-561, 1-562, 1-563, 1-564, 1-565, 1-566, 1-567, 1-568, 1-569, 1-570, 1-571, 1-572, 1-573, 1-574, 1-575, 1-576, 1-577, 1-578, 1-579, 1-580, 1-581, 1-582, 1-583, 1-584, 1-585, 1-586, 1-587, 1-588, 1-589, 1-590, 1-591, 1-592, 1-593, 1-594, 1-595, 1-596, 1-597, 1-598, 1-599, 1-600, 1-601, 1-602, 1-603, 1-604, 1-605, 1-606, 1-607, 1-608, 1-609, 1-610, 1-611, 1-612, 1-613, 1-61

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INVESTMENT/STAFF CAN GATHER VALUABLE INFORMATION CENTER PHOTOS (10/14/84-2/85) WILL BE CONTACTED TO OBTAIN A RETRIEVAL LIST OF THE PHOTOS. THE PHOTOS WILL BE REPRODUCED AND BE COMPILED FOR THE PROJECT. THE CITY WILL BE INFORMED OF THE RESULTS AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER USE OF THE INFORMATION FOR THE INVESTIGATION.

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 CA 94-10000-10

ANIMAL TISSUES ARE UNDOUBTEDLY THE SOURCE OF PALYNTOLOGICAL RESIDUES. HOWEVER, THE PRESENCE OF SUCH RESIDUES IN A WOODENED PALYNTOLOGICAL PREPARATION DOES NOT NECESSARILY INDICATE AN ADVERSE EFFECT. IF THE PALYNTOLOGIST DETERMINES THE MATERIAL TO BE SUPPLEMENTED, IT SHALL BE PRESERVED.

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