

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

**CONDITIONS OF APPROVAL
APRIL 19, 2017**

VESTING TENTATIVE TRACT MAP No. 6160

**NORTHEAST CORNER OF THE INTERSECTION OF NORTH COLONIAL AND WEST SAN JOSE
AVENUES**

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

NOTICE TO PROJECT APPLICANT

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

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

URBAN GROWTH MANAGEMENT (UGM) REQUIREMENTS (GENERAL)

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

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6160, the subdivider may prepare a Final Map in accordance with the approved tentative map.
2. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005; with the exception of any updates to those fees as may be updated prior to Final Map recordation.
3. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department, Development Services (Planning) Division for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
4. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resources Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
5. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
6. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.
7. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Part IV, Chapter 15, "Land Divisions;" Resolution No. 68-187,

“City Policy with Respect to Subdivisions;” and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.

8. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to tentative maps.
9. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
10. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.
11. Vesting Tentative Tract Map No. 6160 is subject to approval of related Conditional Use Permit Application No. C-16-062 and Rezone Application No. R-16-020.
12. Conditional Use Permit Application No. C-16-062 was filed to establish a 13 lot planned development with an outlot used for private driveway/access and shall be approved prior to final map.

GENERAL INFORMATION

13. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the respective school district, in which the subject property is located, in accordance with the school district’s adopted schedule of fees.
14. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least six months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative

to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

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

condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

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

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

MITIGATION MONITORING REQUIREMENTS

21. Development of the subject property shall be subject to implementation of all applicable mitigation measures, fees, and timelines included within the Initial Study and Finding of Conformity prepared for Environmental Assessment No. R-16-020/C-16-062/T-6160 dated March 3, 2017.
 - a) The Finding of Conformity prepared for the proposed project is tiered off of the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015. Development of the subject property shall be subject to implementation of all applicable mitigation measures included within the MEIR for subsequent projects; included herein by reference.

ZONING & PROPERTY DEVELOPMENT STANDARDS

Property Development Standards

22. Development of the subject property shall comply with all development standards of the RS-5/PD (*Residential Single-Family, Medium Density/Planned Development*) zone district; and, all applicable requirements of FMC.

Landscaping, Open Space and Walls

23. A Shared Use Covenant and a Cross Drainage Covenant shall be recorded for units 3, 4, 6, and 7 for the patios crossing over the property line.
24. The subdivider is required to provide street trees on all street frontages per FMC standards and is responsible for the dedication of public planting and buffer landscape easements as determined by the Development and Resource Management and Public Works Departments.
- a) Street trees shall be planted at the minimum rate of one tree for each 40 feet of street frontage; or, one tree per home (whichever is greater) by the developer.
- i) The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 15-2309.
- NOTE: Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or California Plumbing Code as may be amended.
25. Provide a corner cut-off area at all entryways and intersections, where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.
- a) Vegetation and/or structures, flagpoles, signs, fences or walls may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curb exists) and a line joining points on these curb lines at a distance of 30 feet along both lines from their intersection.

- i) Trees that are located within the sight distance triangle shall have a clearance of eight feet high minimum between the lowest portion of the canopy and the sidewalk and street.
26. When the grading plan establishes a top of slope beyond the required landscape strip/easement noted and the construction of the required wall(s) is to be established coincident with the top of slope then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.
 27. All proposed/required landscaped easements/buffers, open space areas, pedestrian connections, entryways, pathways and/or private on-site landscaping for street tree purposes shall be improved in accordance with landscape improvement plans, which are to be submitted to the Development and Resource Management Department for review and approval prior to Final Map approval.
 - NOTE: Lighting and fence/wall details for any proposed/required open spaces areas or pedestrian connections shall be provided with the submittal of the landscape improvement plans.
 28. Comply with all street tree requirements included within the attached memorandum from the Department of Public Works, Streets Division dated December 20, 2016 and January 23, 2017.

STREETS AND RIGHTS-OF-WAY

29. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
38. The subdivider shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the 4-foot minimum unobstructed path requirement.
39. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated January 12, 2017.

SANITARY SEWER SERVICE

The nearest sewer mains to serve the proposed project are a 8-inch main located in North Colonial Avenue and a 8-inch main located in West San Jose Avenue. The following sewer improvements shall be required prior to providing City sanitary sewer service to the project:

40. Comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated December 14, 2016.

WATER SERVICE

The nearest water main to serve the proposed project is a 8-inch main located in North Colonial Avenue and a 6-inch main located in West San Jose Avenue. The following water improvements shall be required prior to providing City water service to the project:

41. Comply with all of the requirements included within the attached Department of Public Utilities, Water Division memorandum dated January 18, 2017.

SOLID WASTE SERVICE

42. This tract shall have individual single family two-container service; one gray container for solid waste and one blue container for recyclable material.
43. A Covenant shall be recorded to require the trash bins to be placed along the street for trash pick-up.
44. Comply with all of the requirements included within the attached Department of Public Utilities, Solid Waste Division memorandum dated ~~January 13, 2017~~ April 14, 2017.

FLOOD CONTROL AND DRAINAGE

45. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the FMC. These requirements are identified in the District's memorandums to

the Development and Resource Management Department dated January 5, 2017.

FIRE DEPARTMENT

38. Comply with all of the requirements included within the attached Fire Department's memorandum dated December 14, 2016.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

39. Comply with all of the requirements included within the attached County of Fresno, Department of Public Health memorandum dated December 7, 2016.

FRESNO UNIFIED SCHOOL DISTRICT

46. Comply with all of the requirements included within the attached memorandum from the Fresno Unified School District dated February 10, 2017.

RIGHT-OF-WAY ACQUISITION

47. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
48. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
49. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.
50. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.

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

MAINTENANCE OBLIGATIONS

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

52. The property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
 - a) The subdivider shall establish a HOA (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to Article 40 of Chapter 15 of the FMC. The Declaration of Covenants, Conditions, and Restrictions (CC&R's) described herein, shall among other things, specify level of effort, frequency, and inspection of maintenance responsibilities, name the City as a third party beneficiary for those provisions, and be subject to approval by the Director of Public Works and the City Attorney's Office. Any amendment to the above provisions or any other provision specifying any right of the City shall require the prior written consent of the City.
 - NOTE: Should the owner/developer elect to establish a Home Owners' Association to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.
 - b) The proposed CC&Rs and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 1, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

- a. Applicable Flood Fees as determined by the FMFCD.

(Reference FMFCD requirements included herein above and notes below for further information.)

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
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

<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
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.



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

A. Miscellaneous

- (1) The following additional General Site Regulations pursuant to Article 20 shall apply:
 - 15-2013: Outdoor Lighting and Illumination
- (2) See the **attached** Notes and Requirements for Entitlement Applications for additional general notes and requirements.
- (3) The environmental review for the proposed project has been completed: Environmental Assessment No. R-16-020/C-16-062/T-6160.

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

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 SHALL BE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS WHERE 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 21B700 SERIES OR CYLINDER LOCK 1W7B2).
- 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 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 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 ADEQUATE CONSTRUCTION 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.

- 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.
- 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.

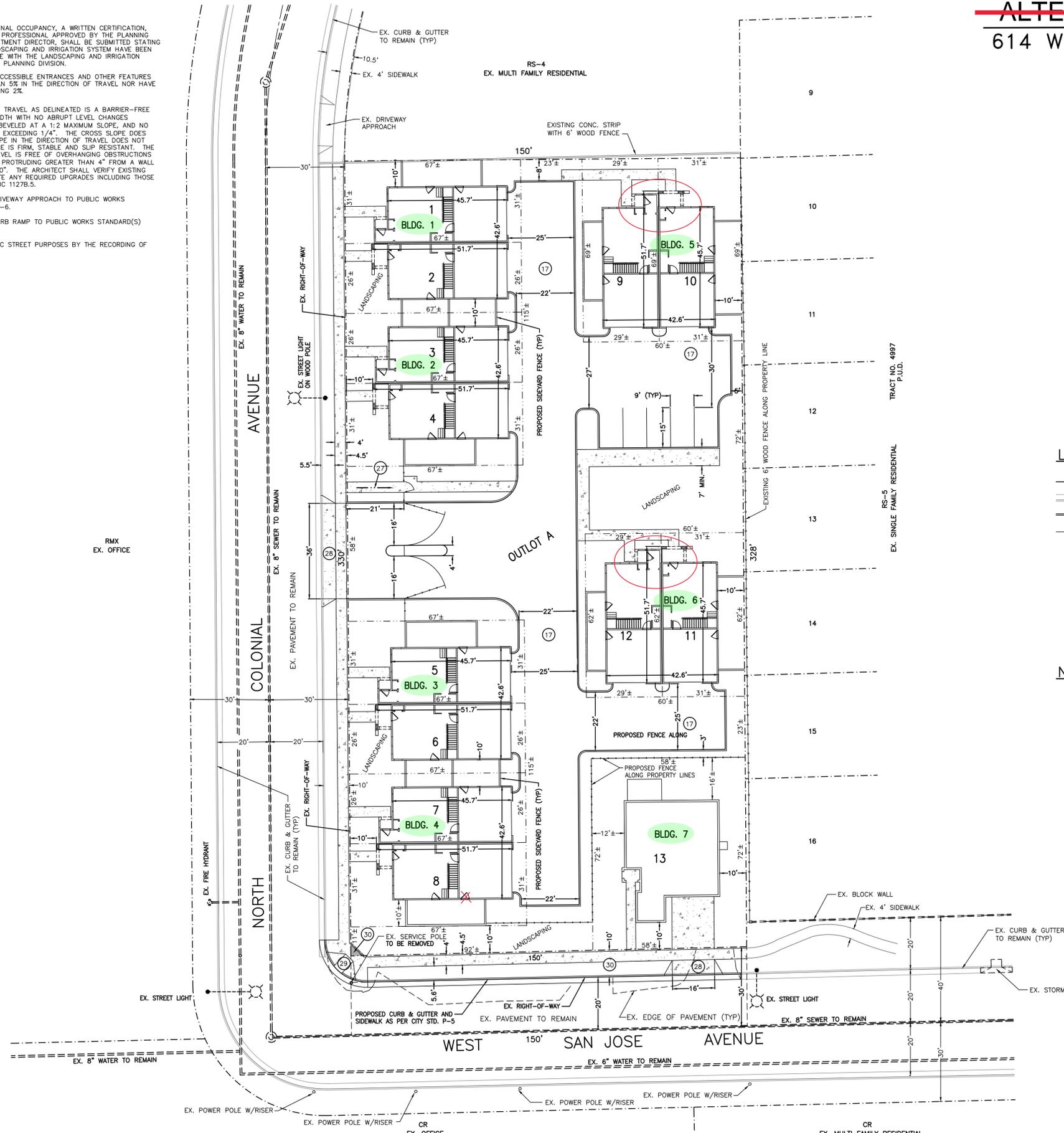
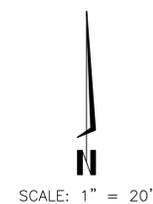
ALTERNATIVE SITE PLAN

614 WEST SAN JOSE AVENUE

APN 417-140-21

TRACT NO. 6160

C-16-062



LEGEND:

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

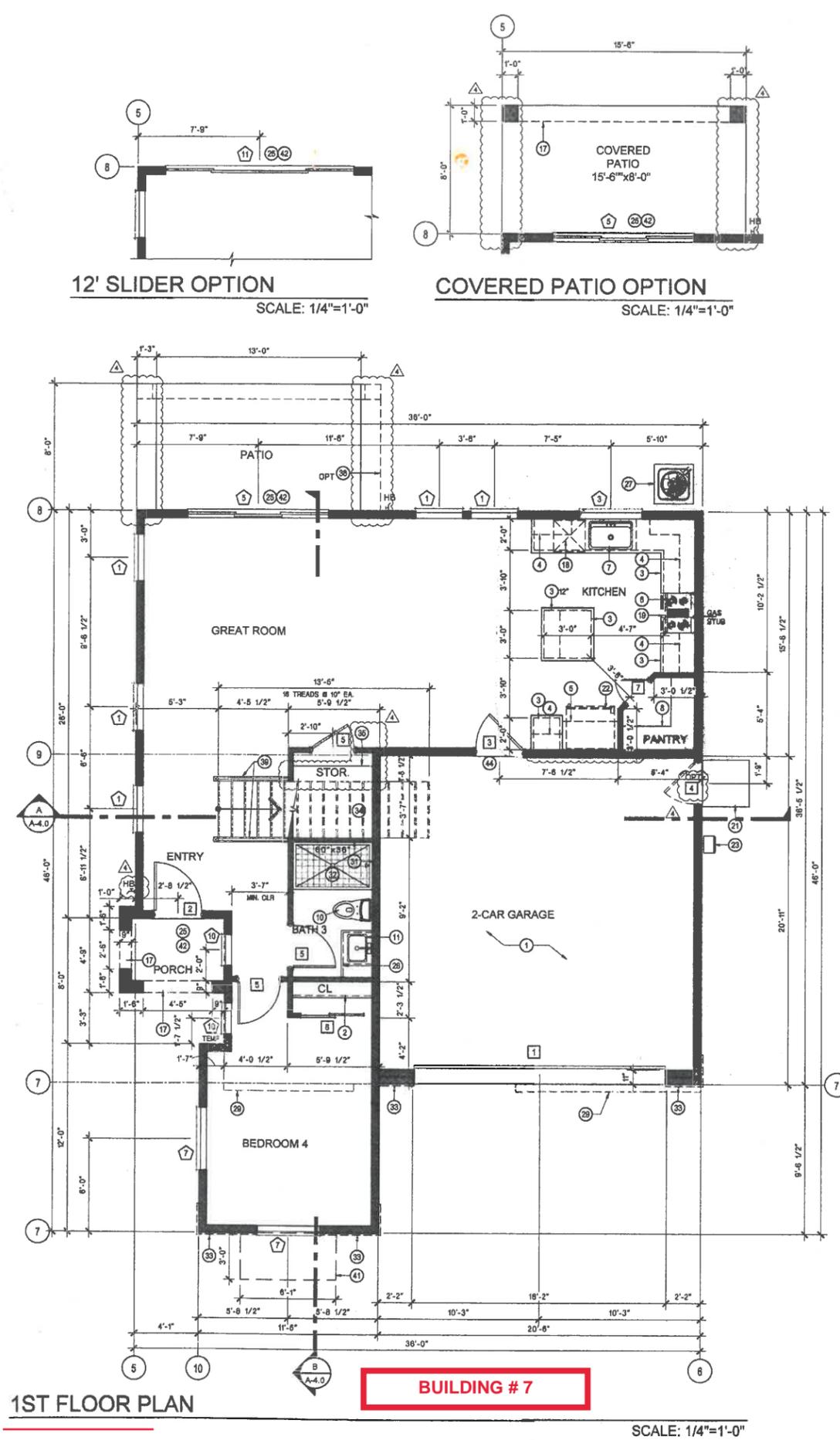
NOTE:

- EXISTING PLANNED LAND USE: MEDIUM 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 35.2%

LOT COVERAGE SHALL BE CALCULATED PER EACH LOT

APPL. NO. C-16-062 EXHIBIT A DATE 4-13-17
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVAL 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
 REV: 3/31/17



1ST FLOOR PLAN

BUILDING # 7

SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	AREA, SF	TYPE	MATERIAL	U-FACTOR	SHGC	NOTES
1	3'-0"	6'-0"	18.0	SH		0.30	0.23	
2	2'-0"	4'-0"	8.0	SH		0.30	0.23	
3	4'-0"	4'-6"	18.0	XO		0.30	0.23	
4								NOT USED
5	9'-0"	8'-0"	72.0	SLDR.	TEMP.	0.29	0.23	
6	2'-0"	4'-0"	8.0	SH		0.30	0.23	W/ GRID
7	4'-0"	5'-0"	20.0	XO		0.30	0.23	W/ GRID
8	2'-0"	2'-0"	4.0	PW		0.28	0.23	GRID W/ M.F. ELEVATION ONLY
9	2'-0"	3'-0"	6.0	SH		0.28	0.25	
10	2'-0"	5'-0"	10.0	SH		0.28	0.25	
11	12'-0"	8'-0"	96.0	SLDR.	TEMP.	0.29	0.23	

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM EDGE OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR (CRC R310.1)

ALL WINDOWS AT REAR ELEVATION FACING THE GOLF COURSE & VICINITY SHALL HAVE TEMPERED GLAZING.

PER SECTION 315.2 - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF FINISHED FLOOR.

EXCEPTION - 2 OPENINGS THAT PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

EXCEPTION - 3 WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH R12.2.2

DOOR SCHEDULE

MARK	SIZE	HEIGHT	TYPE	MATERIAL	RATING	NOTES
1	16'-0"	7'-0"	ROLL-UP	METAL		
2	3'-0"	6'-0"	SWING	FIBERGLASS		ENTRY DOOR
3	3'-0"	6'-6"	SWING	1 3/8" SOLID WOOD		SELF CLOSER & SELF LATCHING SOLID CORE DOOR GASKETED TO PREVENT MIGRATION OF CONTAMINANTS
4	2'-8"	6'-6"	SWING	METAL		
5	2'-8"	6'-6"	SWING			
6	5'-0"	6'-6"	BY-PASS			
7	2'-0"	6'-6"	SWING			
8	4'-6"	6'-6"	BY-PASS			
9	2'-8"	3'-0"	SWING			

DOOR LANDINGS SHALL MEET THE FOLLOWING REQUIREMENTS:

a) WIDTH OF DOOR WITH 36" MINIMUM (CRC R311.3)

b) NO MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD (CRC R311.3)

c) NOT MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (CRC R311.3.1)

FENESTRATION VALUES

TYPE	U-VALUE	SHGC		MATERIAL	NOTES
		CLEAR	w/GRIDS		
SINGLE HUNG	0.30	0.23	0.20	VNYL	SH
SLIDING WINDOW	0.30	0.23	0.21	VNYL	XO
PICTURE WINDOW	0.28	0.25	0.23	VNYL	PW
SLIDING DOOR	0.28	0.23	0.21	VNYL	SLD. TEMP.

INSULATION SCHEDULE

CEILING	R-38
2x6 EXTERIOR WALL	R-19
FLOOR (ABOVE GARAGE)	R-19
TRV VALVE	PROVIDED
GLAZING	DUAL PAN / LOW-E
DUCTS	R-8
RADIANT BARRIER	EXPOSED ATTIC (SEE ELEVATIONS)

SQUARE FOOTAGE

PLAN	AREA	SQ. FT.
GROSS		2,594
LIVING TOTAL		2,165
1ST FLOOR		937
2ND FLOOR		1,228
2 CAR GARAGE		428
PORCH		33
COVERED PATIO (OPTION)		64

KEY NOTES

- ONE HOUR 5/8" TYPE 'X' GYP. BD. AT WALLS AND CEILING OF GARAGE WRAP ALL BEAMS, SHEETROCK AND TAPE ONLY
- ONE SHELF AND ONE POLE
- BUILT IN 24" DEEP BASE CABINETS
- BUILT IN 12" DEEP UPPER CABINETS
- BUILT IN 21" DEEP UPPER CABINET (ABOVE REFRIGERATOR)
- MICROWAVE/HOOD ABOVE COOKTOP
- SINGLE BOWL UNDER MOUNT SINK W/ GARBAGE DISPOSAL
- FIVE SHELVES EQUALLY SPACED
- FIBERGLASS SLIDE IN TUB AND SHOWER COMBO (32"x60") w/ ROO & CURTAIN
- PROVIDE LOW FLOW WATER CLOSETS, MAX. 1.28 GALLONS PER FLUSH WITH EXHAUST FAN ABV.
- SQUARE UNDER MOUNT CHINA LAVATORY w/ BUILT IN LOWER CABINETS
- SELF-RIMMING FIBERGLASS TUB SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
- SHOWER WITH TILE MORE THAN SEVEN FEET (7'-0") W/ TEMPERED GLASS DOOR & ENCLOSURE. SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
- LAUNDRY SINK
- WASHER SPACE
- DRYER SPACE WITH EXHAUST FAN ABOVE
- SOFFIT, SEE EXTERIOR ELEVATIONS
- UNDER COUNTER DISHWASHER
- FREESTANDING GAS RANGE
- 30X30 ATTIC ACCESS FOR MECHANICAL UNIT SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING INSULATION
- THREE FOOT SQUARE (36" x 36") CONCRETE STOOP SLOPE AWAY FROM BUILDING
- 42" MINIMUM REFRIGERATOR SPACE
- TANKLESS WATER HEATER: NORITZ MODEL
- DRYER DUCT VENTED THROUGH WALL
- DOOR LANDINGS @ EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD; NOT MORE THAN 7 3/4" PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (PER CRC R311.3.1)
- BUILT IN 22" DEEP BASE CABINETS
- CONDENSING UNIT LOCATION ON CONCRETE PAD - EXTENDING 3" ABOVE ADJACENT GRADE
- ONE SHELF AND TWO POLES
- DASHED LINE INDICATES WALL LINE ABOVE - SEE EXT. ELEVATIONS
- 2x6 PONY WALL AT ISLAND 34-1/4" HIGH - SEE 2/A2.0 FOR ISLAND DIMENSIONS
- GRAB BAR REINFORCEMENTS: 2X BLOCKING SEE GRAB BAR REINFORCEMENT NOTE THIS SHEET
- FIBERGLASS SHOWER ENCLOSURE (36"x60") W/ ROO
- BRICK VENEER FINISH AT MODERN FARMHOUSE ONLY. SEE EXTERIOR ELEVATIONS SHEET A3.1
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD THROUGHOUT ENCLOSED USABLE AREA UNDER STAIRS. PROVIDE FIREBLOCKING AT THE STUDS WALLS ADJACENT TO THE STRING (CBC 1003.3.9 & 708)
- SHELF
- BUILT IN DESK
- VANITY SPACE
- COVERED PATIO
- HANDRAIL, DET. 32F/SD-2.3
- CHASE FOR MECHANICAL DUCT WORK, REF. MECHANICAL PLANS
- AWNING @ MODERN FARMHOUSE
- CONCRETE SLAB. SLOPE AWAY FROM BUILDING W/ STEPPED ENTRY
- GYP. BD. SQUARE SOFFIT, SEE DET. 1/A-2.1
- ZERO STEP ENTRY

ROOM FINISHES

ROOM	HEIGHT	FLOOR	WALLS	CEILING
ENTRY, GREAT ROOM, BEDROOM 4, BATH 3, KITCHEN, PANTRY	8'-0"	EPOXY CONCRETE	SHEET ROCK	SHEET ROCK
OWNERS BATH, BATH 2, LAUNDRY	8'-0"	TILE (VERIFY TILE PATTERN)		
OWNERS SUITE, BEDROOMS 2 & 3, HALLWAY, WIC	8'-0"	CARPET		
GARAGE	9'-0"	CONCRETE	5/8" TYPE 'X' SHEET ROCK	5/8" TYPE 'X' SHEET ROCK
PDRCH, PATIO	8'-0"	CONCRETE	STUCCO	STUCCO w/ HIGH RB EXPANDED METAL LATH

WALL LEGEND

STUDS	TOP PLATE	SILL PLATE
2x6 @ 24" O.C. (INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (NON-INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (FURRED WALL)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x4 @ 16" O.C.	DOUBLE 2x4	PRESSURE TREATED 2x4

* ALL FRAMING GRADED DF#2 OR FINGER JOINTED (GRADE STAMPED BY APPROVED ICC INSPECTION AGENCY) STUDS DF#2, 9" TALL MAXIMUM U.N.O.

* NO PRESSURE TREATED SILL PLATE AT 2ND FLOOR

GRAB BAR REINFORCEMENT FOR BATHROOMS
(USE 2x4 WD STUDS, TYP.)

WATER CLOSETS:	MOUNTING HTS.: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK OF W/C. 40" WIDE, MIN. SIDE OF W/C. 12" MAX. FROM WALLS. 42" MIN. IN LENGTHS
BATHTUBS:	MOUNTING HTS.: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK WALL OF BATHTUB WIDE SIDEL. 12" WIDE FROM EA. SIDE OF WALL. 48" LENGTH MIN. * SIDE WALLS: 6" MAX. FROM BACK WALL. 24" LENGTHS MIN.
SHOWERS:	MOUNTING HTS.: 32" A.F.F. MAX. 6" WIDE REINFORCING MIN. TYP. ALL SIDED

* ADDITIONAL REINFORCING TO BE ADDED TO AREA BETWEEN BATHTUB TOP AND -32" A.F.F.



IMPRESSIONS 4

1st FLOOR PLAN

Revisions

1	B.C. 10-30-15
2	OWNER CHANGE
3	PRODUCTION REVISIONS
4	CASTING FRAMEWALK

Project #: IMPRESSIONS 4
Date: 1-21-18
Drawn: _____
Checked: _____

Sheet Number
A-2.0

APPL. NO. C-16-062 EXHIBIT F-3 DATE 4-13-17

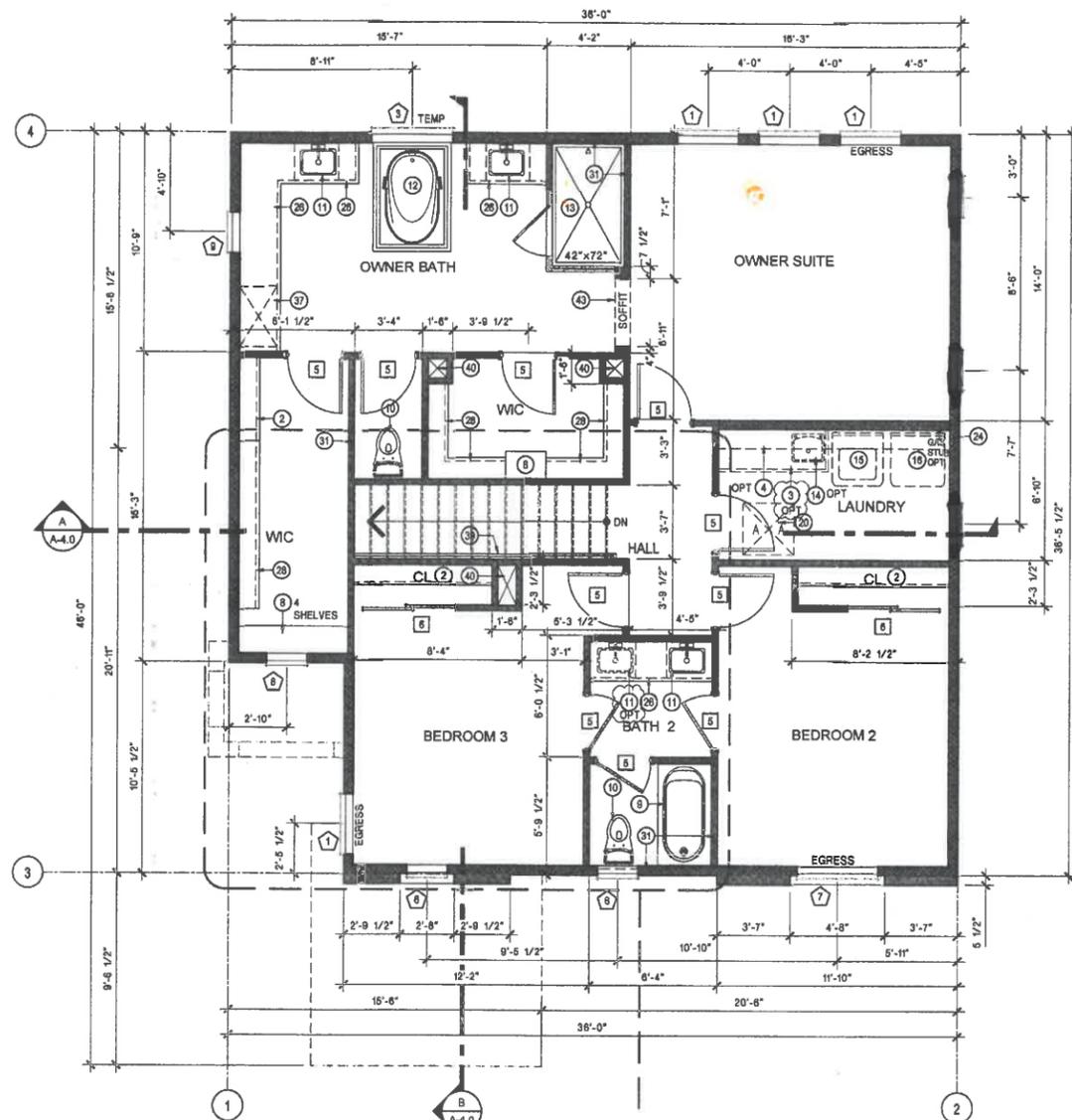
PROJ. ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVAL BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

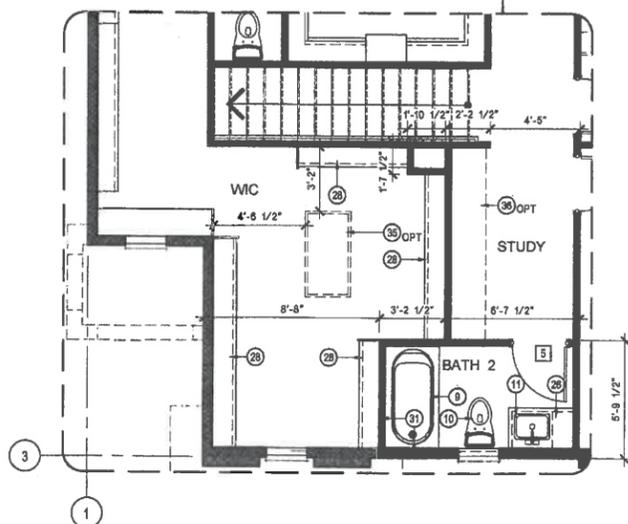
STANDARD PLAN
CITY OF FRESNO DEVELOPMENT DEPT.
#15 13732
DATE _____ BY _____
APR 05 2016



2ND FLOOR PLAN

SCALE = 1/4"=1'-0"

BUILDING # 7



EXTENDED WIC / STUDY / BATH 2 OPTION

SCALE = 1/4"=1'-0"

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	AREA, SF	TYPE	MATERIAL	U-FACTOR	SHGC	NOTES
1	3'-0"	5'-0"	15.0	SH		0.30	0.23	
2	2'-0"	4'-0"	8.0	SH		0.30	0.23	
3	4'-0"	4'-8"	18.0	XO		0.30	0.23	
4								NOT USED
5	9'-0"	8'-0"	72.0	SLDR	TEMP.	0.29	0.23	
6	2'-0"	4'-0"	8.0	SH		0.30	0.23	W/ GRID
7	4'-0"	5'-0"	20.0	XO		0.30	0.23	W/ GRID
8	2'-0"	2'-0"	4.0	PW		0.28	0.23	GRID W/ M.F. ELEVATION ONLY
9	2'-0"	3'-0"	6.0	SH		0.28	0.26	
10	2'-0"	5'-0"	10.0	SH		0.28	0.26	
11	12'-0"	8'-0"	96.0	SLDR	TEMP.	0.29	0.23	

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM EDGE OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR (CRC R310.1)

ALL WINDOWS AT REAR ELEVATION FACING THE GOLF COURSE & VICINITY SHALL HAVE TEMPERED GLAZING.

PER SECTION 312.2 - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF FINISHED FLOOR.

1. EXCEPTION - 2 OPENINGS THAT PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

2. EXCEPTION - 3 WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH R212.2

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	RATING	NOTES
1	16'-0"	7'-0"	ROLL-UP	METAL		
2	3'-0"	8'-0"	SWING	FIBERGLASS		ENTRY DOOR
3	3'-0"	6'-8"	SWING	1 3/8" SOLID WOOD		SELF CLOSER & SELF LATCHING SOLID CORE DOOR GASKETED TO PREVENT MIGRATION OF CONTAMINANTS
4	2'-8"	6'-8"	SWING	METAL		
5	2'-8"	6'-8"	SWING			
6	5'-0"	6'-8"	BY-PASS			
7	2'-0"	6'-8"	SWING			
8	4'-8"	6'-8"	BY-PASS			
9	2'-8"	3'-0"	SWING			

DOOR LANDINGS SHALL MEET THE FOLLOWING REQUIREMENTS:
a) WIDTH OF DOOR WITH 36" MINIMUM (CRC R311.3)
b) NO MORE THAN 16" LOWER THAN THE TOP OF THE THRESHOLD (CRC R311.3)
c) NOT MORE THAN 1/2" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (CRC R311.3)

FENESTRATION VALUES

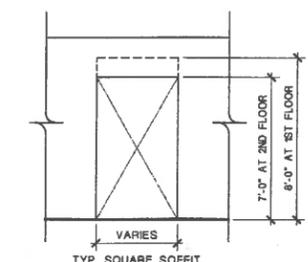
TYPE	U-VALUE	SHGC		MATERIAL	NOTES
		CLEAR	w/GRIDS		
SINGLE HUNG	0.30	0.23	0.20	VNYL	SH
SLIDING WINDOW	0.30	0.23	0.21	VNYL	XO
PICTURE WINDOW	0.28	0.25	0.23	VNYL	PW
SLIDING DOOR	0.29	0.23	0.21	VNYL	SLD. TEMP.

INSULATION SCHEDULE

CEILING	R-38
2x8 EXTERIOR WALL	R-19
FLOOR (ABOVE GARAGE)	R-19
TVX VALVE	PROVIDED
GLAZING	DUAL PAIN / LOW-E
DUCTS	R-8
RADIANT BARRIER	EXPOSED ATTIC (SEE ELEVATIONS)

SQUARE FOOTAGE

PLAN	AREA	SQ. FT.
GROSS	2,594	
LIVING TOTAL	2,185	
1ST FLOOR	937	
2ND FLOOR	1,228	
2 CAR GARAGE	429	
PORCH	33	
COVERED PATIO (OPTION)	124	



1. SOFFIT ELEVATION

SCALE = 1/4"=1'-0"

KEY NOTES

- ONE HOUR 5/8" TYPE 'X' GYP. BD. AT WALLS AND CEILING OF GARAGE. WRAP ALL BEAMS, SHEETROCK AND TAPE ONLY.
- ONE SHELF AND ONE POLE
- BUILT IN 24" DEEP BASE CABINETS
- BUILT IN 12" DEEP UPPER CABINETS
- BUILT IN 21" DEEP UPPER CABINET (ABOVE REFRIGERATOR)
- MICROWAVE/HOOD ABOVE COOKTOP
- SINGLE BOWL UNDER MOUNT SINK W/ GARBAGE DISPOSAL
- FIVE SHELVES EQUALLY SPACED
- FIBERGLASS SLIDE IN TUB AND SHOWER COMBO (32"x80") w/ ROD & CURTAIN
- PROVIDE LOW FLOW WATER CLOSETS, MAX. 1.28 GALLONS PER FLUSH WITH EXHAUST FAN ABV.
- SQUARE UNDER MOUNT CHINA LAVATORY w/ BUILT IN LOWER CABINETS
- SELF-RIMMING FIBERGLASS TUB. SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
- SHOWER WITH TILE MORE THAN SEVEN FEET (7'-0") W/ TEMPERED GLASS DOOR & ENCLOSURE. SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
- LAUNDRY SINK
- WASHER SPACE
- DRYER SPACE WITH EXHAUST FAN ABOVE
- SOFFIT, SEE EXTERIOR ELEVATIONS
- UNDER COUNTER DISHWASHER
- FREESTANDING GAS RANGE
- 30X30 ATTIC ACCESS FOR MECHANICAL UNIT SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING INSULATION
- THREE FOOT SQUARE (36" x 36") CONCRETE STOOP SLOPE AWAY FROM BUILDING
- 42" MINIMUM REFRIGERATOR SPACE
- TANKLESS WATER HEATER, NORITZ MODEL
- DRYER DUCT VENTED THROUGH WALL
- DOOR LANDINGS @ EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD; NOT MORE THAN 1/4" PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (PER CRC R311.3)
- BUILT IN 22" DEEP BASE CABINETS
- CONDENSING UNIT LOCATION ON CONCRETE PAD - EXTENDING 3" ABOVE ADJOINING GRADE
- ONE SHELF AND TWO POLES
- DASHED LINE INDICATES WALL LINE ABOVE - SEE EXT. ELEVATIONS
- 2x8 PONY WALL AT ISLAND 34-1/4" HIGH - SEE 2/A2.0 FOR ISLAND DIMENSIONS
- GRAB BAR REINFORCEMENTS: 2X BLOCKING. SEE GRAB BAR REINFORCEMENT NOTE THIS SHEET
- FIBERGLASS SHOWER ENCLOSURE (36"x60") W/ ROD
- BRICK VENEER FINISH AT MODERN FARMHOUSE ONLY. SEE EXTERIOR ELEVATIONS SHEET A3.1
- PROVIDE 1/2" TYPE 'X' GYPSUM BOARD THROUGHOUT ENCLOSED USABLE AREA UNDER STAIRS. PROVIDE FIREBLOCKING AT THE STUDS WALLS ADJACENT TO THE STRING (CBC 1003.3.9 & 708)
- SHELF
- BUILT IN DESK
- VANITY SPACE
- COVERED PATIO
- HANDRAIL DET. 32F/SD-2.3
- CHASE FOR MECHANICAL DUCT WORK, REF. MECHANICAL PLANS
- AWNING @ MODERN FARMHOUSE
- CONCRETE SLAB. SLOPE AWAY FROM BUILDING W/ STEPPED ENTRY
- GYP. BD. SQUARE SOFFIT, SEE DET. 1/A-2.1
- ZERO STEP ENTRY

ROOM FINISHES

ROOM	HEIGHT	FLOOR	WALLS	CEILING
ENTRY, GREAT ROOM, BEDROOM 4, BATH 3, KITCHEN, PANTRY	9'-0"	EPOXY CONCRETE	SHEET ROCK	SHEET ROCK
OWNERS BATH, BATH 2, LAUNDRY	8'-0"	TILE (VERIFY TILE PATTERN)		
OWNERS SUITE, BEDROOMS 2 & 3, HALLWAY, WIC	8'-0"	CARPET		
GARAGE	9'-0"	CONCRETE	5/8" TYPE "X" SHEET ROCK	5/8" TYPE "X" SHEET ROCK
PORCH, PATIO	9'-0"	CONCRETE	STUCCO	STUCCO w/ HIGH RB EXPANDED METAL LATH

WALL LEGEND

STUDS	TOP PLATE	SILL PLATE
2x6 @ 24" O.C. (INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (NON-INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (PURRED WALL)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x4 @ 16" O.C.	DOUBLE 2x4	PRESSURE TREATED 2x4

* ALL FRAMING GRADED DF#2 OR FINGER JOINTED (GRADE STAMPED BY APPROVED ICC INSPECTION AGENCY) STUDS DF#2, 9' TALL MAXIMUM U.L.D.
* NO PRESSURE TREATED SILL PLATE AT 2ND FLOOR

GRAB BAR REINFORCEMENT FOR BATHROOMS (USE 2x4 WD STUDS, TYP.)

WATER CLOSETS:	MOUNTING HTS: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK OF W/C. 40" WIDE, MIN. SIDE OF W/C. 12" MAX. FROM WALLS, 42" MIN. IN LENGTHS
BATHTUBS:	MOUNTING HTS: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK WALL OF BATHTUB (WIDE SIDE) 12" WIDE FROM EA. SIDE OF WALL. 48" LENGTH MIN. SIDE FROM BACK WALL. 24" LENGTH @ MIN.
SHOWERS:	MOUNTING HTS: 32" A.F.F. MAX. 6" WIDE REINFORCING MIN. TYP. ALL SIDED

* ADDITIONAL REINFORCING TO BE ADDED TO AREA BETWEEN BATHTUB TOP AND +32" A.F.F.

APPL. NO. C-16-062 EXHIBIT F-4 DATE 4-13-17
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVAL BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

STANDARD PLAN
CITY OF FRESNO DEVELOPMENT DEPT.
#15 13732
DATE _____ BY _____
APR 05 2016



IMPRESSIONS 4

2nd FLOOR PLAN

Revisions
B.C. 10-30-15
OWNER CHANGE
PRODUCTION REVISIONS
FRAMEWALK

Project #: IMPRESSIONS 4
Date: 1-21-18
Drawn: _____
Checked: _____

Sheet Number

A-2.1

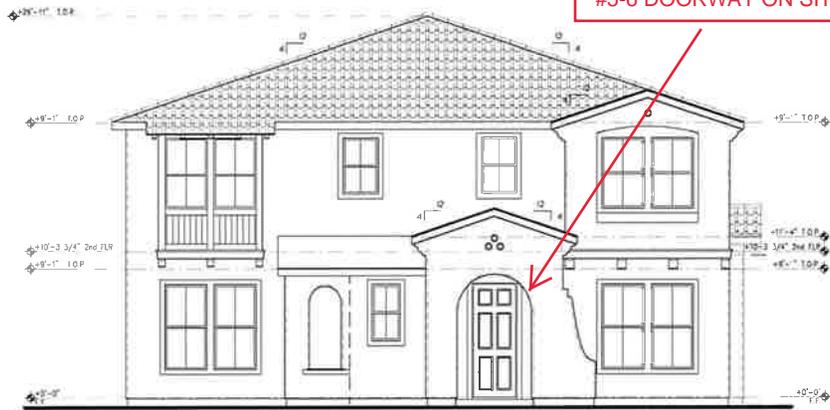


GARAGE ENTRANCE

BUILDING #1-6

REAR ELEVATION - Building 'A' & 'B'

SCALE = 1/4"=1'-0"



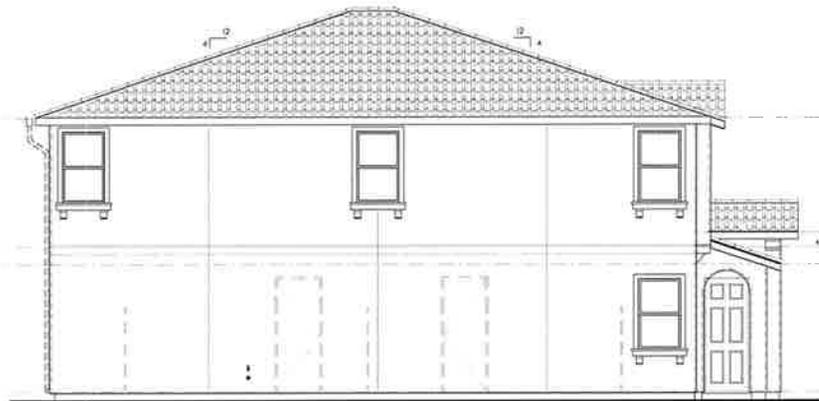
EAST WALL

BUILDING #1-4

FRONT ELEVATION - Building 'A'

SCALE = 1/4"=1'-0"

DOES NOT MATCH BUILDINGS #5-6 DOORWAY ON SITE PLAN

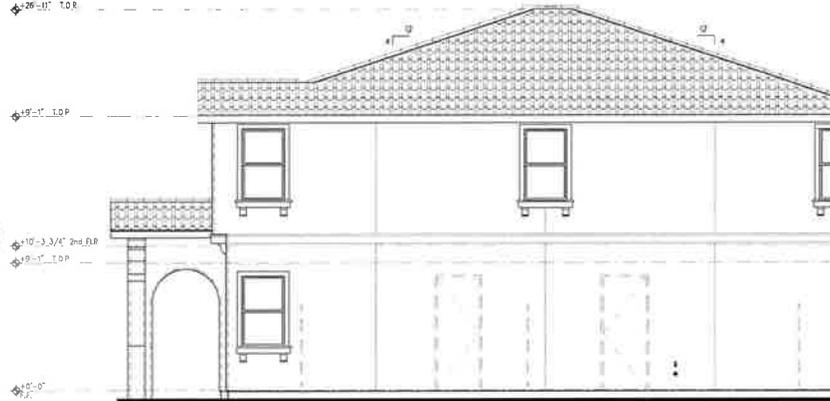


NORTH WALL

BUILDING #1-4

LEFT ELEVATION - Building 'A'

SCALE = 1/4"=1'-0"



SOUTH WALL

BUILDING #1-3

RIGHT ELEVATION - Building 'A'

SCALE = 1/4"=1'-0"

Exterior Walls with Automatic Sprinkler

ELEMENTS	MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
EXT. WALLS	1 1/2 HRS.	EQUAL TO OR GREATER THAN R
ROOFING	1 1/2 HRS.	3 FEET
PROJECTIONS	1 1/2 HRS.	3 FEET TO 2 FEET
OPENINGS IN WALLS	1 1/2 HRS.	3 FEET

KEYNOTES	
1	(1) COAT EXPOSED SYSTEM w/ CORROSION RESISTANT W/ 1/4" x 1/4" x 1/4" 3/4" LAYER OF BLOC PAPER, 1/4" x 1/4" x 1/4" 3/4" LAYER OF CONCRETE TILE POOLING, OWNER TO SELECT COLOR.
2	(2) HARDWARE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER.
3	(3) ENTRY PORCH LIGHT SEE ELEC. DWGS.
4	(4) 1 1/4" x 1 1/4" HARDWARE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER.
5	(5) 1 1/4" x 1 1/4" HARDWARE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER.
6	(6) ENTRY PORCH LIGHT SEE ELEC. DWGS.
7	(7) 1 1/4" x 1 1/4" HARDWARE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER.
8	(8) DECORATIVE FOAM CORNICES TO BE PAINTED.
9	(9) 4" FROM TRIM @ WINDOW HEADERS & 5" FROM TRIM @ SILL. TRIM TO BE PAINTED w/ ACCENT COLOR.
10	(10) APPLIED STUCCO COLLARS w/ 1/4" FOAM TRIM SEE SECTIONS FOR DETAILS.
11	(11) 1 1/4" x 1 1/4" HIGH COLUMN MADE w/ STUCCO FINISH & 1/4" FOAM TRIM SEE SECTIONS FOR DETAILS.
12	(12) 2x6 FASCIA BOARD AT ENTRY PORCHES.
13	(13) 7/8" x 5 1/2" HARDWARE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER.
14	(14) 2x6 FASCIA BOARD PAINTED.
15	(15) 2x6 FASCIA BOARD PAINTED.
16	(16) SINGLE HUNG DUAL PANE CLASS. VINYL WINDOWS, SEE SHT A6.0.
17	(17) 2 1/4" x 2 1/4" CABLE VENT PAINTED w/ 1/4" x 5/8" HARDWARE TRIM @ MANAGER UNIT & 5" FROM TRIM @ TYPICAL UNITS.
18	(18) 1 1/2" DIA. DECORATIVE CABLE VENT PAINTED w/ 1/4" x 5/8" HARDWARE TRIM BOARD.
19	(19) ELECTRIC METER LOCATION VARIES SEE ELEC. DWGS & ARCH. SITE SHT A1.1.
20	(20) GAS METER LOCATION VARIES SEE PLUMBING DWGS & ARCH. SITE SHT A1.1.
21	(21) 500' YARD DOOR, ALTERNATE LOCATIONS PER SPECIFIC LOT SEE SHEET A1.7 FOR COORDINATION.
22	(22) GOTTAGE ENTRY DOORS w/ VISION LITE, SEE DOOR SCHEDULE SHEET A5.0.
23	(23) 1 1/4" x 1 1/4" HARDWARE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER.
24	(24) STUCCO EXPANSION JOINT.
25	(25) 6" HIGH WOOD FENCE FOR UNIT 500 YARDS SEE ARCH. SITE PLAN SHT A1.1.
26	(26) 24 GA. GALV. SHT. MTL. GUTTERS & DOWNSPOUT w/ PRE-FINISHED COLOR.
27	(27) A/C UNITS LOCATIONS VARY SEE ARCH. SITE PLAN SHEET A1.1.
28	(28) LIGHTED ADDRESS - BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. ADDRESS NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 3/16".
29	(29) 60" HIGH DECORATIVE WOODEN POST, POWER COATED FENCE AT STREET FRONT LOTS ONLY.
30	(30) 12" WOOD UNITS ON PEDESTALS (2 1/2" x 4" x 12") WITH TOTAL OF 20 TENANTS, STUCCO FINISH AT UNDERPOOR OF ENTRY PORCH TYPICAL.
31	(31) FIRE SPRINKLER HEAD, HOSE BIB AND SHUTOFF VALVE LOCATION.
32	(32) TELEPHONE SERVICE TO - SEE ELECTRICAL DRAWINGS.
33	(33) CATV SERVICE TO - SEE ELECTRICAL DRAWINGS.
34	(34) TANKLESS WATER HEATER - SEE PLUMBING DRAWINGS.



RESIDENTIAL PROJECT
614 W SAN JOSE AVENUE
FRESNO, CA 93704

Exterior Elevations - Typical Bldg

Revisions

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Checked: -

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A5.0

APPL NO. C-16-062 EXHIBIT E-1 DATE 11-30-16

PROJ ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

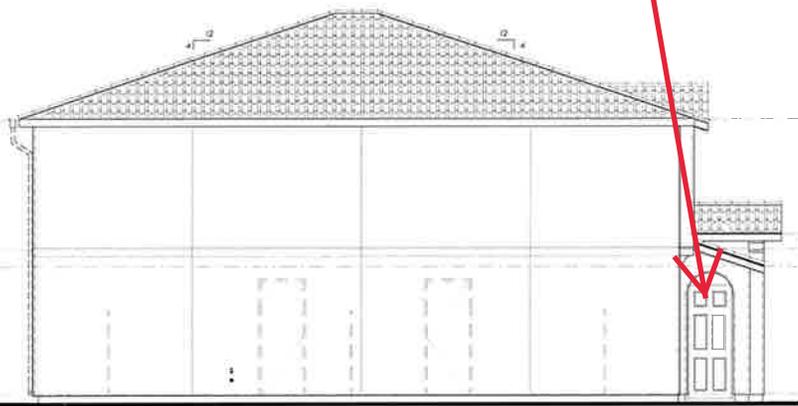
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(A) RIGHT ELEVATION - Enhanced Street Elevation

**BUILDING #4 SOUTH ELEVATION
 ALONG SAN JOSE AVE**
 SCALE = 1/4"=1'-0"

DOES NOT MATCH REVISED SITE
 PLAN FOR BUILDINGS #5-6



(C) LEFT ELEVATION - East Facing Side

**BUILDING #5-6
 EAST WALL**
 SCALE = 1/4"=1'-0"



(B) RIGHT ELEVATION - East Facing Side

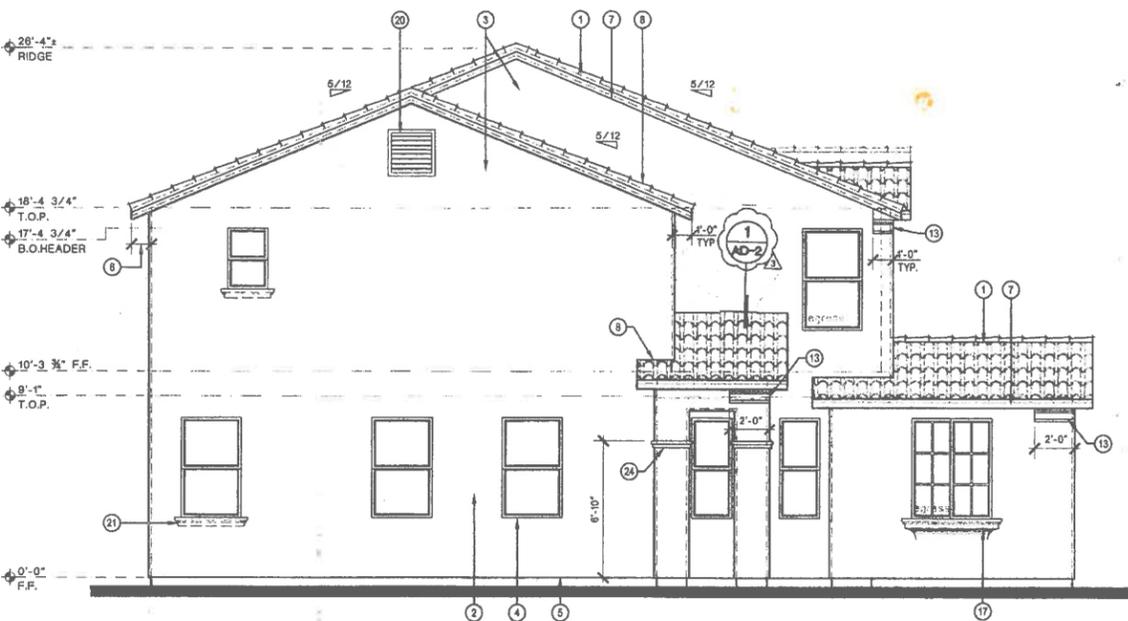
SCALE = 1/4"=1'-0"

Exterior Walls with Automatic Sprinkler
 per table R302.1(2) CBC 2010

ELEMENTS	MINIMUM FIRE RESISTANCE RATING	WINDOW FIRE SEPARATION DISTANCE
EXT. WALLS	NOI RATED	COLUMN TO OR GREATER THAN 4 FEET
PROJECTIONS	NOI RATED	3 FEET
PROJECTIONS	NOI RATED	3 FEET
OPENING IN WALLS	NOI RATED	> 2 FEET TO 3 FEET
		3 FEET

KEYNOTES	
1	(1) COAT STUCCO SYSTEM w/ COMPOUND REINFORCING W/ 1/4" x 1/4" FIBER MESH 2 LAYERS OF BLOC PAPER w/ 1/2" SHIMS
2	(2) CONCRETE TILE ROOFING, OWNER TO SELECT COLOR
3	(3) HAPIC PLANK LAPROING FIBER CEMENT BOARDS, COLOR TO BE SELECTED BY OWNER
4	(4) HAPIC SHINGLE SINGC FIBER CEMENT BOARDS, COLOR TO BE SELECTED BY OWNER
5	(5) 1"x3.5" HARDE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
6	(6) ENTRY PORCH LIGHT SEE ELET DWGS
7	(7) 1"x9.5" HARDE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
8	(8) DECORATIVE FDSAM CORBELS TO BE PAINTED
9	(9) 4" FDSAM TRIM @ WINDOW HEADERS & 6" TRIM @ SILL, TOP TO BE PAINTED w/ ACCENT COLOR
10	(10) TAPERED STUCCO COLUMNS, w/ 3" FDSAM TRIM SEE SECTIONS FOR DETAILS
11	(11) 5"-5" HIGH COLUMN BASE w/ STUCCO FINISH & 6" FDSAM TRIM SEE SECTIONS FOR DETAILS
12	(12) 2X6 FASDA BOARD #1 ENTRY PORCHES
13	(13) (2) HEAVY TAPER POSTS PAINTED, SEE SECTIONS FOR DETAILS
14	(14) 1"x3.5" HARDE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
15	(15) 2X6 FASDA BOARD PAINTED
16	(16) SINGLE HUNG DUAL PANE GLASS, VINYL WINDOWS, SEE SH1 A6.0
17	(17) 24"x24" GABLE VENT PAINTED w/ 1" S.S HARDE TRIM @ MANAGER UNIT & 6" FDSAM @ TYPICAL UNITS
18	(18) 18" DIA. DECORATIVE GABLE VENT PAINTED w/ 1" S.S HARDE TRIM BOARD
19	(19) ELECTRIC METER LOCATION VARIOUS SEE ELET DWGS & ARCH SITE SH1 A1.1
20	(20) GAS METER LOCATION VARIOUS, SEE PLUMBING DWGS & ARCH SITE SH1 A1.1
21	(21) 500C YARD DOORPS, ALTERNATE LOCATIONS PER SPECIFIC LOT SEE SHEET #11 FOR COORDINATION
22	(22) COTTAGE ENTRY DOORPS w/ VISION LITE, SEE DOOR SCHEDULE SHEET A6.0
23	(23) 18"x8" ROLL UP SECTIONAL DOOR w/ 1"x3.5" HARDE TRIM @ MANAGER UNIT & 5" FDSAM @ TRP UNITS SEE DOOR SCHEDULE A6.0
24	(24) STUCCO EXPANSION JOINT
25	(25) HIGH WOOD FENCE FOR LIMIT SIDE YARDS SEE ARCH SITE PLAN SH1 A1.1
26	(26) 24 GA. GALV. SFT. W/1. GUTTERS & DOWNSPOUT w/ PRE-FINISHED COLOR
27	(27) 6/2" UNITS LOCATIONS VARY SEE ARCH SITE PLAN SHEET A1.1
28	(28) LIGHTED ADDRESS - BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. a. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. b. NUMBERS SHALL BE A MIN OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF .25"
29	(29) 8" HIGH DECORATIVE BRICK/STONE FINISH COATED FENCE AT STREET FRONT LOTS ONLY
30	(30) (2) WALKOR UNITS ON PEDESTALS (22" WIDE x 18" H) MIN. TOTAL OF 20 TENANTS, OUTING MAIL & PARCEL BNS
31	(31) STUCCO FINISH AT UNDERSIDE OF ENTRY PORCH TYPICAL
32	(32) FIRE SPRINKLER RISER, HOSE BIB AND SHUTOFF VALVE LOCATION
33	(33) TELEPHONE SERVICE TC - SEE ELECTRICAL DRAWINGS
34	(34) GAVY SERVICE TC - SEE ELECTRICAL DRAWINGS
35	(35) DRAINLESS WATER HEATER - SEE PLUMBING DWINGS

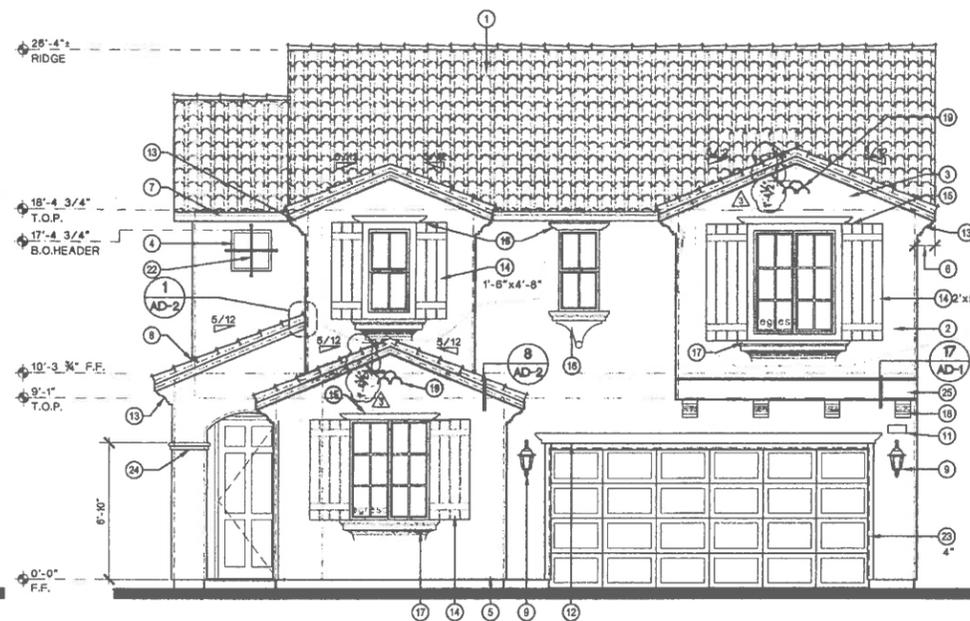
APPL. NO. C-16-062 EXHIBIT E-2 DATE 11-30-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



RIGHT SIDE ELEVATION - SPANISH

WEST FACE

SCALE = 1/4"=1'-0"



FRONT ELEVATION - SPANISH

SOUTH FACE

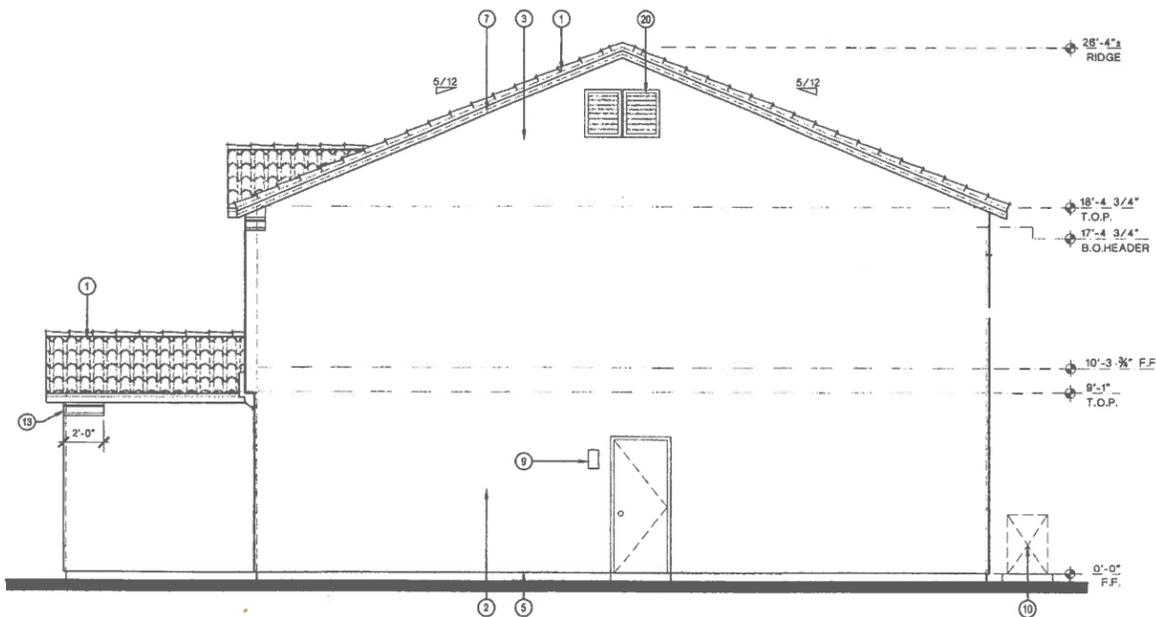
SCALE = 1/4"=1'-0"

ELEVATION KEYNOTES	
1	EAGLE ROOFING PRODUCTS' COOL ROOF CONC. TILE (CRRC 0918-0001 - 0918-0001, ESR-1608) / TYU-43 MODIFIED BITUMEN PRODUCT BY MS TECHNOLOGIES OR EQ. / 1/2" CDX 24/0 SOLID PLYWOOD SHEATHING OR APA RATED OSB, PREFER TO SHIT AD-2 FOR MISC. ROOF DETAILS
2	TYPICAL STUCCO 'OMEGA' STUCCO SYSTEM (ESR-1941) w/ 1" WIRE MESH / FOAM BOARD, 'INSULFOAM' (ESR-1788) OR 'FALCON' (ESR-1952) w/ 2-LAYERS OF 60 MIN. GRADE 'D' PAPER
3	STUCCO AT EXPOSED ATTIC AREAS: 'OMEGA' STUCCO SYSTEM (ESR-1941) w/ 1" WIRE MESH / 'INSULFOAM' (ESR-1788) FOAM BOARD / 2-LAYERS 60 MIN. GRADE 'D' PAPER / 1-LAYER 'SUPERIOR' RADANT BARRIER (CLASSIFIED UL-R1885, ASTM E-84) RADANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE.
4	PROVIDE FLASHING ON ALL WINDOWS, TYPICAL - DET. 8/AD-3
5	GALV. WEEP SCREED W/ 3 1/2" ATTACHMENT FLANGE, TYP. DET. 2 & 3/AD-1
6	PROVIDE 1'-0" OVERHANG UNLESS OTHERWISE NOTED
7	2x6 FASCIA
8	PROVIDE G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED
9	LIGHT FIXTURE - SEE ELECTRICAL DWGS.
10	CONDENSING UNIT LOCATION ON CONC. PAD
11	BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CRC R319.1) A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. B. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
12	SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'E'
13	FOAM EAVE MOLDING W/ STUCCO SAND TEXTURE FINISH DET. 1/AD-1 OR OWNER TO SELECT
14	FOAM SHUTTER AT WINDOW. DET. 4/AD-3
15	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 18/AD-1 PROFILE 'E'
16	SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 13/AD-1
17	SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 8/AD-1
18	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'F'
19	HALF ROUND CLUSTERED VENT FYPOM TV9X8-SHC - DET. 13/AD-4
20	GABLE END VENTS, SEE FRAMING PLAN
21	SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH (AT GOLF COURSE LOTS ONLY) DET. 16/AD-1 PROFILE 'B'
22	DECORATIVE WROUGHT IRON WINDOW GRILLE - DET. 16/AD-5
23	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'C'
24	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 20/AD-1
25	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 17/AD-1

NOTE: ALL SIDING TRIM & ARCHITECTURAL DETAILS NEED SOLID FRAMING FOR POSITIVE ATTACHMENT.

BUILDING #7

APPL. NO. C-16-062 EXHIBIT E-3 DATE 4-13-17
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVAL BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



LEFT SIDE ELEVATION - SPANISH

EAST FACE

SCALE = 1/4"=1'-0"



REAR ELEVATION - SPANISH

NORTH FACE

SCALE = 1/4"=1'-0"



1398 W. Hemlock, Suite 101, Fresno, CA 93711
 business phone (559) 336-0900

IMPRESSIONS 4

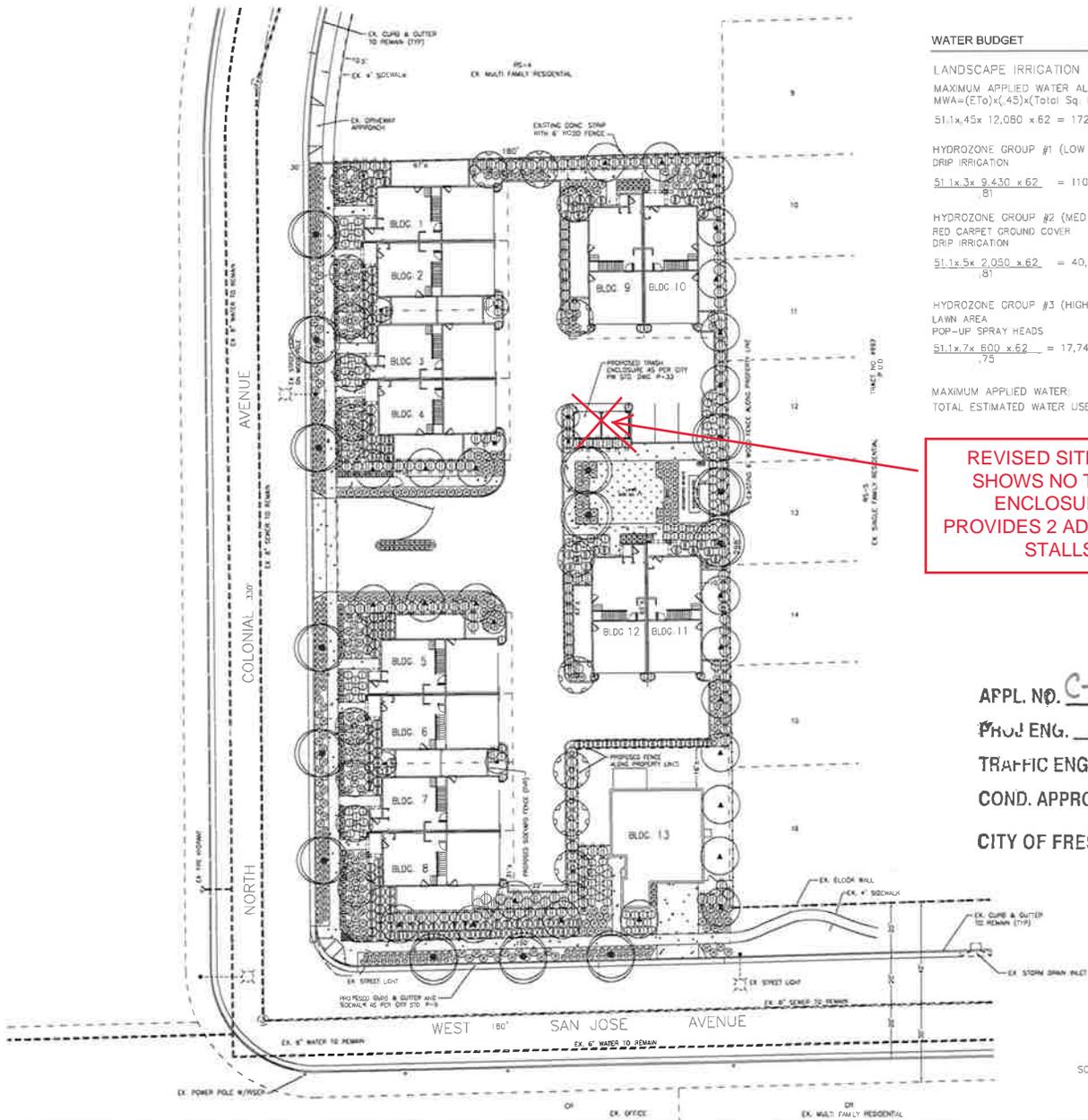
EXTERIOR ELEVATIONS
 SPANISH

Revisions	
⚠	B.C. 10-30-15
⚠	OWNER CHANGE
⚠	PRODUCTION REVISIONS

Project #: IMPRESSIONS 4
 Date: 1-21-16
 Drawn: _____
 Checked: _____

Sheet Number
A-3.0

STANDARD PLAN
 CITY OF FRESNO DEVELOPMENT DEPT.
 15 13732
 DATE _____ BY _____



WATER BUDGET

LANDSCAPE IRRIGATION WATER ANALYSIS
 MAXIMUM APPLIED WATER ALLOWANCE:
 $MWA = (Eto) \times (.45) \times (\text{Total Sq. Ft.}) \times (.62)$
 $51.1 \times .45 \times 12,080 \times .62 = 172,223 \text{ gal/yr}$

HYDROZONE GROUP #1 (LOW WULCO VALUE)
 DRIP IRRIGATION
 $51.1 \times .3 \times 9,430 \times .62 = 110,552 \text{ gal/yr}$

HYDROZONE GROUP #2 (MED WULCO VALUE)
 RED CARPET GROUND COVER
 DRIP IRRIGATION
 $51.1 \times .5 \times 2,050 \times .62 = 40,091 \text{ gal/yr}$

HYDROZONE GROUP #3 (HIGH WULCO VALUE)
 LAWN AREA
 POP-UP SPRAY HEADS
 $51.1 \times .7 \times 600 \times .62 = 17,742 \text{ gal/yr}$

MAXIMUM APPLIED WATER: 172,223 gal/yr
 TOTAL ESTIMATED WATER USE: 168,485 gal/yr

**REVISED SITE PLAN
 SHOWS NO TRASH
 ENCLOSURES
 PROVIDES 2 ADDITIONAL
 STALLS**

PLANT LIST

TREES		
KEY	DESCRIPTION	WULCO VALUE
④	ARBUTUS * MARINA (23) 15 GAL STRAWBERRY TREE	(LOW)
⑤	ELAEOCARPUS DECIPENS (16) 15 GAL JAPANESE BLUEBERRY TREE STANDARD TREE FORM	(MED)
⑥	RHUS LANCEA (17) 15 GAL AFRICAN SUMAC	(LOW)
⑦	DWARF CITRUS - ORANGE & LEMON (8) 15 GAL DWARF CITRUS	(MED)

SHRUBS & GROUND COVERS		
KEY	DESCRIPTION	WULCO VALUE
⑧	CALLISTEMON 'LITTLE JOHN' 5 GAL BOTTLEBRUSH	(LOW)
⑨	MUHLENBERGIA CAPILLARIS 1 GAL PINK MUHLY	(LOW)
⑩	BUXUS M. KOREANA 'WINTER GEM' 5 GAL KOREAN BOXWOOD	(MED)
⑪	OLEA E 'LITTLE OLIE' 5 GAL LITTLE OLIE OLIVE	(LOW)
⑫	TULBAGHIA VIOLACEA 1 GAL SOCIETY GARLIC	(LOW)
⑬	ROSA 'RED FLOWER CARPET' 1 GAL FLOWER CARPET ROSE	(MED)
⑭	SODDED DWARF FESCUE LAWN 600 SQ. FT.	(HIGH)

TOTAL LANDSCAPE AREA - 12,080 SQ. FT.
 SHRUB AREA - 11,480 SQ. FT.
 LAWN AREA - 600 SQ. FT.

POTABLE WATER

APPL. NO. C-16-062 EXHIBIT L DATE 01.17.17
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

"I HEREBY CERTIFY THIS LANDSCAPING AND IRRIGATION SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CITY OF FRESNO WATER EFFICIENT LANDSCAPE STANDARDS (FMC SEC 12-306-N-23)"

LYNN HAYS KYLE, LANDSCAPE ARCHITECT DATE _____



LYNN HAYS KYLE
 Landscape Architect
 10471 Ferguson Rd.
 Clovis, CA 93619
 Ph: (559)298-4014
 Calif. License #2503



Residential Project
 614 WEST SAN JOSE AVENUE
 FRESNO, CA
 APN 417-140-21

RESIDENTIAL PROJECT
 614 WEST SAN JOSE AVENUE
 FRESNO, CA
 APN 417-140-21

Sheet Title
 Landscape Plan

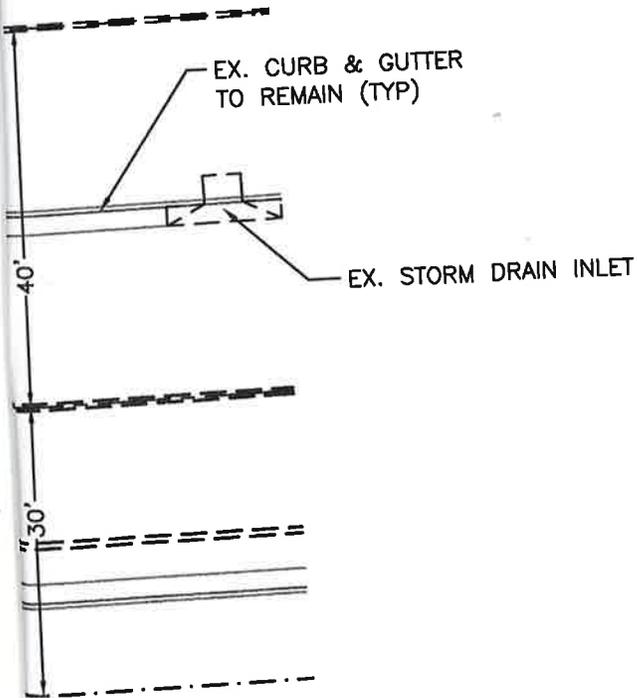
Revisions
 Project #:
 Date: 1/9/2017
 Drawn:
 Checked:

Sheet Number
L1

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
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 _____
COND. 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).

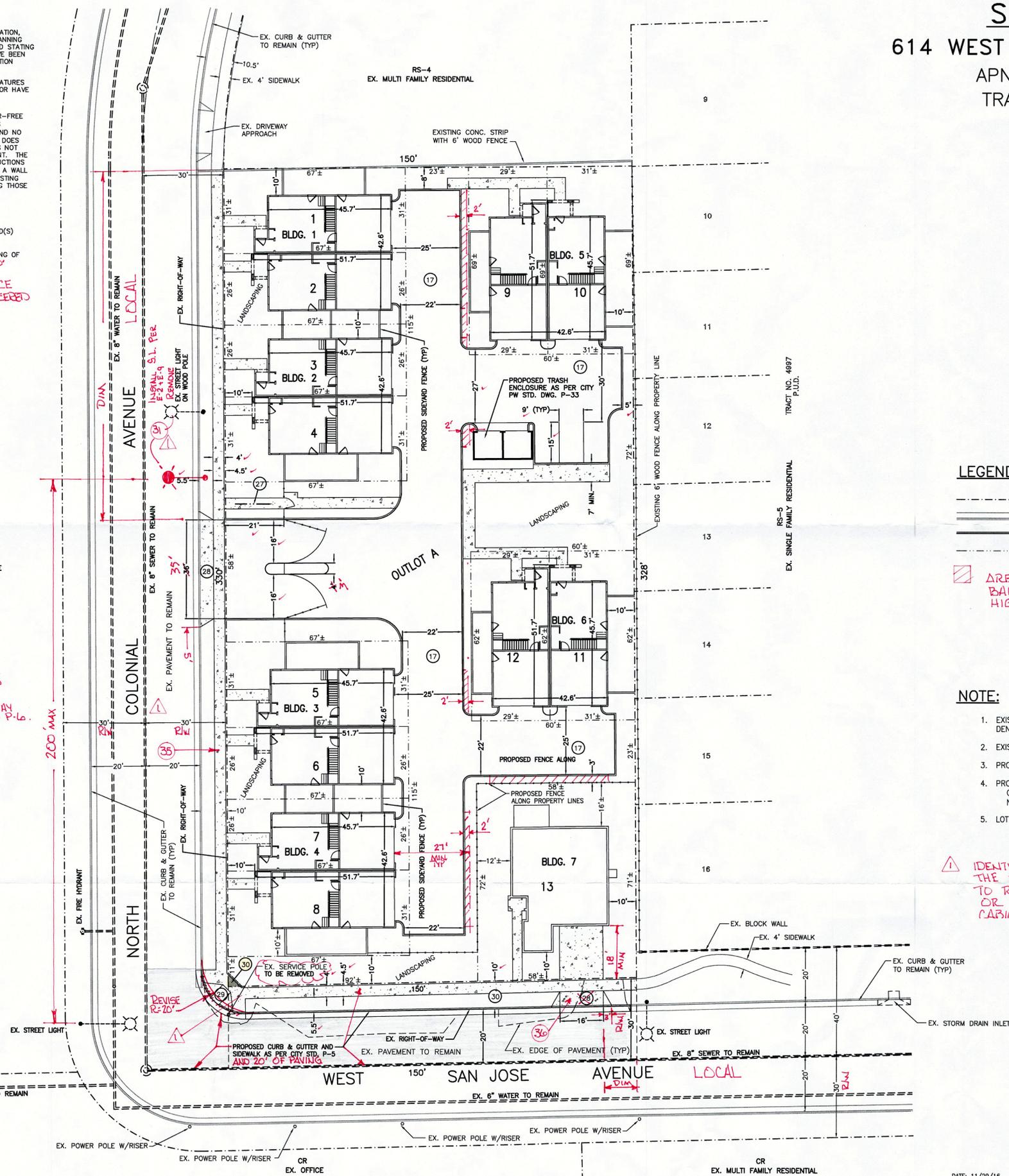
Fresno Major Street Impact (FMSI) Fee: This Map is in the **Infill Area**; therefore pay all applicable City-wide regional street impact fees.

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 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 E PASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 1W782)
- 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 PLANNING DIVISION 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 SPECIALLY 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. PRIORITY PERMITS BASED ON E-20 PER P.W. STD. P-20.
- REMOVE (E) STREET LIGHT + REPLACE PER P.W. STD. E-24E-9. ENGINEERED PLANS TO BE SUBMITTED TO TRAFFIC + ENGR. SERVICES.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET 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 EASEMENTS, 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 SITEMAP AS PER PMC 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



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
 PROJECT NO. _____ DATE _____
 TRANSMITTED BY 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.

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
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
<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
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



A Nationally Accredited Public Utility Agency

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
MEMORANDUM**

DATE: April 14, 2017

TO: ANDREINA AGUILAR, Planner II
Planning and Development Department

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

SUBJECT: SOLID WASTE REQUIREMENTS FOR VESTING TENTATIVE MAP OF TRACT No. 6160 & CONDITIONAL USE PERMIT APPLICATION No. C-16-062

General

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.

Solid Waste Service

1. Tract 6160 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 2 containers to be used as follows: 1 Gray container for solid waste, and 1 Blue container for recyclable material.

Special Requirements

1. None Due to the inability of the trash collection vehicles to maneuver around the property while servicing the required trash enclosure, the developer has requested that, instead of the required trash enclosure, they would prefer to have each house to be serviced as a Single Family Residential property with Basic Container Service. Property owners will therefore receive two (2) containers to



MEMORANDUM
ANDREINA AGUILAR, Planner II
Planning and Development Department
April 6, 2017

SOLID WASTE REQUIREMENTS FOR VESTING TENTATIVE MAP OF TRACT No.
6160 & CONDITIONAL USE PERMIT APPLICATION No. C-16-062
Page 2 of 2

be used as follows: One (1) 64 gallon Gray container to be used for solid waste material and one (1) Blue container to be used for recyclable material.

Covenant Requirements:

1. Occupants will be required to place all containers on the curb in front of North Colonial Avenue on solid waste service days in accordance with City of Fresno and Solid Waste Divisions standards of 3' apart.



**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.



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.



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 BRUISED 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 90" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 90". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 11278.5.
- CONSTRUCT CONCRETE DRIVEWAY APPROACH TO PUBLIC WORKS STANDARD(S) P-2 AND P-6.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-2B AND P-32.
- TO BE DECEDED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF TRACT NO. 5180.

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

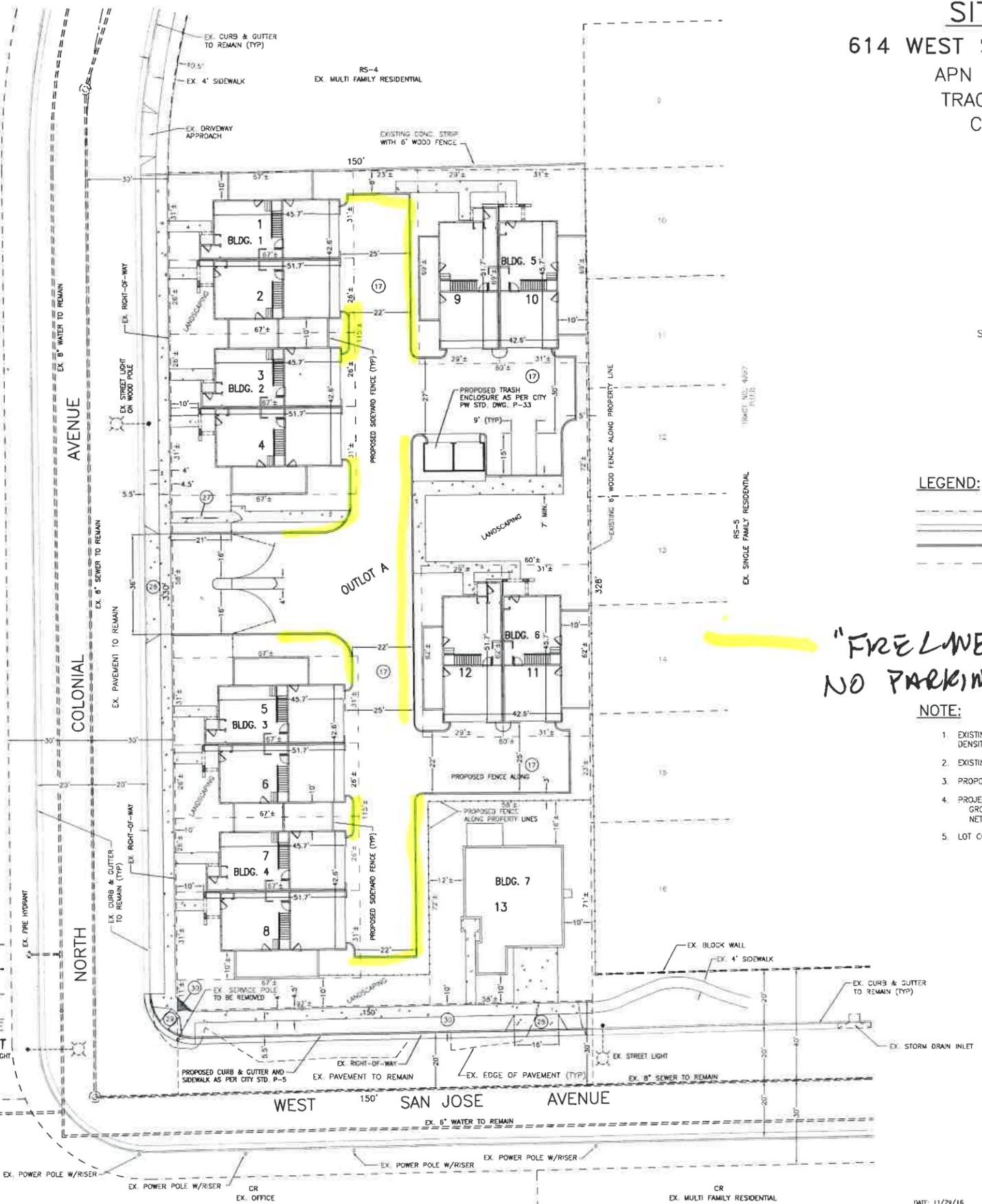


- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING CURB & GUTTER TO REMAIN
 - PROPOSED 6" CURB
 - PROPOSED PROPERTY LINE

"FREELINE NO PARKING"

- 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%

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



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.

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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

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

File No. 210.45

Page 1 of 4

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

Page 3 of 4

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



BOARD OF EDUCATION

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ACTING SUPERINTENDENT

Robert G. Nelson

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*



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.

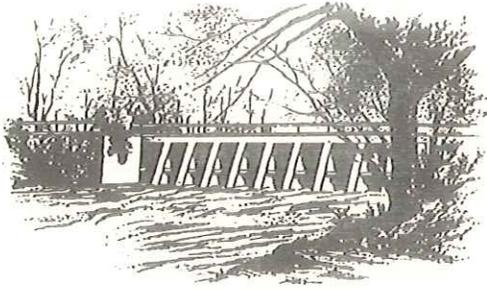
REVIEWED BY:

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.

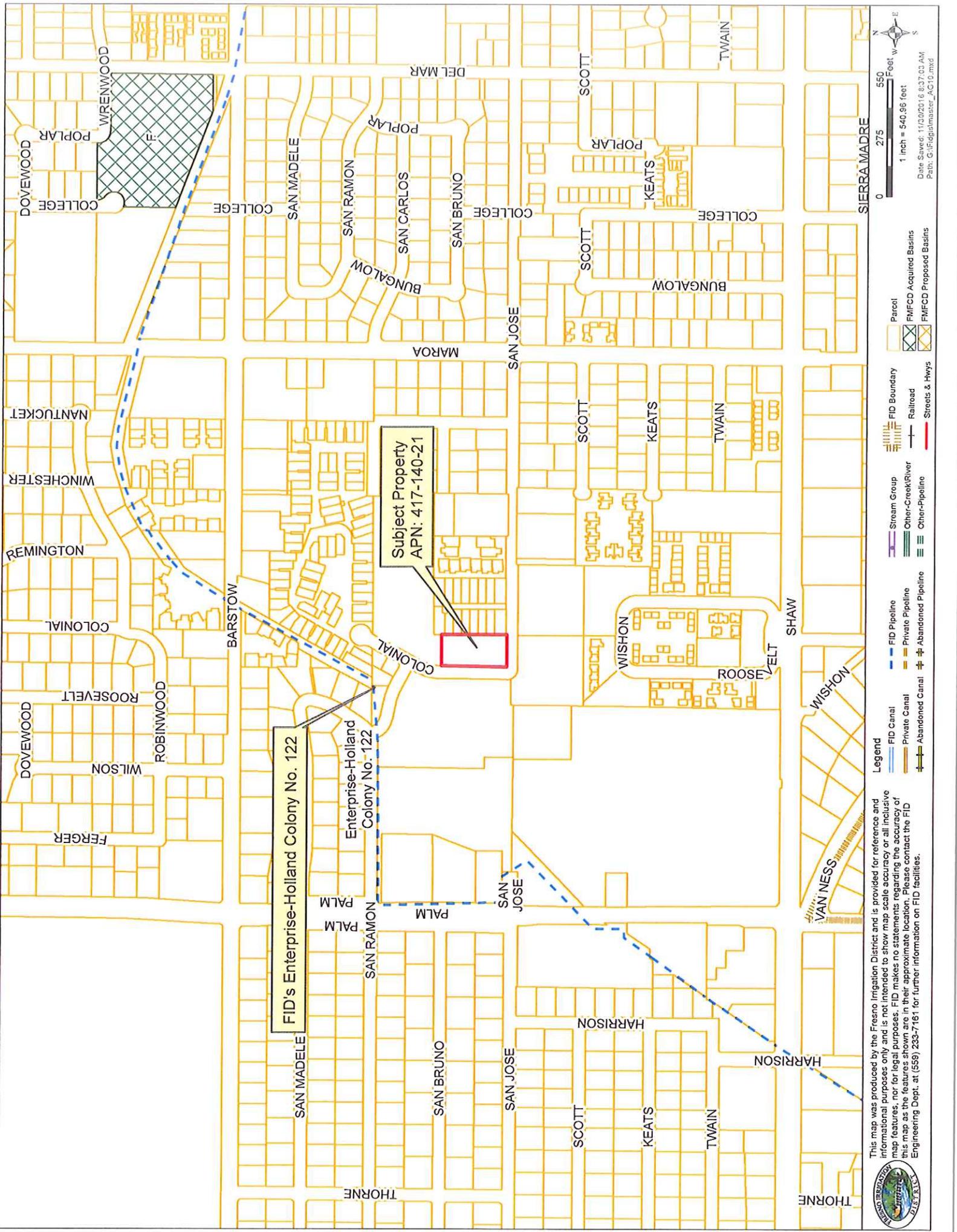
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

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

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



FID's Enterprise-Holland Colony No. 122

Subject Property
APN: 417-140-21

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



Legend

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

