

Exhibit N

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

CONDITIONS OF APPROVAL

JUNE 21, 2017

**VESTING TENTATIVE PARCEL MAP NO. 2017-02
“A PLANNED DEVELOPMENT”**

**LOCATED ON THE SOUTHEAST CORNER OF NORTH VAN NESS BOULEVARD AND WEST
BULLARD AVENUE**

NOTICE TO PROJECT APPLICANT

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

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 a development project.

Upon conditional approval of Tentative Parcel Map No. 2017-02, dated April 26, 2017, the subdivider may prepare a Parcel Map (Final) in accordance with the approved tentative parcel map

Concurrent with the filing of a Parcel Map and when the provisions of Section §66436 of the SMA apply, the subdivider is responsible to send, by certified mail, a sketch of the proposed Parcel Map, together with a copy of Section §66436(a)(3)(A) of the SMA, to any public entity or public utility which has previously acquired a right-of-way easement.

GENERAL CONDITIONS

1. Contact Israel Trejo, Planner, in the City of Fresno Development and Resource Management Department at (559) 621-8044 or via email at Israel.Trejo@fresno.gov for assignment of addresses to parcels proposed to be created from a subdivision of the subject property.
 - NOTE: It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

2. Any existing and/or proposed structure(s) on the site maybe effected due to the location of the proposed parcel lines. The placement of a parcel line in close proximity to (or through) any existing and/or proposed structure(s) requires that the structure(s) be found in compliance with the fire resistive standards of the Uniformed Building Code, Chapter 5.
 - a) Compliance with the prevailing Uniform Building Code as it relates to exterior wall protection, allowable area, etc. (as applicable to new parcel line locations) must be demonstrated prior to recordation of the Parcel Map. Contact the Development and Resource Management Department, Building and Safety Services Division at (559) 621-8200.
 - NOTE: In the event the structures do not comply they must be modified so as to meet the requirement.
3. Any existing and/or proposed development on the site maybe effected due to the location of the proposed parcel lines. The provision of public or emergency vehicle access, utility services (including fire suppression systems), drainage, or shared parking, solid waste or similar facilities across proposed parcel lines requires recordation of a Mutual Easement and Reciprocal Use Agreement for all effected parcels prior to issuance of building permits for new development; and, prior to recordation of a parcel map for existing development.
4. All existing offsite overhead utilities within the limits of the tentative parcel map, including but not limited to, electrical systems, communication systems and street lighting systems shall be placed underground in accordance with the provisions of Section 12-1011 and Resolution No. 78-522/88-229, and the policies of the Public Works Department.
5. When required, all work and engineered plans for public improvements shall conform to the 2002 Edition of the City of Fresno Standard Specifications and Drawings (City Council Resolution No. 70-36 and Resolution Nos. 84-361) and any amendments thereto, hereinafter referred to as the Public Works Standards.
 - a) Engineered construction plans and estimates for all or part of the required work shall be required prior to the issuance of Street Work Permits unless otherwise determined by the City Engineer. The cost for such plan preparation, review and construction inspection shall be at the subdivider's expense.
6. The subdivider shall dedicate and construct public easements to facilitate the construction of public improvements (when applicable) within the limits of the parcel map.
 - a) All such public easements shall be identified and dedicated with the processing and recordation of a Parcel Map.
7. Repair all existing damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600.

8. Any existing utilities, including but not limited to, street lights, traffic signals, fire hydrants, poles (power, telephone, cable, etc.), which must be relocated or removed in conjunction with the construction of off-site improvement requirements, shall be the responsibility and at the expense of the subdivider.
9. The subdivider may either construct or install required public improvements, when required; or, enter into a bonded secured agreement with the City of Fresno providing for the construction of the required improvements and sufficient security prior to the recordation of a Parcel Map (final).
10. Whenever covenants or agreements are required, they shall be prepared by the city upon receipt of the fee in accordance with the adopted Master Fee Schedule. All covenants and agreements must be approved by the City Attorney's Office and shall be recorded with the final parcel map.

SPECIFIC CONDITIONS

11. Upon conditional approval of Vesting Tentative Parcel Map No. TPM-2017-02, the subdivider may prepare a Final Map in accordance with the approved tentative map; and, the following:
 - a) Approval of Vesting Tentative Parcel Map No. TPM-2017-02 is contingent upon City Council approval of Rezone Application No. R-17-007.
 - b) Approval of Vesting Tentative Parcel Map No. TPM-2017-02 is contingent upon City Council approval of Annexation Application No. ANX-17-003; and, the following:
 - i) Recordation of a Final Map is contingent upon annexation to the City of Fresno and detachment from the Kings River Conservation District and North Central Fire Protection District.
 - NOTE: These actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO). The applicant, subdivider or developer is subject to and responsible for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCO and the City of Fresno, as applicable; including any cost incurred to the City of Fresno by the detachment of all of the annexation's property from the North Central Fire Protection District.
12. A City of Fresno approved and prepared mutual easements (cross-access) covenant is required between the subject parcel map and the abutting property to the east.
13. A Certificate of Compliance shall be required of the subdivider/owner prior to the sale, lease, or finance of the remainder parcel.
14. Provide a minimum 6' high wall along the north property line of the project (abutting West Bullard Avenue). Provide a 10-15' landscape easement setback as applicable along the major street (West Bullard Avenue).

STREETS AND RIGHTS-OF-WAY

15. The subdivider shall comply with all requirements and conditions included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum dated May 12, 2017; or, any amendment or modifications to those requirements which may be granted by the Director of the Department of Public Works prior to recordation of a Parcel Map.
16. Pursuant to Article 38 of Chapter 15 of the FMC, the subdivider shall provide for the installation of street trees, or payments in lieu of immediate installation of street trees and payment of street tree fees applying to the subdivision or the division of land as designated in the Master Fee Schedule.
 - i) Contact Hilary Kimber, Parks Supervisor, at (559) 621-1345 for further information.

PUBLIC UTILITIES REQUIREMENTS

Sanitary Sewer Service

17. Comply with the requirements included within the Department of Public Utilities, Planning and Engineering (Sanitary Sewer) memorandum dated June 1, 2017.

Water Service

18. Comply with the requirements included within the Department of Public Utilities, Water Division memorandum dated May 8, 2017.

Solid Waste Service

19. Comply with the requirements included within the Department of Public Utilities, Solid Waste Division memorandum dated June 1, 2017.

COUNTY OF FRESNO

20. Comply with the requirements included within the County of Fresno, Department of Public Health memorandum dated May 3, 2017.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD)

21. The subdivider shall be required to comply with all of the specific requirements imposed by the 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 attached District's letters dated May 22, 2017.

FIRE SERVICE

22. Comply with the requirements included within the Fire Department memorandum dated May 11, 2017.

FRESNO UNIFIED SCHOOL DISTRICT

23. Comply with all requirements included within the attached Fresno Unified School District memorandum dated May 3, 2017.

FRESNO IRRIGATION DISTRICT

24. Comply with all requirements included within the attached Fresno Irrigation District memorandum dated March 17, 2017.

DEVELOPMENT FEES AND CHARGES

Pursuant to Government Code §66020(d)(1) each local agency shall provide to the project applicant a notice in writing at the time of the approval of a project or at the time of the imposition of the fees, dedications, reservations, or other exactions a statement, and notification that the 90-day approval period in which the applicant may protest has begun (please see Notice to Project Applicant contained herein above for further information).

This project is subject to the following development fees and charges:

SEWER CONNECTION CHARGES

FEE RATE

- | | |
|--|--------------------------------|
| a. Lateral Sewer Charge [1] | \$0.10/sq. ft. (to 100' depth) |
| b. Oversize Charge [1] | \$0.05/sq. ft. (to 100' depth) |
| c. Trunk Sewer Charge [2]
Service Area: | N/A |
| d. Wastewater Facilities Charge [3] | \$2,119/living unit |
| e. House Branch Sewer Charge [2] | N/A |

WATER CONNECTION CHARGES

FEE RATE

- | | |
|------------------------------|--|
| f. 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. |
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g. Frontage Charge [1]	\$6.50/lineal foot
h. Transmission Grid Main Charge [1]	\$804/net acre (parcels under 5 gross acres)
i. Transmission Grid Main Bond Debt Service Charge [1]	\$304/net acre (parcels under 5 gross acres)
j. UGM Water Supply Fee [2] Service Area:	N/A
k. Well Head Treatment Fee [2] Service Area:	N/A
l. Recharge Fee [2] Service Area:	N/A
m. 1994 Bond Debt Service [1] Service Area:	N/A

<u>CITYWIDE DEVELOPMENT IMPACT FEE</u>	<u>FEE RATE</u>
n. Fire Facilities Impact Fee – Citywide [4]	\$758/living unit
o. Park Facility Impact Fee – Citywide [4]	\$3,816/living unit
p. Quimby Parkland Dedication Fee [2]	N/A
q. Citywide Regional Street Impact Fee [3]	\$7,617/adj. acre
r. New Growth Area Major Street Fee [3]	N/A
s. Police Facilities Impact Fee – Citywide [4]	\$586/living unit
t. Traffic Signal Charge [1]	\$475/living unit

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.

[5] Determined by Public Works.