

Exhibit 9



DATE: May 12, 2017 revised

TO: Israel Trejo
Development and Resource Management Department

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

SUBJECT: Tentative Parcel Map 2017-02 and C-17-056, Public Works Conditions of Approval
Location: 2302 West Morris Avenue
Tim Butler / Precision

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

1. Dedicate street right of way per the Official Plan line Serial No 24 or rescind and construct as conditioned below. Contact DARM for information regarding the OPL.

PUBLIC IMPROVEMENT REQUIREMENTS

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.

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the tentative map. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed.

Construct or install the required improvements, or contact Public Works to enter into a bonded secured agreement for these improvements. This must be executed **prior** to perfection of this parcel map. Contact Jon Bartel at (559) 621-8684.

General Conditions

- Submit the following plans, as applicable, in a single package, to the Public Works Department, Traffic and Engineering Services Division for review and approval, prior to the final map: Street construction; Signing and Striping; Traffic Signal and Streetlight. All required signing and striping shall be installed and paid for by the developer / owner. The signing and striping plans shall comply with the current Caltrans standards and be submitted as a part of the street improvement plans.
- Additional offsite improvements will be required at the time of future site plan review.
- Curb ramps with "Detectable Warning Devices" are required at all corners within the limits of this parcel map.

- Repair all 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**.
- All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter, and sidewalk to match existing adjacent street improvements. This work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per Fresno Municipal Code 13-211.
- Provide a 30' visibility triangle at all street intersections and a 10' visibility triangle where all driveways and / or alleys intersect streets.
- Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
- Street widening and transitions shall also include utility relocations and necessary dedications.

Street Dedications and / or Vacations

Identify pedestrian paths of travel along public sidewalks: Provide a minimum of 4' clear to accommodate access along the entire street frontage of this map. Identify all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, news stands, trash receptacles, tree wells, etc. within the public right of way or public easements.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division. Contact Jason Camit at (559) 621-8681. Encroachment agreements must be approved prior to final map.

- Private pipe: The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment agreement is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division. Encroachment agreements must be approved prior to final map. Obtain an encroachment agreement to allow the existing/proposed private pipe within Bullard Avenue and Van Ness Boulevard to remain. Contact Jason Camit at (559) 621-8681 for details.

Frontage Improvement Requirements

All improvements shall be constructed in accordance with the Standard Specifications and Standard Drawings of the City of Fresno, Public Works Department. Street construction plans are required and shall be approved by the City Engineer. The performance of any work within the public street rights-of-way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. Contact the City of Fresno Public Works Department, Traffic and Engineering Services Division at **(559) 621-8670** for detailed information.

Public Streets:

Bullard Avenue: 72' - 88' Arterial

1. Dedication Requirements:
 - a. Dedicate **2'** of property, for pedestrian purposes, to provide 12' from face of curb to the proposed easement, within the limits of APN's 415-033-44 and -45. Verify and provide dimensions on the map.

- b. Dedicate **8'** of property for pedestrian purposes for a bus bay at the southeast corner of Bullard and Van Ness.
 - c. Relinquish direct vehicular access rights to Bullard Avenue from all lots within this subdivision.
2. Construction Requirements:
- a. Construct a concrete sidewalk, along the frontage of **this map (not including remainder) and APN 415-033-44 and -45** to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. (5 ½' from face of curb to walk – 6' sidewalk – ½' from back of walk to pedestrian easement. A dedication for a pedestrian easement is required. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C). **(per City Engineer)**
 - b. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7**.
 - ~~c. Construct an 80' bus bay curb and gutter at the southeast corner of Bullard and Van Ness to Public Works Standard P-73, complete with a 12' monolithic sidewalk. **(per City Engineer)**~~
 - d. Construct permanent paving, as needed for the bus bay.

Morris Avenue: 52.5' Modified Local

1. Dedication Requirements:
 - a. Either dedicate to the existing Official Plan line (OPL) **-OR- Rescind the OPL** and dedicate **22.5'** of property, for public street purposes, within the limits of **APN 415-033-44 and -45**, per Public Works Standards.
2. Construction Requirements:
 - a. Construct **17.5'** of permanent paving (measured from face of curb) or as approved on the street plans, within the limits of **APN 415-033-44 and -45**.
 - b. Construct a street type approach to Public Works Standard **P-77**.
 - c. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-9**. - **OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Public Works Standards.

Sequoia Drive: 60' Local

1. Dedication Requirements:
 - a. Either dedicate to the existing Official Plan line (OPL) **-OR- Rescind the OPL** and dedicate **30'** of property, from center line, for public street purposes, within the limits of **APN 415-033-33**, per Public Works Standards.

Private Streets:

1. **Garages:** Garage or carport setbacks are recommended to be a minimum of 18' from the back of walk or curb, whichever is greater.
2. Provide a **10'** visibility triangle at all driveway approaches.
3. Gated entries shall accommodate vehicles turning around on private property if unable to enter. Gates shall swing onto private property.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees, **at the time of Parcel Map approval** based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Contact the Public Works Department, Frank Saburit at **(559)621-8797**.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **Infill Area**; therefore pay all applicable City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at **(559)621-8797**.


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 granting final occupancy.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: June 1, 2017

TO: ISRAEL TREJO, Planner III
Planning and Development Department

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

SUBJECT: SEWER REQUIREMENTS FOR PARCEL MAP No. 2017-02,
CONDITIONAL USE PERMIT APPLICATION No C-17-056, REZONE
APPLICATION No R-17007 AND ANNEXATION APPLICATION No ANX-
17-003

General

Rezone Application No. R-17-007, Parcel Map No. 2017-02, Conditional Use Permit Application No. C-17-056 and Annexation Application No. ANX-17-003, were filed by Precision Engineering, on behalf of Butler Construction, and pertain to +/-2.32 acres of property located on the southeast corner of North Van Ness Boulevard and West Bullard Avenue; 2302 West Morris Avenue (Site Address), APN: 415-033-45. Rezone Application No. R-17-007 is a request to pre-zone the property from Fresno County RA (Residential Agricultural) zone district to the City of Fresno RS-3/PD (Residential Single Family/Planned Development) zone district. Parcel Map no. 2017-02 is a request to subdivide the subject property into a 4-lot single family residential subdivision (and one Remainder lot) and includes the repeal of Official Plan Line Serial No 24. Conditional Use Permit Application No. C-17-056 is a request for a planned development with private streets and reduced building setbacks. Annexation Application No. ANX-17-003 is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in West Bullard Avenue and a 6-inch sewer main located in North Sequoia Drive. Sanitary 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.



A Nationally Accredited Public Utility Agency

SEWER REQUIREMENTS FOR PARCEL MAP No. 2017-02, CONDITIONAL USE
PERMIT APPLICATION No C-17-056, REZONE APPLICATION No R-17007 AND
ANNEXATION APPLICATION No ANX-17-003

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3. Provide drop man connection detail for service from manhole at the intersection of North Sequoia Drive and West Morris Avenues or match flow line.
4. Abandon any existing on-site private septic systems.
5. Separate sewer house branches are required for each lot
6. A cross access agreement is required for sewer service(s) crossing parcels
7. All underground utilities shall be installed prior to permanent street paving.
8. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Charge.
3. Wastewater Facility Charge (Residential Only)
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 Sections 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.



Department of Public Utilities – Water Division

DATE: May 8, 2017

TO: WILL TACKETT, Supervising Planner
Development Department/Current Planning

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

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

A handwritten signature in black ink, appearing to read "Robert A. Diaz", written over the printed name and title.

**SUBJECT: WATER REQUIREMENTS FOR VESTING PARCEL MAP 2017-02,
CONDITIONAL USE PERMIT C-17-056 AND ANNEXATION APPLICATION
ANX-17-003**

General

Rezone Application No. R-17-007, Parcel Map No. 2017-02, Conditional Use Permit Application No. C-17-056 and Annexation Application No. ANX-17-003, were filed by Precision Engineering, on behalf of Butler Construction, and pertain to +/-2.32 acres of property located on the southeast corner of North Van Ness Boulevard and West Bullard Avenue; 2302 West Morris Avenue (Site Address), APN: 415-033-45. Rezone Application No. R-17-007 is a request to pre-zone the property from Fresno County RA (Residential Agricultural) zone district to the City of Fresno RS-3/PD (Residential Single Family/Planned Development) zone district. Parcel Map no. 2017-02 is a request to subdivide the subject property into a 4-lot single family residential subdivision (and one Remainder lot) and includes the repeal of Official Plan Line Serial No 24. Conditional Use Permit Application No. C-17-056 is a request for a planned development with private streets and reduced building setbacks. Annexation Application No. ANX-17-003 is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary.

Water Service

The nearest water mains to serve the proposed project are an 8-inch main located in North Van Ness Boulevard, an 8-inch main located in West Bullard Avenue and an 8-inch main located in North Sequoia Drive. Water facilities are available to provide service to the site subject to the following requirements:

1. On-site water facilities shall be private.



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MEMORANDUM

Will Tackett, Supervising Planner

Water Requirements for Vesting Parcel Map No. 2017-02, Conditional Use Permit C-17-056 and Annexation Application ANX-17-003

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May 11, 2017

2. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
3. The project applicant shall be required to pay water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.
4. The project applicant shall be required to construct, or participate in the construction of, water system improvements or enhancements to accommodate the forecasted peak instantaneous water demands of the project, inclusive of fire protection water demands. The degree of system improvements or enhancements required to accommodate the increased water demands for the project will be dependent upon the Peak Hour Water Demands and Fire Protection Water Demands required to applicant's structures planned for the applicant's project site. The water system elements that will be incorporated into the cost of water system improvements and enhancements will include:
 - a. Additional groundwater pumping capacity
 - b. Additional groundwater recharge capacity
 - c. Additional surface water treatment capacity
 - d. Additional water distribution system capacity
5. To determine the degree of water system improvements and enhancements the applicant shall be required to construct, or participate in the construction of, the applicant shall present water demand forecasts for the proposed project to the Director of Public Utilities, or designee.
 - a. The applicant shall provide a forecast for the Peak Hour Water Demand (gallons per minute) at full build out of the project, including domestic and irrigation demands;
 - b. The applicant shall provide a forecast for the Total Annual Water Demand (gallons) at full build out for the project, including domestic and irrigation demands; and
 - c. The applicant shall include a Fire Protection Water Demand of 1,500 gallons per minute (gpm) in the water demand forecast.
 - d. The Peak Hour Water Demands plus Fire Protection Water Demands shall represent the peak instantaneous water demands required for the project.

MEMORANDUM

Will Tackett, Supervising Planner

Water Requirements for Vesting Parcel Map No. 2017-02, Conditional Use Permit C-17-056 and
Annexation Application ANX-17-003

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May 11, 2017

6. If desired, the project applicant may request a cost estimate from the City to provide the necessary water system improvements and enhancements to accommodate the forecasted peak instantaneous water demands for the project. The City's cost estimate to provide the water system improvements and enhancements to accommodate the project's water demands shall be based on the number of water meters, and size of water meters required for the applicant's project. The fee schedule is presented below:

Meter Size	Water Capacity Charge Per Meter
Up to ¾-inch	\$2,624
1"	\$4,246
1-1/2"	\$5,308
2"	\$10,615
3"	\$16,984
4"	\$26,538
6"	\$53,076
8"	\$254,763

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

File No. 210.411

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PUBLIC AGENCY

ISRAEL TREJO
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

TIM BUTLER, BUTLER CONSTRUCTION
755 N. PEACH, SUITE E-2
CLOVIS, CA 93611

PROJECT NO: **2017-002**

ADDRESS: **2302 W. MORRIS AVE.**

APN: **415-033-45**

SENT: 5/22/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
D	\$8,623.00	NOR Review *	\$89.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$452.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$8,623.00		Total Service Charge: \$541.00		

* The Development Review Service Charge shown above is associated with FR CUP 2017-056 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 2/28/18 based on the site plan submitted to the District on 5/02/17 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 TPM No. 2017-002

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

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO MORRIS, SEQUOIA AND/OR BULLARD 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
☒ 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 TPM No. 2017-002

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

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**FR
TPM No. 2017-002**

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. — 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**

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CC:

JULIO PADILLA, PRECISION CIVIL ENGINEERING, INC.

1234 "O" STREET

FRESNO, CA 93710

FR TPM No. 2017-002

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

File No. 210.413

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PUBLIC AGENCY

ISRAEL TREJO
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

TIM BUTLER, BUTLER CONSTRUCTION
755 N. PEACH, SUITE E-2
CLOVIS, CA 93611

PROJECT NO: **2017-056**

ADDRESS: **2302 W. MORRIS AVE.**

APN: **415-033-45**

SENT: 5/22/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
D	\$8,623.00	NOR Review *	\$89.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$452.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$8,623.00		Total Service Charge: \$541.00		

* The Development Review Service Charge shown above is associated with FR TPM 2017-002 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 2/28/18 based on the site plan submitted to the District on 5/02/17 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. 2017-056**

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

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**FR
CUP No. 2017-056**

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO MORRIS, SEQUOIA AND/OR BULLARD 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
☒ 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.

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

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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. — See Exhibit No. 2 for additional comments, recommendations and requirements.


Debbie Campbell
Design Engineer


Gary W. Chapman
Project Engineer

**FR
CUP No. 2017-056**

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

Page 4 of 4

CC:

JULIO PADILLA, PRECISION CIVIL ENGINEERING, INC.

1234 "O" STREET

FRESNO, CA 93710

FR CUP No. 2017-056



FIRE DEPARTMENT

DATE: May 11, 2017

TO: ISRAEL TREJO, Planner III
Development and Resource Management Department

FROM: MARK GUARDADO, Fire Prevention Inspector II 
Prevention and Technical Services Division

SUBJECT: 2302 W Morris, C-17-056, ANX-17-003, R-17-007

1. () **RESUBMIT** - Resubmit a complete set of drawings that have addressed all of the items listed. The current items listed are not necessarily a complete list of issues that will need to be addressed. During the plan review of the resubmitted plans, additional requirements may be called out. Also include a set of the original plans submitted and a detailed response letter clarifying how and where all items have been addressed in the resubmittal set. The nature, quantity and complexity of items to be addressed will require additional review and therefore cannot be completed during a back check appointment.
2. () Note on plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.
3. () Note on plan: All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.
4. () Note on plan: Electric gates shall be provided with battery back-up.
5. () Note on plan: All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 16 foot minimum lanes are required.
6. () Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)
7. () Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4 ½ inch outlet shall face the access lane.
8. () Note on plan: The hydrant and access roads must be installed prior to the beginning of construction.

9. () Note on plan: The bulb of the cul-de-sac must be marked as a fire lane, due to turning radius and single point of access over 150 feet in depth.
10. () Note on plan: Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005)
11. () Note on plan: Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."
12. () Relocate the fire hydrant to the location indicated on the plans.



Preparing Career Ready Graduates

May 3, 2017

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

SUBJECT: **REZONE APPLICATION NO. R-17-007**
PARCEL MAP NO. 2017-02
CONDITIONAL USE PERMIT APPLICATION NO. C-17-056
ANNEXATION APPLICATION NO. ANX-17-003
2302 W. MORRIS AVE.
APN: 415-033-45

Dear Mr. Trejo,

In response to your request for review and comment on the above Rezone Application, Parcel Map, Conditional Use Permit Application, and Annexation Application for the proposed 4-lot single family residential subdivision with one remainder lot to be located at 2302 West Morris 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:	Malloch
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

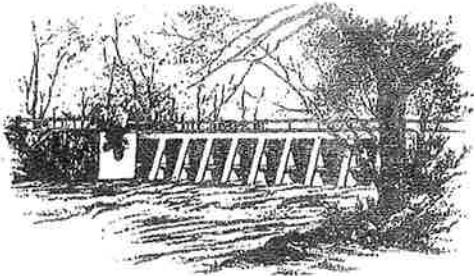
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BOARD OF EDUCATION

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ACTING SUPERINTENDENT

Robert G. Nelson



YOUR MOST VALUABLE RESOURCE - WATER



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

March 17, 2017

Israel Trejo
Department and Resource Management Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721

RE: Parcel Map No. 2017-02, Rezone R-17-007, Conditional Use Permit C-17-056, and
Annexation ANX-17-003
S/E Bullard and Van Ness avenues

Dear Mr. Trejo:

The Fresno Irrigation District (FID) has reviewed Parcel Map No. 2017-02, Rezone R-17-007, Conditional Use Permit C-17-056, and Annexation ANX-17-003 for which the applicant request to subdivide the subject property into a 4-lot single family residential subdivision (and one Remainder lot), the planned development will include private streets and reduced building setbacks, APN: 415-033-45. FID has the following comments:

1. FID does not own, operate or maintain any facility located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's E-2 Pipeline No. 127 runs southerly along the east side of Van Ness Avenue, ending at Bullard Avenue approximately 80 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 Van Ness Avenue, Bullard Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.
3. For informational purposes, Fresno Metropolitan Flood Control District's E-2 No. 127 traverses the northwest corner of the subject property and may be impacted by the proposed project. Please contact FMFCD for further comments regarding this facility.
4. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude

G:\Agencies\FresnoCity\Parcel Map\2017-02.doc

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

increasing the area's existing groundwater overdraft problem or require the use of reclaimed water, if available.

5. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.
6. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

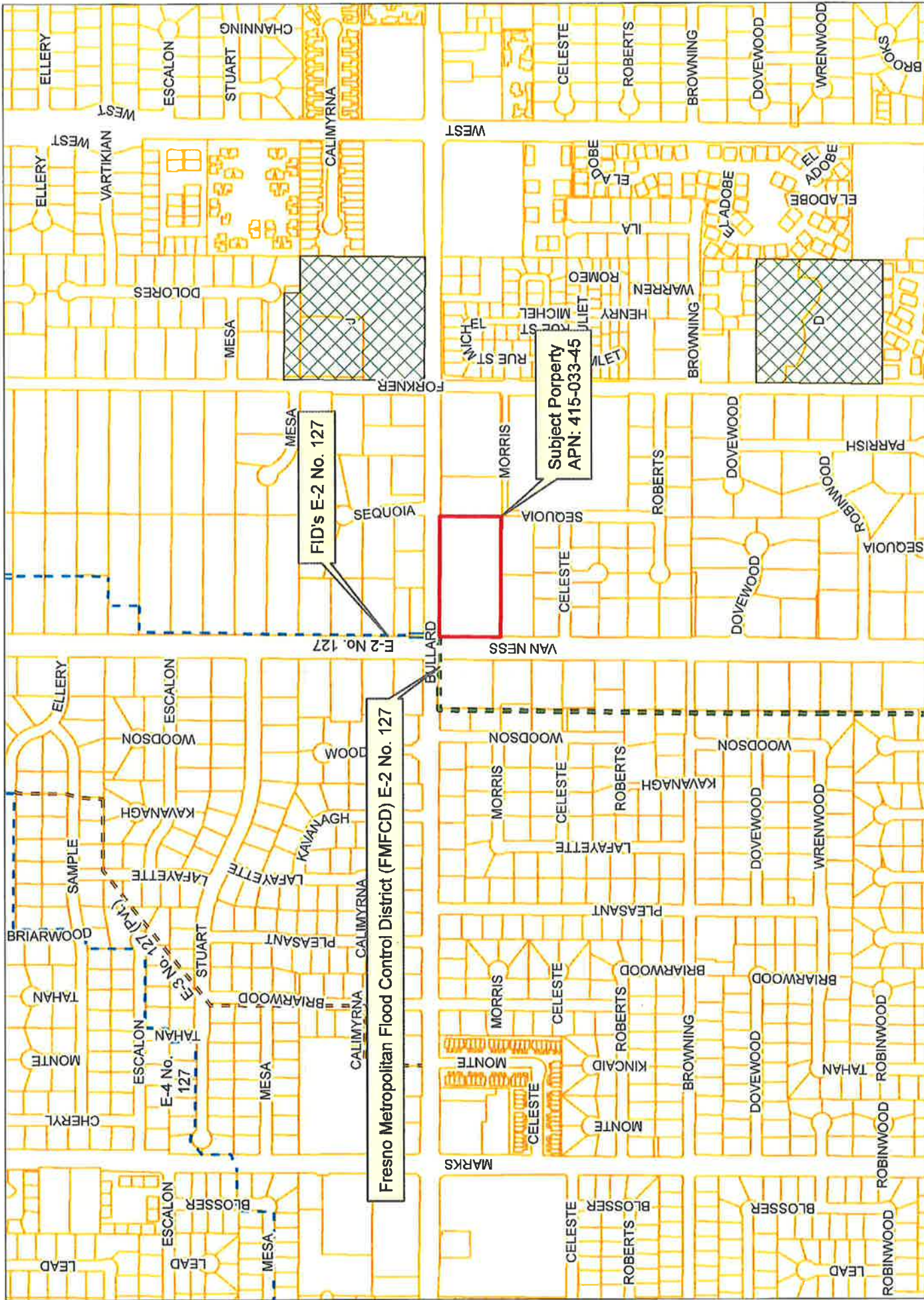
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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

0 315 630 Feet
1 inch = 624.41 feet

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**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: June 1, 2017

TO: ISRAEL TREJO, Planner III
Planning and Development Department

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

SUBJECT: SOLID WASTE REQUIREMENTS FOR PARCEL MAP No. 2017-02,
CONDITIONAL USE PERMIT APPLICATION No C-17-056, REZONE
APPLICATION No R-17007 AND ANNEXATION APPLICATION No ANX-
17-003

General

Rezone Application No. R-17-007, Parcel Map No. 2017-02, Conditional Use Permit Application No. C-17-056 and Annexation Application No. ANX-17-003, were filed by Precision Engineering, on behalf of Butler Construction, and pertain to +/-2.32 acres of property located on the southeast corner of North Van Ness Boulevard and West Bullard Avenue; 2302 West Morris Avenue (Site Address), APN: 415-033-45. Rezone Application No. R-17-007 is a request to pre-zone the property from Fresno County RA (Residential Agricultural) zone district to the City of Fresno RS-3/PD (Residential Single Family/Planned Development) zone district. Parcel Map no. 2017-02 is a request to subdivide the subject property into a 4-lot single family residential subdivision (and one Remainder lot) and includes the repeal of Official Plan Line Serial No 24. Conditional Use Permit Application No. C-17-056 is a request for a planned development with private streets and reduced building setbacks. Annexation Application No. ANX-17-003 is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary.

Solid Waste Requirements

Parcel Map 2017-02 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.



A Nationally Accredited Public Utility Agency

MEMORANDUM
ISRAEL TREJO, Planner III
Planning and Development Department
June 1, 2017

SOLID WASTE REQUIREMENTS FOR PARCEL MAP No. 2017-02, CONDITIONAL
USE PERMIT APPLICATION No C-17-056, REZONE APPLICATION No R-17007 AND
ANNEXATION APPLICATION No ANX-17-003

Page 2 of 2

Suggestions to Reduce Impacts/Address Concerns

Provide 44' (centerline) turning radius.

Gated entrances require 16' of clearance.

Gates need to be relocated at least 40' away from entrance.

Recommended Conditions of Approval

Project will continue to be serviced by Solid Waste Division.

Provide access to gates by 5:30 a.m. or provide remote, key or access code.

Provide turn around for solid waste vehicle (noted on plans).

Additional Information

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



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

May 3, 2017

Israel Trejo
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018963
2602

Dear Mr. Trejo:

PROJECT NUMBER: ANX-17-003, C-17-056, R-17-007, TPM 2017-02

Rezone Application No. R-17-007, Parcel Map No. 2017-02, Conditional Use Permit Application No. C-17-056 and Annexation Application No. ANX-17-003, were filed by Precision Engineering, on behalf of Butler Construction, and pertain to ± 2.32 acres of property located on the southeast corner of North Van Ness Boulevard and West Bullard Avenue. **Rezone Application No. R-17-007** is a request to prezone the property from Fresno County RA (*Residential Agricultural*) zone district to the City of Fresno RS-3/PD (*Residential Single Family/Planned Development*) zone district. **Parcel Map No. 2017-02** is a request to subdivide the subject property into a 4-lot single family residential subdivision (and one Remainder lot) and includes the repeal of Official Plan Line Serial No 24. **Conditional Use Permit Application No. C-17-056** is a request for a planned development with private streets and reduced building setbacks. **Annexation Application No. ANX-17-003** is a request for annexation to the City of Fresno. The proposed reorganization is located within the City of Fresno's Sphere of Influence Boundary.

APN: 415-033-45

ZONING: RA (Fresno County) to RS-3/PD (City of Fresno)

ADDRESS: 2302 West Morris Avenue (Site Address)

Recommended Conditions of Approval:

- The proposed demolition/construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- 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.

The following comments pertain to the demolition of existing structures:

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

REVIEWED BY:

**Kevin
Tsuda**

Digitally signed by Kevin Tsuda:
DN: cn=Kevin Tsuda, o=Fresno County
Department of Public Health,
ou=Environmental Health Division,
email=ksuda@co.fresno.ca.us, c=US
Date: 2017.05.03 13:13:00 -07'00'

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

(559) 600-3271

kt

cc: Glenn Allen- Environmental Health Division (CT. 42.13)
Julio Padilla- Applicant (jpadilla@precisioneng.net)
Tim Butler- Owner (tim@buildingluxury.org)