

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

CONDITIONS OF APPROVAL

AUGUST 17, 2017

VESTING TENTATIVE TRACT MAP No. 5434/UGM

**LOCATED ON THE NORTHEAST CORNER OF EAST MCKINLEY AND NORTH TEMPERANCE
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 REQUIREMENTS (GENERAL)

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

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 5434/UGM, a 140-lot conventional single family residential subdivision, the subdivider may prepare a Final Map in accordance with the approved tentative map; and the following:
 - a) Approval of Vesting Tentative Tract Map No. 5434/UGM is contingent upon City Council approval of Rezone Application No. R-04-098.
 - b) Approval of Vesting Tentative Tract Map No. 5434/UGM is contingent upon City Council approval of Annexation Application No. ANX-17-002; 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 Fresno County 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; 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.
2. Prior to final map approval, the owner of the subject property shall execute a "Right to Farm" covenant with the City of Fresno. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts located in the City and/or County of Fresno and that the residents of the subject property should be prepared to accept the inconveniences and discomfort associated with normal farm activities. The "Right to Farm" covenant shall be recorded prior to or concurrent with the recording of any Final Map of Vesting Tentative Tract No. 5434/UGM.
3. The subdivider shall comply with San Joaquin Valley Air Pollution Control District Rule 9510. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District and to pay any applicable off-site mitigation fees.
4. The subdivider shall comply with Regulation VIII and Rule 8060 of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

5. 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.
6. 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.
7. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Planning and Development Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
8. 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.
9. 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.
10. 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.
11. 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.

12. Prior to annexation of the subject property into the City of Fresno, the subdivider shall pay all required fire district "transitional fees."
13. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
14. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

15. 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.
16. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.
17. 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.

18. 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 Chapter 13 of the FMC.
19. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
20. 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.
21. 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.
22. 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

- 23. Development of the subject property shall be subject to implementation of all applicable mitigation measures, fees, and timelines included within the Initial Study and Mitigated Negative Declaration prepared for Environmental Assessment No. R-04-098/T-5434/ANX-17-002 dated May 5, 2017.
 - a) The Mitigated Negative Declaration 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

- 24. The subject property will be zoned under the RS-4/UGM (*Residential Single Family, Medium Low Density Residential/Urban Growth Management*) zone district classification. Development of the subject property shall comply with all development standards of the respective RS-4/UGM zone district; and, all applicable requirements of the Fresno Municipal Code.

LANDSCAPING, OPEN SPACE, AND WALLS

- 25. Pursuant to Figure MT-2 of the Fresno General Plan, the subdivider shall provide and dedicate a minimum 26-foot wide Bicycle, Pedestrian and Landscape Easement (BPLE) (and irrigation system) along the westerly property lines of all lots with frontage on North Temperance Avenue (i.e., Lots 18-27 of Vesting Tentative Tract Map No. 5434/UGM).

- a) Construct a 6-foot high solid masonry sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 & 15-2018 of the FMC behind the required 26-foot wide BPLE along the westerly property lines of all lots with frontage on North Temperance Avenue (i.e., Lots 18-27 of Vesting Tentative Tract Map No. 5434/UGM).
26. In accordance with Section 15-4105-F-2 of the Fresno Municipal Code, the subdivider shall provide a minimum 10-foot wide landscape easement (and irrigation system) along the southerly property lines of all lots with frontage on East McKinley Avenue (i.e., Lots 1-18 of Vesting Tentative Tract Map No. 5434/UGM).
- a) Construct a 6-foot high solid masonry sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 & 15-2018 of the FMC behind the required 10-foot wide landscape easement along the rear property lines of all lots with frontage on East McKinley Avenue (i.e., Lots 1-18 of Vesting Tentative Tract Map No. 5434/UGM).
27. Pursuant to Section 15-4105-G-2-a of the FMC, when a Local Street intersects a Major Street and the corner lot sides onto the Local Street, the corner lot shall provide a minimum 8-foot wide landscaped strip (or easement subject to the conditions contained herein below) and irrigation system along the street side yard of the respective corner lot (i.e., Lots 7-8 & 21-22 of Vesting Tentative Tract Map No. 5434UGM).
- a) A greater landscape strip may be necessary for visibility purposes pursuant to Section 15-2018 of the FMC; and/or, for purposes of inclusion within the Community Facilities District (CFD) for maintenance purposes.
 - i) The subdivider shall provide minimum 10-foot wide landscape easement as necessary for purposes of inclusion within the CFD for maintenance purposes.
 - b) A minimum 6-foot high masonry wall (at finished grade of proposed site) pursuant to the solid wall shall be placed at the rear of the landscape strip or easement in accordance with the requirements of Section 15-2006 & 15-2018 of the FMC.
28. Provide a landscape strip (and irrigation system) at the end of interior blocks (i.e., Lots 58-60, 76-78, 94-96, 105, 115-116, 126-127 & 140 of Vesting Tentative

Tract Map No. 5434/UGM), in accordance with Section 15-4105-G-2-b of the FMC; and the following:

- a) A minimum landscape strip of five feet and irrigation system is required along the street side yard of the respective corner lot; unless a minimum four-foot wide park strip is provided between the curb and sidewalk.
 - i) The landscape strip/buffer shall be located adjacent to the “sidewalk pattern” within the adjacent public street rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies.
 - b) A minimum 6-foot high masonry wall (at finished grade of proposed site) pursuant to the solid wall shall be placed at the rear of the landscape strip or easement in accordance with the requirements of Section 15-2006 & 15-2018 of the FMC; with the following exceptions:
 - NOTE: An opening in the masonry wall may be permitted to provide a gate for access if approved by the Public Works Director.
29. Landscaping, which is compliant with the City of Fresno “Anti-Graffiti Landscaped Buffer Development and Planting Standards,” shall be required at all interior end-blocks and adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
30. The subdivider is required to provide street trees on all street frontages per Fresno Municipal Code standards and is responsible for the dedication of public planting and buffer landscape easements as determined by the Development and Resource Management and Public Works Departments.
- a) Street trees shall be planted at the minimum rate of one tree for each 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.

31. Provide a corner cut-off area at all intersections, driveways and alleys where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.
 - a) Street Intersections. 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.
 - b) Driveways and Alleys. Visibility of a driveway crossing a street lot line shall not be blocked above a height of three feet by vegetation or structures for a depth of 12 feet as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 feet. Street trees shall be pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.
32. 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.
33. 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.
34. Maintenance of any/all required landscape easements, strips and/or proposed Outlots within the boundary of Vesting Tentative Tract Map No. 5434/UGM shall

be provided pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

35. Comply with all street tree, buffer landscaping, median island, outlot, and trail requirements included within the attached memorandum from the Department of Public Works, Streets Division dated April 12, 2017.

STREETS AND RIGHTS-OF-WAY

36. 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.
37. 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.
38. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated April 17, 2017.

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Temperance Avenue north of the Fresno Irrigation District's (FID) Mill No. 36 Canal. The following sewer improvements shall be required prior to providing City sanitary sewer service to the project:

39. Comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated April 10, 2017.

WATER SERVICE

The nearest water mains to serve the proposed project are a 12-inch main located in East Temperance Avenue. The following water improvements shall be required prior to providing City water service to the project:

40. Comply with all of the requirements included within the attached Department of Public Utilities, Water Division memorandum dated April 10, 2017.

SOLID WASTE SERVICE

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

FIRE SERVICE

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

42. Comply with all of the requirements included within the attached Fresno Fire Department memorandum dated April 18, 2017.

FLOOD CONTROL AND DRAINAGE

43. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's memorandums to the Development and Resource Management Department dated April 4, 2017.

- a) Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to final map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational, and fencing shall conform to City of Fresno Public Works Standard No. P-98. The Fresno Mosquito and Abatement District shall be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-97 for temporary on-site ponding basins, and a

copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004. Maintenance of temporary ponding basins shall be provided through annexation to the Community Facilities District in accordance with the maintenance requirements included herein below; unless the City Engineer determines that maintenance may occur by the subdivider through a covenant agreement until such time that permanent drainage service is available.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

44. Comply with all of the requirements included within the attached County of Fresno, Department of Public Health memorandum dated March 9, 2017.

FRESNO IRRIGATION DISTRICT

45. Comply with all requirements included within the attached memorandum from the Fresno Irrigation District (FID) dated March 13, 2017.

RIGHT-OF-WAY ACQUISITION

46. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
47. 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.
48. 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.
49. 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.

50. 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:

51. With the exception of those areas which may be eligible for inclusion within the Community Facilities District (CFD) as referenced herein below, obligations for retention and maintenance of required end-block landscaped areas or strips for all corner lots shall be the responsibility of the respective property owner(s) on which the landscaped area is located.
 - a) Execute a covenant for all properties for which retention and maintenance of an end-block landscaped area or strip on a corner lot is the responsibility of the respective property owner prior to recordation of a Final Map.
 - NOTE: The covenant shall disclose and acknowledge all responsibilities associated with these conditions of approval to prospective buyers when individual lots are sold and identify terms, as appropriate, to assure compliance. The covenant shall be prepared in a form approved by the City of Fresno.
52. Comply with all the requirements included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum regarding Conditions for Maintenance Requirements dated April 6, 2017; and, the following:
53. If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.
 - NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.
- a) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location

and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.

- NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.
- b) Proceedings to place the Final Map into a CFD shall not commence until the Final Map, Landscape and Street Construction Plans are considered to be technically correct.
- c) If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.
54. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
- a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to Article 40 of Chapter 15 of the Fresno Municipal Code. The Declaration of Covenants, Conditions, and Restrictions (CC&R's) described herein, shall among other things, specify level of effort, frequency, and inspection of maintenance responsibilities, name the City as a third party beneficiary for those provisions, and be subject to approval by the Director of Public Works and the City Attorney's Office. Any amendment to the above

provisions or any other provision specifying any right of the City shall require the prior written consent of the City.

- NOTE: Should the owner/developer elect to establish a Home Owners' Association to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.

- b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

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

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

<i>SEWER CONNECTION CHARGES</i>	<i>FEE RATE</i>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Fowler	\$344/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. Fowler Trunk Sewer Interim Fee Surety [1]	\$574

g. House Branch Sewer Charge [2]

N/A

WATER CONNECTION CHARGES

FEE RATE

h. Service Connection Charge

Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.

i. Frontage Charge [1]

\$6.50/lineal foot

j. Transmission Grid Main Charge [1]

\$643/gross acre
(parcels 5 gross acres or more)

k. Transmission Grid Main
Bond Debt Service Charge [1]

\$243/gross acre
(parcels 5 gross acres or more)

l. UGM Water Supply Fee [2]
Service Area: 501-S

\$1,738/living unit

m. Well Head Treatment Fee [2]
Service Area: 501

\$79/living unit

n. Recharge Fee [2]
Service Area: 501

\$56/living unit

o. 1994 Bond Debt Service [1]
Service Area: 501

\$93/living unit

CITYWIDE DEVELOPMENT IMPACT FEES

FEE RATE

p. Fire Facilities Impact Fee – Citywide [4]

\$593/living unit

q. Park Facility Impact Fee – Citywide [4]

\$2,278/living unit

r. Quimby Parkland Dedication Fee [2]

\$1,120/living unit

s. Police Facilities Impact Fee – Citywide [4]

\$624/living unit

t. Traffic Signal Charge [1]

\$450.94/living unit

URBAN GROWTH MANAGEMENT

u. Major Street Charge [1] Service Area: D-1/E-2	\$3,161/adj. acre
v. Major Street Bridge Charge [1] Service Area: D-1/E-2	\$304/adj. acre
w. UGM Grade Separation Fee [1]	N/A
x. Street Acquisition/Construction Charge [2]	N/A

Notes:

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

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

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

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[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

March 9, 2017

Phillip Siegrist
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018880
2602

Dear Mr. Siegrist:

PROJECT NUMBER: R-04-098, ANX-17-002, TT-5434

Vesting Tentative Map of Tract No. 5434/UGM, Rezone Application No. R-04-098, and Annexation Application No. ANX-17-002 were filed by Ken Vang of Precision Civil Engineering, on behalf of RJF Fresno, and pertain to approximately ± 38 acres of property located on the northeast corner of East McKinley and North Temperance Avenues. **Rezone Application No. R-04-098-HE** proposes to amend the Official Zone Map to prezone the property from the AE-20 (*Agricultural Exclusive, 20 acres-Fresno County*) zone district to the City of Fresno RS-4/UGM (*Residential Single Family Medium LowDensity/Urban Growth Management*) zone district for purposes of facilitating annexation pursuant to **Annexation Application No. ANX-17-002**. **Vesting Tentative Map of Tract No. 5434/UGM** is a request to subdivide an approximate 28.81 net acre portion of the area into a 140-lot conventional single family residential subdivision with public streets. The annexation also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO).

APNs: 310-052-34, 40T, 42, 43, 18 ZONING: From AE-20 (Fresno County) to RS-4/UGM (Fresno City)
SITE ADDRESS: 7190 East McKinley Avenue

Recommended Conditions of Approval:

- 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.
- 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.
- 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.
- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Fresno General Plan. A noise

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

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study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.

- 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 any existing structure(s):

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

REVIEWED BY:

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

(559) 600-3271



April 17, 2017

SUBJECT: Tract No. 5434
Location: North East Temperance and McKinley
7190 East McKinley Ave

Dear Mrs. Zuniga:

The purpose of this letter is to provide school district information relative to the above-referenced subdivision and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/owner and the State Department of Real Estate.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: *Boris Elementary*
Address: *7071 E Clinton Ave Fresno, CA 93727*
Telephone: *(559) 327-3800*
Capacity: *808*
Enrollment: *577*

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

2. Intermediate School Information:

School Name: *Reyburn Intermediate*
Address: *2901 DeWolf Ave Clovis, CA 93619*
Telephone: *(559) 327-4500*
Capacity: *1600*
Enrollment: *1351*

Governing Board

Sandra A. Budd
Christopher Casado
Steven G. Fogg, M.D.
Brian D. Heryford
Ginny L. Hovseplan
Elizabeth J. Sandoval
Jim Van Volkinburg, D.D.S.

Administration

Janet L. Young, Ed.D.
Superintendent
Norm Anderson
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

3. High School Information:

School Name: *Clovis East High School*
Address: *2490 Leonard Ave Clovis, CA 93619*
Telephone: *(559) 327-4000*
Capacity: *3100*
Enrollment: *2335*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.22 per square foot for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Capturing stormwater since 1956.

File 210.414
210.45 "5434"

April 4, 2017

Mr. Phillip Siegrist
City of Fresno, Development Services/Planning
2600 Fresno Street, Third Floor
Fresno, CA 93721

Dear Mr. Siegrist,

Rezone Application No. R-04-098
Tract 5434
Drainage Area "BS"

The proposed rezone lies within the District's Drainage Area "BS". Based on information submitted at this time, the District's system can accommodate the proposed rezone. The existing Master Plan system has been designed for runoff from a Medium Density Residential land use at this location. Lot coverage must be provided to the District prior to submittal of improvement plans for this project and should the density of the project be commensurate with a density higher than Medium Density Residential mitigation may be required.

Please contact us if you need further information at (559) 456-3292.

Very truly yours,

Gary Chapman
Engineering Technician III

GC/lrl

k:\letters\rezone letters\fresno\misc years\2004-098(bs)(gc).docx



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Capturing stormwater since 1956.

File 170.251
170.44
310. "BS"

April 4, 2017

Mr. Phillip Siegrist
City of Fresno, Planning & Development Dept.
2600 Fresno Street, Third Floor
Fresno, CA 93721

Dear Mr. Siegrist,

**Annexation Application No. ANX-17-002
Annexation to the City of Fresno
Drainage Area "BS"**

The proposed annexation boundary encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan does not exist for the annexation at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further requests its historic growth increment tax be applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Very truly yours,

Gary Chapman
Engineering Technician III

GC/lrl

c: Alan Hofmann, Fresno Metropolitan Flood Control District

k:\letters\annexation letters(lafco)\fresno\city of fresno anx-17-002(bs)(gc).docx

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

File No. 210.45

Page 1 of 6

PUBLIC AGENCY

PHILLIP SIEGRIST
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

RICK LANGDON, RJF FRESNO, LLC
3130 W. MAIN ST, SUITE A-2
VISALIA, CA 93291

PROJECT NO: **5434R**

ADDRESS: **NEC MCKINLEY AND TEMPERANCE AVE.**

APN: **310-052-34**

SENT: **4/4/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BS	\$320,540.00	NOR Review	\$1,369.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$3,820.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
Total Drainage Fee: \$320,540.00		Total Service Charge:	\$5,189.00	

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/18 based on the site plan submitted to the District on 3/06/17 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
TRACT
No. 5434R**

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

Page 2 of 6

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

1. ☐ a. Drainage from the site shall
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
☐ 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. 5434R

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

Page 3 of 6

**FR
TRACT No. 5434R**

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.



Peter Sanchez
District Engineer



Gary W. Chapman
Project Engineer

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

Page 4 of 6

CC:

KEN VANG, PRECISION CIVIL ENGINEERING, INC.

1234 O STREET

FRESNO, CA 93721

FR TRACT No. 5434R

Page 5 of 6

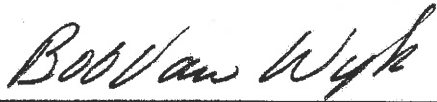
Storm Drain Facilities
Cost Sheet

15" Concrete Pipes	\$64.00 LF
18" Concrete Pipes	\$68.00 LF
24" Concrete Pipes	\$76.00 LF
30" Concrete Pipes	\$90.00 LF
36" Concrete Pipes	\$106.00 LF
42" Concrete Pipes	\$123.00 LF
48" Concrete Pipes	\$144.00 LF
54" Concrete Pipes	\$175.00 LF
60" Concrete Pipes	\$205.00 LF
66" Concrete Pipes	\$243.00 LF
72" Concrete Pipes	\$280.00 LF
84" Concrete Pipes	\$313.00 LF
96" Concrete Pipes	\$338.00 LF
15" Jacked Pipes	\$555.00 LF
18" Jacked Pipes	\$608.00 LF
24" Jacked Pipes	\$687.00 LF
30" Jacked Pipes	\$766.00 LF
36" Jacked Pipes	\$846.00 LF
42" Jacked Pipes	\$898.00 LF
48" Jacked Pipes	\$951.00 LF
54" Jacked Pipes	\$1,031.00 LF
60" Jacked Pipes	\$1,110.00 LF
66" Jacked Pipes	\$1,216.00 LF
72" Jacked Pipes	\$1,374.00 LF
84" Jacked Pipes	\$1,533.00 LF
Manholes	\$4,000.00 EA
Inlets & Laterals	\$4,450.00 EA
Outfalls	\$8,500.00 EA
Canal Outfalls	\$15,000.00 EA
Basin Excavation	\$0.75 CY
 IMPROVEMENTS ADJACENT TO BASIN	
Fence, Pad, and Gate	\$20.00 LF
Mowstrip	\$17.50 LF
Arterial Paving	\$70.00 LF
Local Paving	\$45.00 LF
Curb and Gutter	\$18.25 LF
Sidewalk	\$36.00 LF
Sewer Line	\$21.00 LF
Water Line	\$24.00 LF
Street Lights	\$65.00 LF
Pump Station/Intake	\$375,000.00 EA

FR TRACT No. 5434R

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

Page 6 of 6

<h1>POLICY MANUAL</h1>	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
	Subject: Flood Plain Policy
	Approved By: 

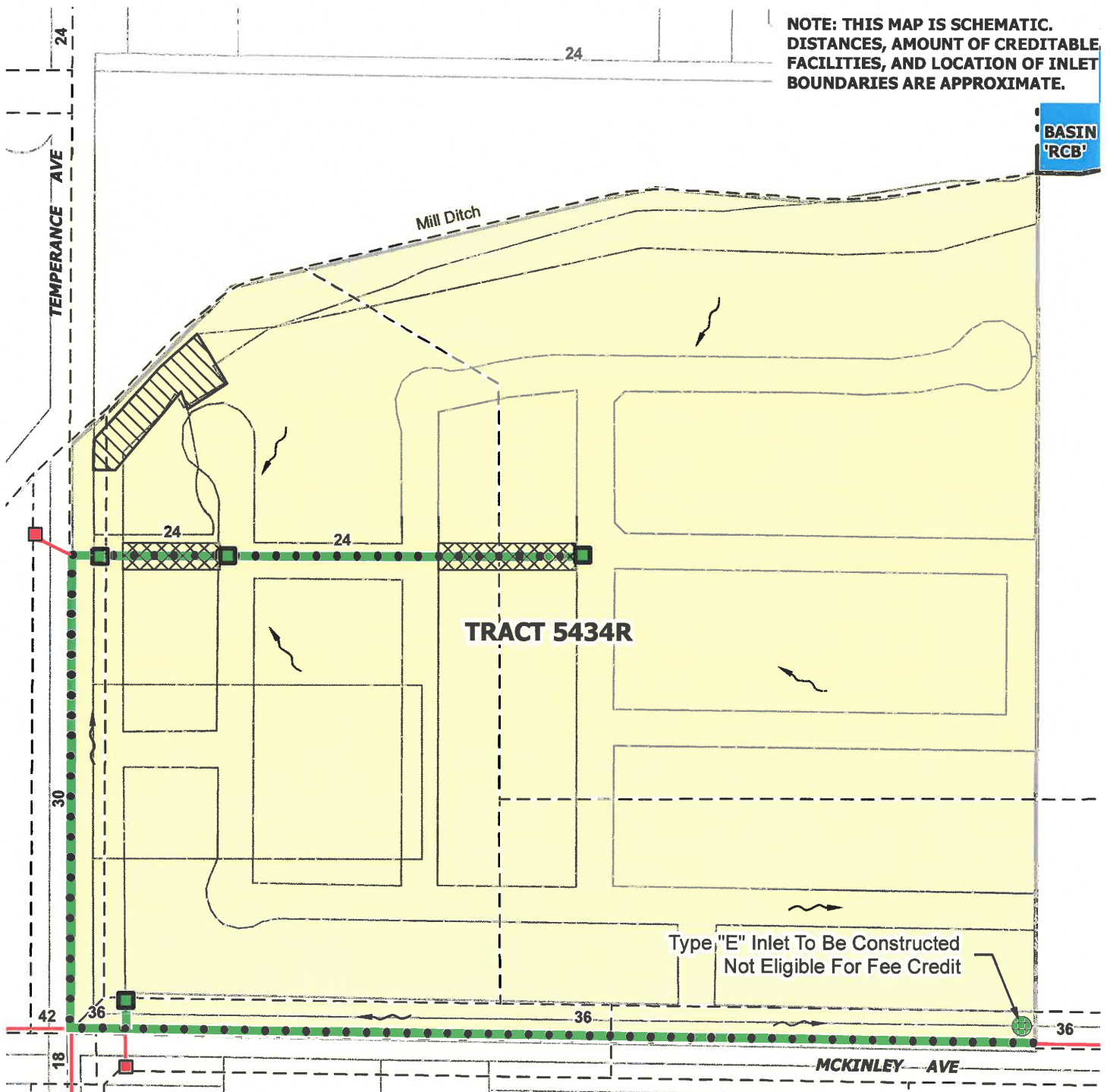
Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

Policy:

- (1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.
- (2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.
- (3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.
- (4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

NOTE: THIS MAP IS SCHEMATIC.
DISTANCES, AMOUNT OF CREDITABLE
FACILITIES, AND LOCATION OF INLET
BOUNDARIES ARE APPROXIMATE.

BASIN
'RCB'



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Future Master Plan Facilities
- Inlet Boundary
- Direction Of Drainage
- Existing FMFCD Easement
- 15' Wide Storm Drainage Easement To Be Dedicated To District
- Limits Of Tract 5434R



1" = 200'

TRACT 5434R
DRAINAGE AREA "BS"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS
EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

There is an existing permanent District easement, Fresno County Records Document Number 89039390, that is within the northwesterly portion of the proposed site. Site layout must be verified as to relationship to this easement and proposed uses and design layout shall not conflict with the easement or the District's access to the associated gauging station.

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

Development No. Tract 5434R

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

TRACT

No.

5434

PUBLIC AGENCY

Mr. Gil Haro, Planning Manager
Planning & Development Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721

DEVELOPER

PLEASANT VALLEY INVESTMENTS, LC
7675 N. INGRAM AVE., SUITE 104
FRESNO, CA 93711
-

MAP NO.	<u>5434</u>	PRELIMINARY FEE(S) (See below)
DRAINAGE AREA(S)	<u>" BS " " - "</u>	DRAINAGE AREA <u>" BS " \$267,402.00</u>
DATE <u>5/24/06</u>		DRAINAGE AREA <u>" - " -</u>
		TOTAL FEE <u>\$267,402.00</u>

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.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Contact the FMFCD project engineer prior to approval of the final map for the fee.

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.

Page 2 of 4

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

 X Appears to be located within a 500 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District.

 Does not appear to be located within a flood prone area.

6. 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, approved August 1999, (modified December 2002.) 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 to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

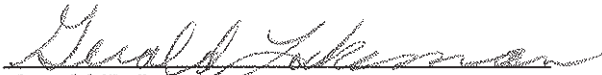
- b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office.) A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

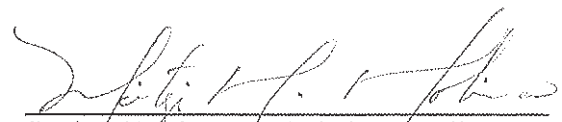
**TRACT
No. 5434**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

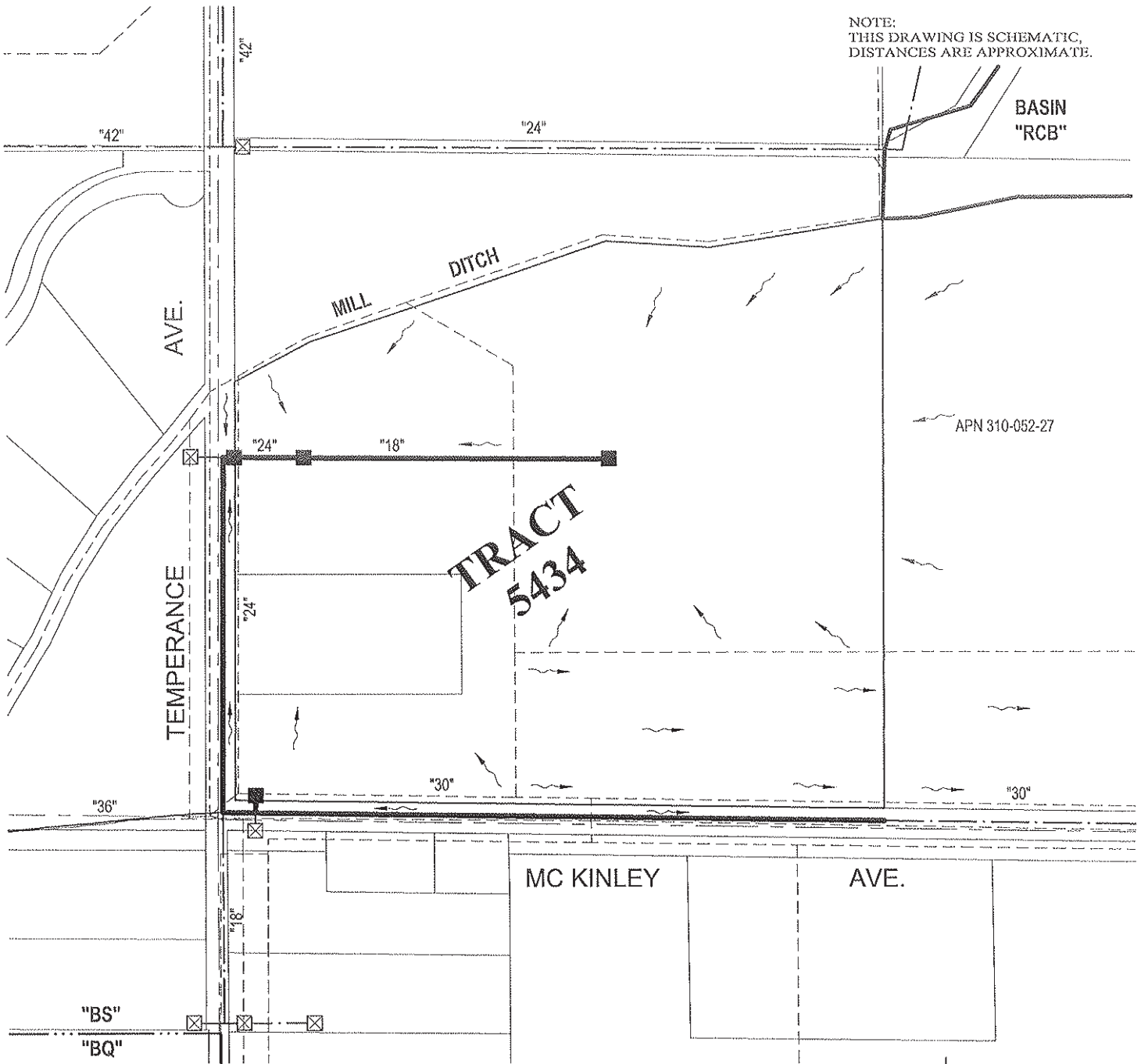
- c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate 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.
7. 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.
8. 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.
9. X See Exhibit No. 2 for additional comments, recommendations and requirements.


Gerald E. Lakeman,
District Engineer



Project Engineer: Mitzi M. Molina

C: PRECISION CIVIL ENGINEERING, INC.
7690 N. PALM AVE., SUITE 104
FRESNO, CA 93711

NOTE:
THIS DRAWING IS SCHEMATIC,
DISTANCES ARE APPROXIMATE.



LEGEND

-  Master Plan Facilities To Be Constructed By Developer - Pipeline (size Shown) & Inlet.
-  Future Master Plan Facilities
-  Direction Of Drainage
-  Inlet Boundary
-  Drainage Area Boundary

SCALE = 1"=300'

N

TRACT 5434
DRAINAGE AREA: "BS"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS
EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that Developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The easement may be slightly realigned to accommodate future development, provided the property owner accepts the responsibility to grade the property such that the drainage from the property will reach inlets on the alternate pipeline alignment, and accepts any additional costs for the construction of additional storm drain facilities that may be required. Any proposed storm drain alignments must be reviewed and approved by the District.

Drainage patterns shall be as shown on Exhibit No. 1 to conform to the Master Plan. The East University Avenue cul-de-sac shall be reconfigured to enter from North Hornet Avenue to facilitate drainage of the cul-de-sac westerly in accordance with the Master Plan.

The developer shall provide a major storm breakover channel to Temperance Avenue. The surface flowage channel shall be located on Outlot "R" and provide for passage of major storms from Tract 5434 and any other areas flowing thereto. The storm drainage pipeline entering the tract from Temperance shall be located within an easement on Outlot "R". This easement can be a dual easement for both the pipeline and channel.

The District recommends a stub street to the east from Tract 5434 to Assessor's Parcel Number 310-052-27. This is necessary to allow surface drainage from Assessor's Parcel Number 310-052-27 to reach the future Master Plan inlet shown on Exhibit No. 1. If the stub street is not constructed, the developer of Tract 5434 must provide a method of storm water conveyance to allow drainage from Assessor's Parcel Number 310-052-27 to drain in an easterly direction towards Temperance Avenue.

Development No. Tract 5434

OTHER REQUIREMENTS
EXHIBIT NO. 2

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.

There is an existing permanent District easement, Fresno County Records Document Number 89039390, that is within the northwesterly portion of the proposed site. Site layout must be verified as to relationship to this easement and proposed uses and design layout shall not conflict with the easement or the District's access to the associated gauging station.

Development No. Tract 5434

MAR 24 2017

Planning Department
City of Fresno
2600 Fresno St., Room 3065
Fresno, CA 93721

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20170044
Land Use Agency: City of Fresno
Land Use Agency ID Number: Unknown

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Tract 5434 project located at 7190 McKinley in Fresno, California. Pursuant to District Rule 9510, Section 8.4, the District is providing the City of Fresno with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- A summary of project emissions and emission reductions
- A summary of the off-site mitigation fees
- A copy of the Air Impact Assessment application
- An approved Monitoring and Reporting Schedule

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the City of Fresno. No provision of District Rule 9510 requires action on the part of the City of Fresno; however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

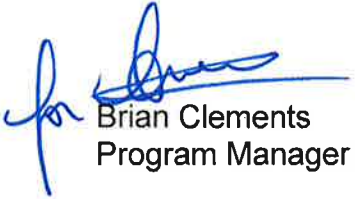
Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

Page 2

If you have any questions, please contact Ms. Stephanie Pellegrini at (559) 230-5820.

Sincerely,

Arnaud Marjollet
Director of Permit Services

A handwritten signature in blue ink, appearing to read "for Brian Clements". The signature is stylized and written over the printed name.

Brian Clements
Program Manager

AM: sp

Enclosures

Off-site Emissions Estimator Worksheet

03/21/2017

Applicant/Business Name:	RJF Fresno, LLC
Project Name:	Tract 5434
Project Location:	7190 McKinley in Fresno, CA
District Project ID No.:	C-20170044

Project Construction Emissions									
Project Phase Name	ISR Phase	Construction Start Date	NOx			PM10			
			Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)
Construction - 140 DU	1	01/01/2018	3.3675	2.6940	0.6735	0.0000	0.2010	0.1105	0.0905
	2				0.0000	0.0000			0.0000
Construction - 140 DU	3	01/01/2019	0.0036	0.0028	0.0008	0.0000	0.0002	0.0001	0.0001
	4				0.0000	0.0000			0.0000
	5				0.0000	0.0000			0.0000
	6				0.0000	0.0000			0.0000
	7				0.0000	0.0000			0.0000
	8				0.0000	0.0000			0.0000
	9				0.0000	0.0000			0.0000
	10				0.0000	0.0000			0.0000
		Total	3.3711	2.6968	0.6743	0.0000	0.2012	0.1106	0.0906
									0.0000

Total Achieved On-Site Reductions (tons)			
ISR Phase	NOx	PM10	
1	0.6735	0.0905	
2	1.2353	10.6050	
3	0.0008	0.0001	
4	0.0000	0.0000	
5	0.0000	0.0000	
6	0.0000	0.0000	
7	0.0000	0.0000	
8	0.0000	0.0000	
9	0.0000	0.0000	
10	0.0000	0.0000	
Total	1.9096	10.6956	

Project Operations Emissions (Area + Mobile)									
Project Phase Name	ISR Phase	Operation Start Date	NOx			PM10			
			Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)	Required Offsite Reductions (tons)	Unmitigated Baseline (TPY)	Mitigated Baseline (TPY)	Achieved Onsite Reductions (tons)
Operation - 140 DU	1		2.3680	2.2033	1.2353	4.6848	3.0229	1.9624	10.6050
	2	06/01/2018			0.0000	0.0000			0.0000
	3				0.0000	0.0000			0.0000
	4				0.0000	0.0000			0.0000
	5				0.0000	0.0000			0.0000
	6				0.0000	0.0000			0.0000
	7				0.0000	0.0000			0.0000
	8				0.0000	0.0000			0.0000
	9				0.0000	0.0000			0.0000
	10				0.0000	0.0000			0.0000
		Total	2.3680	2.2033	1.2353	4.6848	3.0229	1.9624	10.6050
									4.5095

Total Required Off-Site Reductions (tons)			
ISR Phase	NOx	PM10	
1	0.0000	0.0000	
2	4.6848	4.5095	
3	0.0000	0.0000	
4	0.0000	0.0000	
5	0.0000	0.0000	
6	0.0000	0.0000	
7	0.0000	0.0000	
8	0.0000	0.0000	
9	0.0000	0.0000	
10	0.0000	0.0000	
Total	4.6848	4.5095	

Note: TPY = Tons Per Year

Applicant/Business Name:	RJF Fresno, LLC
Project Name:	Tract 5434
Project Location:	7190 McKinley in Fresno, CA
District Project ID No.:	C-20170044

NOTES:

- (1) The start date for each ISR phase is shown in TABLE 1.
- (2) If you have chosen a **ONE-TIME** payment for the project, then the total amount due for ALL PHASES is shown under TABLE 2.
- (3) If you have chosen a **DEFERRED** payment schedule or would like to propose a **DEFERRED** payment schedule for the project, the total amount due for a specific year is shown in TABLE 3 according to the schedule in TABLE 1.
- (4) If you have not provided a proposed payment date, the District sets a default invoice date of 60 days prior to start of the ISR phase.

TABLE 1 - PROJECT INFORMATION

Project Phase name	ISR Phase	Start Date per Phase	Scheduled Payment Date*	Pollutant	Required Reductions (tons)	Project Reductions (tons)
Construction - 140 DU	1	1/1/18	Clean Fleet	NOx	0.0000	0.0000
				PM10	0.0000	0.0000
Operation - 140 DU	2	6/1/18	01/01/2018	NOx	4.6848	4.6848
				PM10	4.5095	4.5095
Construction - 140 DU	3	1/1/19	Clean Fleet	NOx	0.0000	0.0000
				PM10	0.0000	0.0000
	4			NOx	0.0000	0.0000
				PM10	0.0000	0.0000
	5			NOx	0.0000	0.0000
				PM10	0.0000	0.0000
	6			NOx	0.0000	0.0000
				PM10	0.0000	0.0000
	7			NOx	0.0000	0.0000
				PM10	0.0000	0.0000
	8			NOx	0.0000	0.0000
				PM10	0.0000	0.0000
	9			NOx	0.0000	0.0000
				PM10	0.0000	0.0000
	10			NOx	0.0000	0.0000
				PM10	0.0000	0.0000
TOTAL				NOx	4.6848	4.6848
(tons)				PM10	4.5095	4.5095

**TABLE 2 - NO
FDS**

2017	0.0000
	0.0000
	4.6948
	4.5095
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	4.6848
	4.5095

TABLE 3 - APPROVED FEE DEFERRAL SCHEDULE (FDS) BY PAYMENT YEAR

[illegible]

Rule 9510 Fee Schedule (\$/ton)		
	Year	NOx
	2017 and beyond	\$9,350
		\$9,011

Offsite Fee by Pollutant by Year (\$)	NOx	\$43,802
	PM10	\$40,635
Administrative Fee by Year (\$)		\$3,377.48
Offsite Mitigation Fee by Year (\$)		\$87,814.48
Total Project Offsite Fee (\$)		\$87,814.48



San Joaquin Valley Air Pollution Control District

Indirect Source Review (ISR) - Air Impact Assessment (AIA)

Application Form



A. Applicant Information

Applicant/Business Name: RJF Fresno, LLC

Mailing Address: 3130 W. Main St. Suite A-2

City: Visalia

State: CA

Zip:
93291

Contact: Rick Langdon

Title: Regional Manager

Is the Applicant a licensed state contractor? ☒ No ☐ Yes, please provide State License number:

Phone: 559-636-2793

Fax: 559-636-2835

Email: RLangdon@wchcommunities.com

B. Agent Information (if applicable)

Agent/Business Name: Precision Civil Engineering

Mailing Address: 1234 O Street

City: Fresno

State: CA

Zip:
93721

Contact: Rhett Winterton

Title: Technical Analyst

Phone: 559-449-4500

Fax:

Email: rwinterton@precisioneng.net

If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.

C. Project Information

Project Name: Tract 5434

Tract Number(s) (if known):

Project Location

Street: 7190 McKinley

City: Fresno

Zip:
93737

Cross Streets: NE corner of Temperance Ave and E McKinley Ave

County: Fresno

Permitting Agency: City of Fresno

Planner:

Mailing Address: 2600 Fresno St Room 3065

City: Fresno

State: CA

Zip:
93721

Permit Type and Number (if known):

Last Discretionary Approval Date:

D. Project Description

Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses):

Tract 5434 is a 140 lot subdivision on 33.48 acres.

Please check the box next to each applicable land use below:

- | | | | |
|--|---|---|--------------------------------------|
| <input type="checkbox"/> Commercial / Retail | <input type="checkbox"/> Light Industrial | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Office | <input type="checkbox"/> Heavy Industrial | <input type="checkbox"/> Recreational | |
| <input type="checkbox"/> Government | <input type="checkbox"/> Educational | <input type="checkbox"/> Medical | |

Select land use setting below:

- ☐ Urban ☒ Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?

☒ No ☐ Yes, NOV # _____

F. Voluntary Emission Reduction Agreement

Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?

☒ No ☐ Yes, VERA # _____

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? ☐ Yes ☒ No

FOR APCD USE ONLY

Filing Fee	Check #:	Date Stamp: Finance	Date Stamp: Permit
Received:	Project #:		FEB 14 2017
Date Paid:	#:		SJVUAPCD
Applicant #: C-302645	C-20170044		

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	310-052-34	2.33	RJF Fresno, LLC
2.	310-052-43	26.93	RJF Fresno, LLC Per Agent on 2/23/17 88
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org.

I. Project Development and Operation

Will the project require demolition of existing structures? ☒ Yes, complete I-1 ☐ No, complete I-2

I-1. Demolition

Total square feet of building(s) footprint to be demolished: 5141 Number of Building Stories: 1
 Demolition Start Date (Month/Year): 6/18 1/18 Per Agent on 3-15-17 88 Number of Days for Demolition: 2

I-2. Timing

Expected number of work days per week during construction? ☒ 5 days ☐ 6 days ☐ 7 days Per Agent on 2/23/17 88
 Will the project be developed in multiple phases? ☐ Yes, complete I-3 ☒ No, complete I-4 on 2/23/17 88

I-3. Phased Site Development and Building Construction

In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at www.valleyair.org.

1	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
2	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
5	Start of Construction (Month/Year):	Gross Acres:

End of Construction (Month/Year): _____	Net Acres (area devoted to buildings/structures): _____
First Date of Occupation (Month/Year): _____	Paved Parking Area (# of Spaces): _____
Building Square Footage: _____	Number of Dwelling Units: _____

Additional sheets for phasing information can be found on the District's website at www.valleyair.org.

I-4. Single Phase Development

Start of Construction (Month/Year): 1/18

Gross Acres: 33.48

End of Construction (Month/Year): 1/19

Net Acres (area devoted to buildings/structures): 30.18

First Date of Occupation (Month/Year): 6/18

Paved Parking Area (# of Spaces): 0

Building Square Footage: TBD

Number of Dwelling Units: 140

J. On-Site Air Pollution Reductions (Mitigation Measures)

Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".

1. Construction Detailed Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510)

☒ Yes, please complete mitigation measure 1

☐ No

2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

☒ Yes, please complete applicable mitigation measures 2a through 2f

☐ No

3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.)

☒ Yes, please complete applicable mitigation measures 3a through 3c

☐ No

4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

☐ Yes, please complete applicable mitigation measure 4a through 4e

☒ No

5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

☐ Yes, please complete applicable mitigation measures 5a through 5f

☒ No

6. Building Design (e.g. woodstoves or fireplaces)

☐ Yes, please complete mitigation measure 6

☒ No

7. Building Energy (e.g. exceed title 24, electrical maintenance equipment)

☐ Yes, please complete applicable mitigation measures 7a through 7b

☒ No

8. Solar Panels (e.g. incorporate solar panels in the project)

☐ Yes, please complete applicable mitigation measure 8

☒ No

K. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

☒ I request to review a draft of the District's analysis.

L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

☒ I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org.

M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org.

N. Attachments

Required:

- ☒ Tract Map or Project Design Map
- ☒ Vicinity Map
- ☒ Application Filing Fee
\$767.00 for mixed use and non-residential projects OR
\$512.00 for residential projects only

If applicable:

- ☒ Letter from Applicant granting Agent authorization
- ☐ Fee Deferral Schedule Application
- ☒ Monitoring & Reporting Schedule
- ☒ Supporting documentation for selected Mitigation Measures

O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): <u>Bhett Winterton</u>	Title: <u>Technical Analyst</u>
Signature: <u>[Signature]</u>	Date: <u>2/13/17</u>

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

3/23/17

11:02 am

Project Name:	TRACT 5434
Applicant Name:	RJF FRESNO, LLC
Project Location:	7190 MCKINLEY NE CORNER OF TEMPERANCE AVE AND E MICKINLEY AVE APN(s): 310-052-34, 310-052-43
Project Description:	LAND USE: Residential - 140 Dwelling Unit - Single Family Housing Residential - 140 Dwelling Unit - Single Family Housing Residential - 140 Dwelling Unit - Single Family Housing ACREAGE: 29.26
ISR Project ID Number:	C-20170044
Applicant ID Number:	C-302665
Permitting Public Agency:	CITY OF FRESNO
Public Agency Permit No.	

Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
CITY OF FRESNO	Improve Destination Accessibility	1.18 miles (distance to downtown or job center)	
CITY OF FRESNO	Improve Pedestrian Network	Within Project Site	
FRESNO UNIFIED SCHOOL DISTRICT	Implement School Bus Program	11% (family using school bus program)	

Number of Non-District Enforced Measures: 3

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	Ongoing

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

3/23/17

11:02 am

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	Ongoing
SJVAPCD	Construction - Detailed Fleet	For each project phase, maintain records of total hours of operation for all construction equipment, greater than 50 horsepower, operated on site. Within 30-days of completing construction of each project phase, submit to the District a summary report of total hours of operation, by equipment type, equipment model year and horsepower.	(Compliance Dept. Review)	Within 30-days of completing construction for each phase
SJVAPCD	Improve Walkability Design	32.9 Nodes/square mile	(Compliance Dept. Review)	When operational
SJVAPCD	Hearth	no hearth	Provide certification statement at least 10 days before start of construction. (Compliance Dept. Review)	At least 10 days before start of construction
SJVAPCD	Exceed Title 24	25% greater than Title 24 requirements	(Compliance Dept. Review)	At least 10 days before start of construction

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

3/23/17

11:02 am

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Landscape equipment	3% Landscape Equipment electrically powered	Provide evidence of electrically powered equipment and location of electrical outlets. If use of electrical landscape equipment is required by developer, provide a copy of compliance document (e.g Deed Restriction or CC&Rs) at least 10 days before start of construction. If providing electrical landscape equipment, maintain records demonstrating distribution of equipment to residences. All records shall be retained until buildout and shall be made available for District inspection upon request. (Compliance Dept. Review)	At least 10 days before start of construction

Number of District Enforced Measures: 7

DEPARTMENT OF PUBLIC WORKS

TO: Phillip Siegrist, Planner II
Will Tackett, Planner III
Planning Division

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

DATE: April 12, 2017

SUBJECT: Tract 5434 (APN: 310-052-34, 40T, 42, 43 & 18) located on the northeast corner of East McKinley and North Temperance Avenues. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-way.:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code. Street trees shall be planted at the minimum rate of one tree for each 24' of street frontage as per the Downtown Plan, by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.
2. Street Tree Planting by Developer: Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 60' of public street frontage.
 - 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 shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all 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.
3. E. McKinley Ave. has a 10' landscape easement that extends to the side lots of Lots #7 and #8 on North Redda. There will be no street trees planted in the first 180' of the corner at N. Temperance and East McKinley Avenues due to a proposed Bus Bay. There are approximately 1300 lineal feet of street frontage resulting in the requirement of twenty two (22) street trees.

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

4. S. Temperance Ave. has a 26' bicycle/pedestrian landscape easement for a trail. There are approximately 630 lineal feet of street frontage along S. temperance resulting in the requirement of eleven (11) street trees.

The designated street trees for S. temperance are:

Ginkgo biloba 'Autumn Gold'

Maidenhair Tree and/or

Platanus acerifolia 'Columbia'

Columbia Sycamore

5. There is a 10' landscape easement along Lots #21 and #22 that will have street trees (non designated) and landscaping.

MAINTENANCE REQUIREMENTS

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

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

A. Landscape and irrigation plans shall comply with Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code and AB 1881 regarding Water Efficient Landscaping.

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

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

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

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

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

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

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

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

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

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

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

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

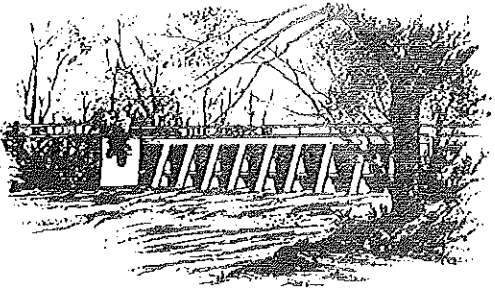
MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23 and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.
4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

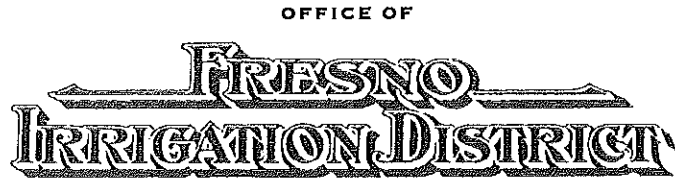
OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.

2. Outlots which are utilized for water well purposes will not be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.



YOUR MOST VALUABLE RESOURCE - WATER



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

March 13, 2017

Phillip Siegrist
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Map of Tract No. 5434, Rezone Application No. R-04-098HE,
Annexation Application No. ANX-17-002
N/W McKinley and Temperance avenues

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Map of Tract No. 5434, Rezone Application No. R-04-098HE, Annexation Application No. ANX-17-002 for which the applicant proposes to amend the Official Zone Map to prezone 38 acres in the AE-20(Agriculture Exclusive 20 acre minimum parcel size) Zone District to the City of Fresno RS-4/UGM (Residential Single Family Medium Low Density/Urban Growth Management) Zone District for the purpose of Annexation to allow for a 28.81 acre 140 lot conventional single family residential subdivision, APN: 310-052-18, 34, 40T, 42, 43. FID has the following comments:

Area of Concern

1. FID's active Mill No. 36 Canal runs westerly and traverses through the northern portion of the subject property, and crosses Temperance Avenue along the west side of the subject property as shown on the attached FID exhibit map, and the Canal will be impacted by future development. Records do not show a recorded easement, however, FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 10. Should this project include any street and/or utility improvements along Temperance Avenue or in the vicinity of the canal, FID requires it review and approve all plans.
2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying both sides of the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.

3. Canal Access – FID will continue to access the Mill No. 36 Canal from Temperance Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID proposes a 50-foot wide drive approach on each side narrowing to a 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 62). The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.
4. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet wide drive banks at all points along the canal banks. There are no minimum or suggested numbers of survey shots to take but, there must be enough survey points such that the top inside hinge of the canal banks are properly identified. Before finalizing the Final Maps, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.
5. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Mill, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
 - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
 - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.
 - ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.
 - b. Drive banks/maintenance roads and encroachments (both banks):
 - i. Both drive banks must be built out to the full width and sloped a minimum of 2% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID

property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.

- ii. Both drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.
 - iii. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.
7. Trail - It is FID's understanding that a trail is master planned along portions of the Mill No. 36 canal bank. As with other developments with trails proposed along the canals, FID will not allow the trail to encroach/overlap FID's canal easement. Any right-of-way needed for the trail must be reserved as a part of the subject development project. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:
- a. FID will not allow the trail easement to be in common use with FID-owned property or easements.
 - b. FID requires all trail improvements be placed outside of FID-owned properties, right-of-ways, and easements.
 - c. FID recommends that a minimum 4 feet tall chain-link or wrought iron fence be installed for public safety, between the trail and adjacent open canal. Wood fencing will not be accepted for trail fencing.
 - d. FID will not allow any portion of a tree canopy to encroach within its properties or easements.
 - e. FID's canals will not accept any drainage from the trail or the canal bank.
 - f. FID may require other improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.
8. Fencing has been proposed to be installed between the development and open canal. A block/masonry wall shall be required. Chain-link and wood fencing will not be accepted for urban developments.

General Comments

1. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically agricultural land and a significant portion of its water supply was imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use

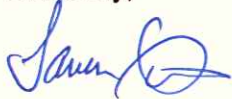
with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

2. 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 Clovis 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 Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
3. 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 and FID service area. 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.
4. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
5. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
6. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
7. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map.
8. FID will require an Encroachment Agreement or Common Use of Easements Agreement for any proposed utility crossing, if such crossing is approved.
9. Footings of retaining walls shall not encroach onto FID property/easement areas.
10. FID is experiencing an increase in non-permitted heavy vehicle traffic on FID owned property/right-of-way canals due to developer construction activities. FID requires Owner/Contractor install a temporary access gate or signage on one or both drive banks to stop/limit access to developments for construction activities.
11. For informational purposes, FID's Temperance No. 37 runs westerly and crosses Temperance Avenue approximately 600 feet south of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Temperance Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

12. For informational purposes, Fresno Metropolitan Flood Control District's RCB basin is in close proximity to the subject property as shown on the attached FID exhibit map. Should any improvements be necessary in the vicinity of the basin, the applicant will be required to contact FMFCD to discuss any necessary improvements to their facility.
13. For informational purposes, Fresno Metropolitan Flood Control District's Redbank Creek No. 153 runs westerly approximately 200 feet east of the subject property as shown on the attached FID exhibit map. Should any improvements be necessary in the vicinity of the Creek, the applicant will be required to contact FMFCD to discuss any necessary improvements to their facility.
14. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

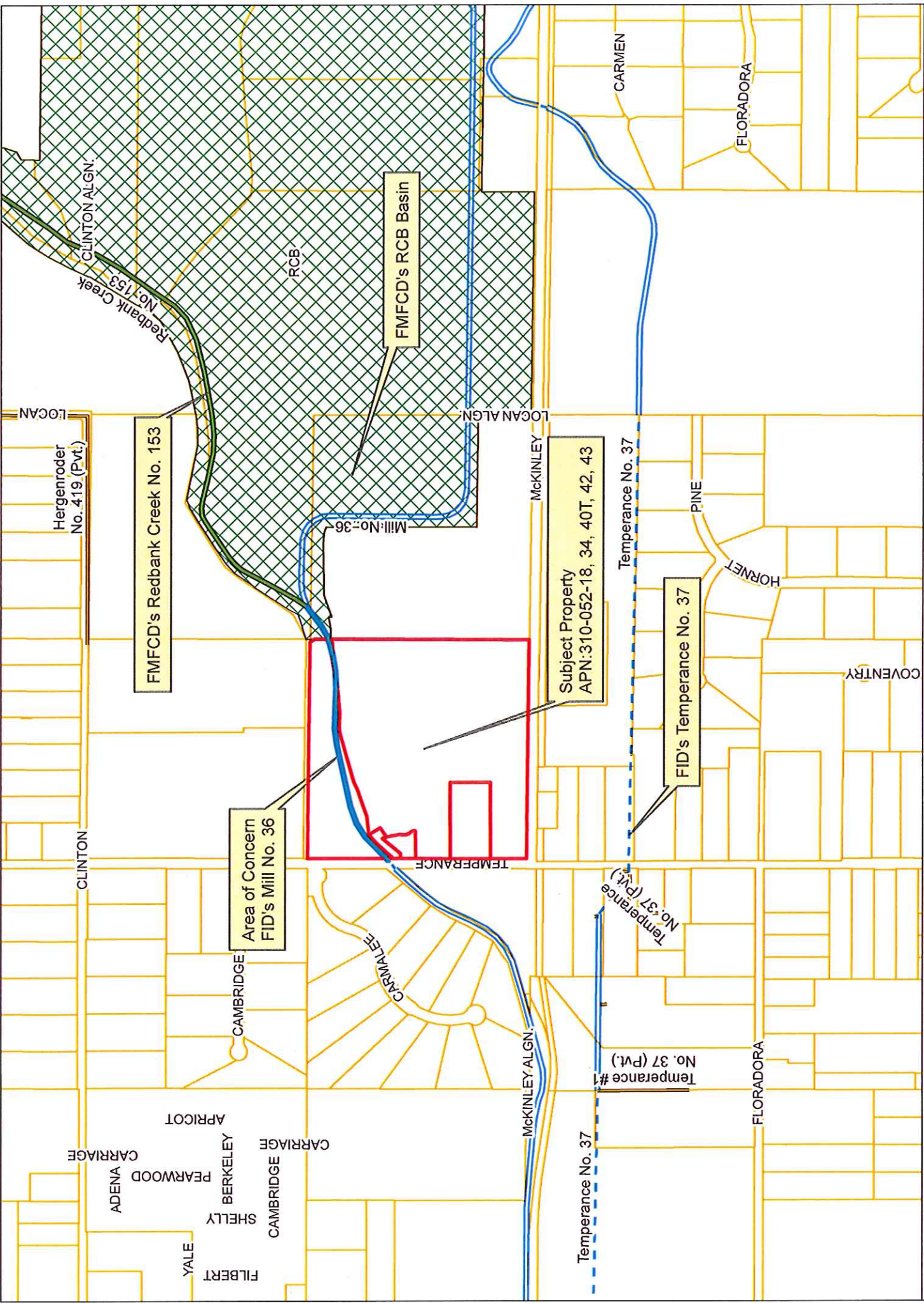
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or JLandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



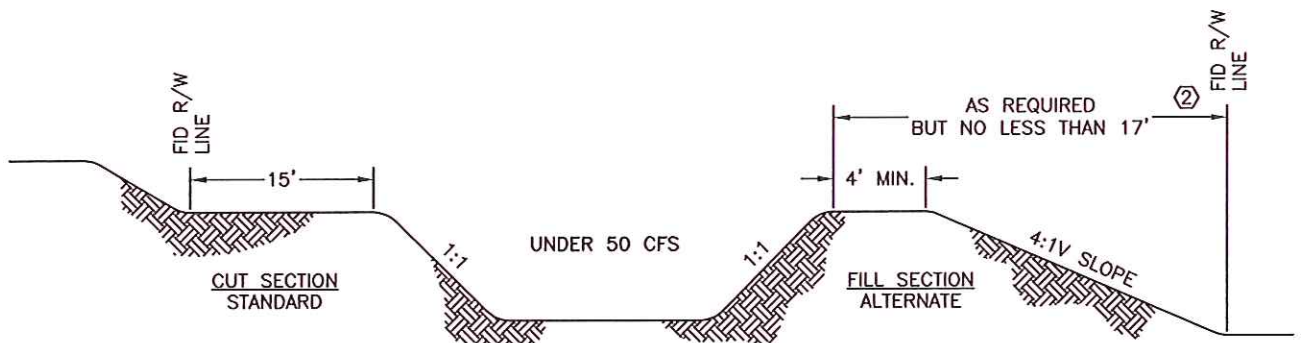
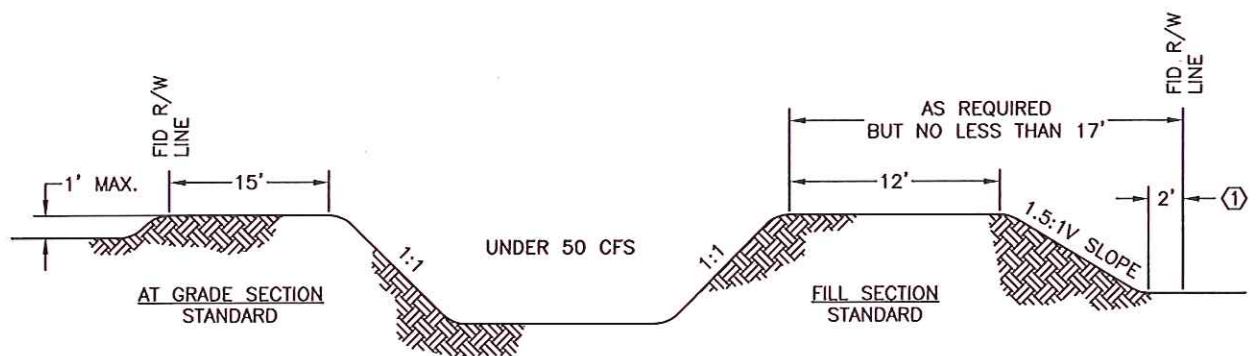
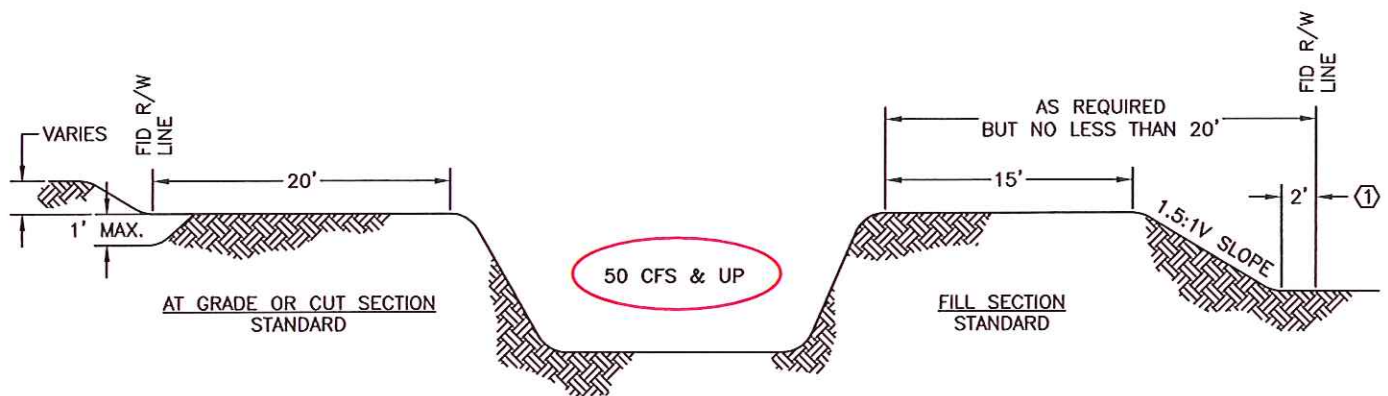
0 365 730 Feet
1 inch = 721.28 feet

Legend

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

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.

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NOTES:

ALL PRIVATE FACILITIES TO BE LOCATED OUTSIDE FID RIGHT-OF-WAY.

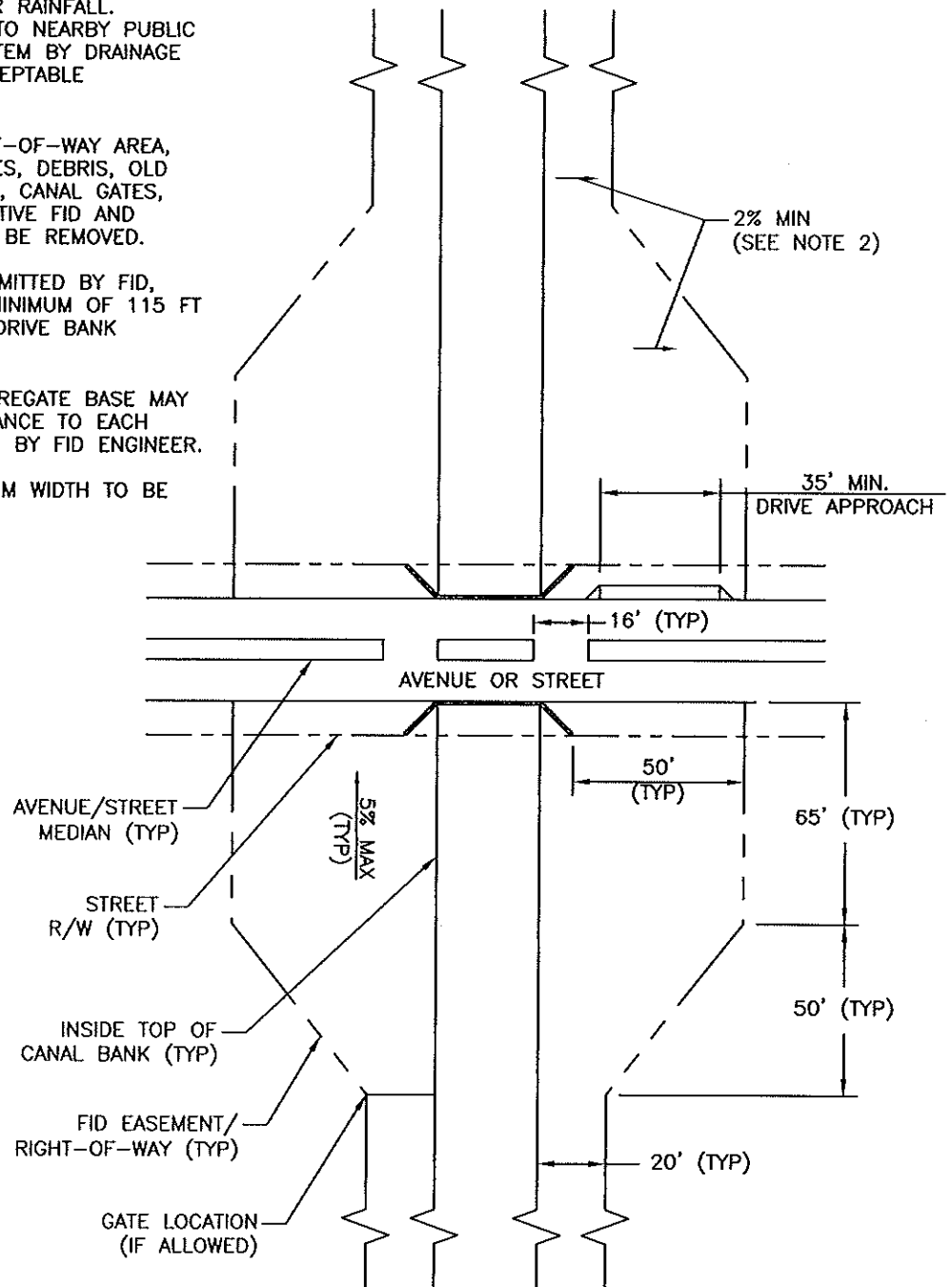
- ① ADD 2 FEET TO EMBANKMENT WIDTH TO ESTABLISH OVERALL RIGHT-OF-WAY WIDTH TO ACCOMMODATE GRADER BLADE CLEARANCE.

- ② THE ALTERNATE SECTION CAN NOT BE USED IF THE OVERALL WIDTH EXCEEDS THE STANDARD WIDTH AND IS PERMITTED ONLY WHEN DISTRICT OPERATIONS AND MAINTENANCE FUNCTIONS DO NOT REQUIRE A STANDARD ROADWAY.

DISTRICT CANAL RIGHT-OF-WAY REQUIREMENTS

NOTES:

1. DIMENSIONS AND NOTES ARE FOR LAYOUT PURPOSES ONLY. A SCALED DRAWING SHALL BE PREPARED AND SUBMITTED WITH ALL PLAN SETS PRIOR TO CONSTRUCTION.
2. DRAINAGE WILL NOT BE ACCEPTED IN THE CANAL AND SHALL BE ROUTED AWAY FROM FID PROPERTY/DRIVE BANKS. SLOPE DRIVE BANKS A MINIMUM OF 2% AWAY FROM THE CANAL WITH PROVISIONS MADE FOR RAINFALL. RUNOFF TO BE CONVEYED TO NEARBY PUBLIC STREETS OR DRAINAGE SYSTEM BY DRAINAGE SWALES OR OTHER FID ACCEPTABLE ALTERNATIVES.
3. WITHIN FID EASEMENT/RIGHT-OF-WAY AREA, ALL EXISTING TREES, BUSHES, DEBRIS, OLD CANAL STRUCTURES, PUMPS, CANAL GATES, AND OTHER NON OR IN-ACTIVE FID AND PRIVATE STRUCTURES MUST BE REMOVED.
4. IF AN ACCESS GATE IS PERMITTED BY FID, GATE MUST BE PLACED A MINIMUM OF 115 FT AWAY FROM ROAD, WHERE DRIVE BANK NARROWS TO 20 FT.
5. THREE (3) INCH THICK AGGREGATE BASE MAY BE REQUIRED AT THE ENTRANCE TO EACH DRIVE BANK AS DETERMINED BY FID ENGINEER.
6. DRIVEWAY APPROACH MINIMUM WIDTH TO BE 35 FT.



DRIVE APPROACH IN URBAN AREAS

TENTATIVE TRACT MAP NO. 5434

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: Fowler	\$344/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. Fowler Trunk Sewer Interim Fee Surety [1]	\$574/living unit
g. House Branch Sewer Charge [2]	N/A
<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
h. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
i. Frontage Charge [1]	\$6.50/lineal foot
j. Transmission Grid Main Charge [1]	\$643/gross acre (parcels 5 gross acres or more)
k. Transmission Grid Main Bond Debt Service Charge [1]	\$243/gross acre (parcels 5 gross acres or more)
l. UGM Water Supply Fee [2] Service Area: 501-S	\$1,738/living unit
m. Well Head Treatment Fee [2] Service Area: 501	\$79/living unit
n. Recharge Fee [2] Service Area: 501	\$56/living unit

o. 1994 Bond Debt Service [1] Service Area: 501	\$93/living unit
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<u>DEVELOPMENT IMPACT FEE</u>	<u>FEE RATE</u>
o. Fire Facilities Impact Fee – Citywide [4]	\$539/living unit
p. Park Facility Impact Fee – Citywide [4]	\$2278/living unit
q. Quimby Parkland Dedication Fee [2]	\$1120/living unit
r. Police Facilities Impact Fee – Citywide [4]	\$624/living unit
s. Traffic Signal Charge [1]	\$450.94/living unit

<u>URBAN GROWTH MANAGEMENT</u>	<u>FEE RATE</u>
t. Major Street Charge [1] Service Area: D-1/E-2	\$3161/adj. acre
u. Major Street Bridge Charge [1] Service Area: D-1/E-2	\$304/adj. acre
v. UGM Grade Separation Fee [1] Service Area:	N/A
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.



FIRE DEPARTMENT

DATE: April 18, 2017

TO: PHILLIP SIEGRIST, Planner II
Development and Resource Management Department

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

SUBJECT: TRACT 5434

This is a 140 lot public street subdivision.

If you have questions and would like more information regarding FFD Development Policies please see the following: <https://www.fresno.gov/fire/fire-prevention-investigation/development-policies/>

The majority of lots in this subdivision are located more than 3.0 miles from existing Fire Station #10 at 5545 E. Aircorp Way. As allowed by UGM Ordinance Section 12-4.508 a total of 5000 single family homes may be constructed between a 3-5 mile response distance from an existing fire station when fire sprinklers are installed in the homes.

Public street hydrant must be installed with minimum 8 inch water mains and a fire flow of 1500 GPM. Public hydrants for single family homes are spaced a maximum of 600 feet apart. Coordinate locations with Public Works.

Provide 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.*

N. Janice Ave is 30' wide and the east side of the road shall be designated N no parking with red curb or signs per Public Works Standards.

Hammerhead turnarounds are not permitted by Public Works for public streets. Provide a permanent or temporary residential cul-de-sac per Public Works Standards and designate the curbs in the cul-de-sac as no parking.

Name of Recipient

Memo Format

Date


Page 2



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: April 10, 2017

TO: Phillip Siegrist, Planner II
Planning and Development Department

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

SUBJECT: SEWER REQUIREMENTS FOR VESTING TENTATIVE MAP OF TRACT No. 5434/UGM, REZONE APPLICATION No. R-04-098-HE AND ANNEXATION APPLICATION No. ANX-17-002

General

Vesting Tentative Map of Tract No. 5434/UGM, Rezone Application No. R-04-098, and Annexation Application No. ANX-17-002 were filed by Ken Vang of Precision Civil Engineering, on behalf of RJF Fresno, and pertain to approximately ± 38 acres of property located on the northeast corner of East McKinley and North Temperance Avenues, 7190 East McKinley Avenue & APNs: 310-052-34 40T, 42, 43, 18. Rezone Application No. R-04-098-HE proposes to amend the Official Zone Map to prezone the property from the AE-20 (Agricultural Exclusive, 20 acres-Fresno County) zone district to the City of Fresno RS-4/UGM (Residential Single Family Medium Low Density/Urban Growth Management) zone district for purposes of facilitating annexation pursuant to Annexation Application No. ANX-17-002. Vesting Tentative Map of Tract No. 5434/UGM is a request to subdivide an approximate 28.81 net acre portion of the area into a 140-lot conventional single family residential subdivision with public streets. The annexation also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO).

Sanitary Sewer Service

The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.



A Nationally Accredited Public Utility Agency

SEWER REQUIREMENTS FOR VESTING TENTATIVE MAP OF TRACT No.
5434/UGM, REZONE APPLICATION No. R-04-098-HE AND ANNEXATION
APPLICATION No. ANX-17-002

Page 2 of 3

Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" in the amount of \$574 per living unit or living unit equivalent for the impending fees.

Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit/occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.

Sewer Requirements

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

1. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in North Temperance Avenue from the existing 8-inch main located north of the FID Canal to the intersection of East McKinley and North Temperance Avenues.
2. There shall be no City owned access structures located in a non City owned right of way unless the length of sewer in said ROW is in excess of 700 feet. All sewers existing or new which cross the ROW must be protected with a steel casing per City Standard Drawing S-7. The casing must extend 10 feet beyond the entire length of the ROW. For each sewer casing installed an additional redundant parallel casing must be installed with identical slope and elevation and must be located no more than 5 feet (facing edge to facing edge) from the original casing. However the casings must be separated by enough distance to allow adequate compaction around the casings. There must be a 12" concrete plug installed in each end of the redundant casing.
3. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developer's final map and engineered plan & profile improvement drawing for City review.

MEMORANDUM

PHILLIP SIEGRIST, Planner II

Planning and Development Department

April 6, 2017

SEWER REQUIREMENTS FOR VESTING TENTATIVE MAP OF TRACT No.
5434/UGM, REZONE APPLICATION No. R-04-098-HE AND ANNEXATION
APPLICATION No. ANX-17-002

Page 3 of 3

4. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
5. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
6. All underground utilities shall be installed prior to permanent street paving.
7. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
8. Installation of sewer house branch(s) shall be required.
9. Separate sewer house branches are required for each lot.
10. Abandon any existing on-site private septic systems.
11. 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:

12. Sewer Lateral Charge.
13. Sewer Oversize Charge.
14. Sewer Facility Charge (Non-Residential)
15. Trunk Sewer Charge: Fowler




DEPARTMENT OF PUBLIC UTILITIES – WATER DIVISION

MEMORANDUM

DATE: April 10, 2017

TO: WILL TACKETT, Supervising Planner
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 

SUBJECT: **WATER REQUIREMENTS VESTING TENTATIVE TRACT T-5434**

General

Vesting Tentative Map of Tract No. 5434/UGM, Rezone Application No. R-04-098, and Annexation Application No. ANX-17-002 were filed by Ken Vang of Precision Civil Engineering, on behalf of RJF Fresno, and pertain to approximately ±38 acres of property located on the northeast corner of East McKinley and North Temperance Avenues, 7190 East McKinley Avenue & APNs: 310-052-34 40T, 42, 43, 18. Rezone Application No. R-04-098-HEproposes to amend the Official Zone Map to prezone the property from the AE-20 (Agricultural Exclusive, 20 acres-Fresno County) zone district to the City of Fresno RS-4/UGM (Residential Single Family Medium Low Density/Urban Growth Management) zone district for purposes of facilitating annexation pursuant to Annexation Application No. ANX-17-002. Vesting Tentative Map of Tract No. 5434/UGM is a request to subdivide an approximate 28.81 net acre portion of the area into a 140-lot conventional single family residential subdivision with public streets. The annexation also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO).

Water Demand Analysis

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 applicant to develop an SGMA compliance plan for this proposed development project. The SGMA compliance



A Nationally Accredited Public Utility Agency

MEMORANDUM

Will Tackett, Supervisor Planner

Water Requirements – Vesting Tentative Tract, T-5434

April 10, 2017

Page 2 of 5

requirements will be incorporated into the water supply conditions of approval for the project.

As conditions approval for water supply, and to comply with the requirements of SGMA, the project applicant shall be required to submit a water demand analysis for the project. The water demand analysis shall define the forecasted peak hour demand, fire protection demand, and total annual water demand for the project.

1. In accordance with Fresno Municipal Code (FMC) Section 6-501 (Definitions), the estimated peak hour water demands for the applicant's project shall be based on 2.12 gallons per minute for single-family residential units and 1.51 gallons per minute (gpm) per multi-family unit.
 - a. The Fire Protection Water Demand shall be added to the overall project water demands at 1,500 gallons per minute.
 - b. The sum of the Peak Hour Water Demands and Fire Protection Water Demands (in gpm) shall establish the total instantaneous water supply flow required for the project, inclusive of fire protection.
2. The applicant shall submit a water demand forecast for the proposed project based on the requirements described above.

Water Service

1. The proposed project is located:
 - a. Within Growth Area 1 as defined in the General Plan
 - b. Within the boundaries of Water Supply Urban Growth Management area WS-501s.
 - c. Outside of the City's existing municipal corporate limits, but within the City's Sphere-of-Influence.
2. 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.
3. The nearest water main to serve the proposed project is a 12-inch main located in South Temperance Avenue.
4. The applicant shall tie into the existing 12-inch water main located in South Temperance Avenue with a 16-inch water main, and the applicant shall extend the 16-inch water (including fire hydrants) east across the entire project frontage in East McKinley Avenue.
5. Install matching water services alongside the existing water services located in

MEMORANDUM

Will Tackett, Supervisor Planner

Water Requirements – Vesting Tentative Tract, T-5434

April 10, 2017

Page 3 of 5

East McKinley Avenue currently being served from the existing 4-inch water main. City staff shall abandon the 4-inch water main and perform transfers.

6. To provide a reliable and redundant water supply for the applicant's project, the applicant shall be required to construct two independent connections to the City's water system, capable of accommodating the peak instantaneous water demands of the project, inclusive of fire protection water demands.
 - a. It has been determined Pump Station 342 is not a valid potable water source for the applicant's project;
 - b. The two-source requirement may be accomplished through any combination of water main extensions, construction of new supply wells, or other acceptable sources of water supply.
 - c. The quality and capacity of the two points of connection shall be approved by the Director of Public Utilities, or designee.
7. The applicant shall be required to construct, or participate in the construction of, additional water system improvements or enhancements to accommodate the forecasted peak instantaneous water demands of the project, inclusive of fire protection water demands. The water system improvements and enhancements required to accommodate the forecasted water demands of the project will include:
 - a. Additional groundwater pumping capacity
 - b. Additional groundwater recharge capacity
 - c. Additional surface water treatment capacity
 - d. Additional water distribution system capacity
8. The cost of developing and constructing the water system improvements or enhancements (including wellhead treatment facilities, if required) shall be reimbursed from the UGM Water Supply Well Service Area Fund 501s and UGM Wellhead Treatment Service Area Fund 501s, in accordance with established UGM policies. However:
 - a. The project applicant shall not be reimbursed for water supply facilities constructed by the applicant that only provide benefit and water supply capacity for properties located within the project boundary.
 - b. The project applicant shall be reimbursed for water supply facilities constructed by the applicant that provide benefit and capacity to properties located outside of the project boundary. Such reimbursements shall be in

MEMORANDUM

Will Tackett, Supervisor Planner

Water Requirements – Vesting Tentative Tract, T-5434

April 10, 2017

Page 4 of 5

accordance with the City's Master Fee Schedule and Municipal Code.

9. Separate water services with meter boxes shall be provided to each lot, as well as each irrigation service required for common areas.
10. 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.
11. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
12. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
13. No occupancies will be permitted prior to the satisfaction of the water supply requirement defined in these conditions of approval.

Water Fees

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

1. Wet-ties, Water service(s) and/or meter(s) installation(s)
2. TGM Area: E
3. UGM Water Supply Area Number: 501s
4. If desired, the project applicant may request a cost estimate from the City to provide water system improvements and enhancements to accommodate the Peak Hour Water Demands, Total Annual Water Demands, and Fire Protection Water Demands required for the project.
 - a. The City's cost estimate to provide the water system improvements and enhancements to accommodate the project's water demands is based on the number of water meters, and size of water meters, required for single-family units and multi-family units proposed for the project.
 - b. The fee schedule requested by the applicant is presented below:

Meter Size	Water Capacity Charge Per Meter
Up to ¾-inch	\$2,624
1"	\$4,246

MEMORANDUM

Will Tackett, Supervisor Planner

Water Requirements – Vesting Tentative Tract, T-5434

April 10, 2017

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1-1/2"	\$5,308
2"	\$10,615
3"	\$16,984
4"	\$26,538

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

June 27, 2017

Phillip Siegrist, Planner II
Development and Resources Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIA) DATED JUNE 14, 2017 AND
ADDENDUM NO. 1 DATED JUNE 20, 2017 FOR THE PROPOSED SINGLE
FAMILY DEVELOPMENT ON THE SOUTHEAST CORNER OF MCKINLEY AND
TEMPERANCE AVENUES
TIS 17-006, T-5434, R-04-098, ANX-17-002

PROJECT OVERVIEW

Traffic Engineering staff has completed the second review of the Traffic Impact Study and Addendum No.1 (TIS) prepared by Precision Civil Engineering, Inc. for the proposed single family development, "project", which plans to develop an approximately 28.37 acre site on the southeast corner of McKinley and Temperance Avenues with a 138 dwelling unit development. The project will amend the Official Zone Map from the current zoning of AE-20 (Agricultural Exclusive, 20 acres – Fresno County) to the City of Fresno's RS-4/UGM zone (Residential Single Family, Medium Low Density/Urban Growth Management) zone district. The project site is currently vacant.

The TIS evaluated the impacts of the project by analyzing six (6) intersections in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the project as shown in the TIS:

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Housing (ITE Code 210)	138 DU	1,314	26	78	104	87	51	138

DU – dwelling units

Based on the analyses included in the TIS, the intersections of Olive and Temperance Avenues and Belmont and Temperance Avenues are currently operating below the TIZ III LOS D standard. These intersections will continue to operate below the TIZ standard of LOS D with the addition of the project and approved/pending projects. All study intersections are projected to

operate at or above the TIZ III LOS D standard with the addition of the project and cumulative growth to the year 2035.

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit. The fee is based on the number of single-family dwelling units at a rate of \$475/unit. Based on the project information analyzed in the TIS, the TSMI fee would be \$65,550.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee 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, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.

5. The proposed project shall make the following improvements at the intersection of McKinley/Temperance Avenues:
 - Widen/restripe the westbound approach, east leg, to one (1) left-turn lane and one (1) right-turn lane
 - Widen/restripe the southbound approach, north leg, to one (1) southbound left-turn lane and one (1) through lane
6. The project shall make the following improvements at the intersection of Olive and Temperance Avenues:
 - Widen/restripe the southbound approach, north leg, to include a shared left-through lane and one (1) right-turn lane
 - Widen/restripe the northbound approach, south leg, to include a shared left-through lane and one (1) right-turn lane
7. The project shall make the following improvements at the intersection of Belmont and Temperance Avenues:
 - Widen/restripe the southbound approach, north leg, to include one (1) left-turn lane and a shared through-right lane
 - Widen/restripe the northbound approach, south leg, to include one (1) left-turn lane and a shared through-right lane
 - Widen/restripe the westbound approach, east leg, to include one (1) left-turn lane and a shared through-right lane
 - Widen/restripe the eastbound approach, west leg, to include one (1) left-turn lane and a shared through-right lane
8. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
9. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov.

Sincerely,



Jill Gormley, TE
City Traffic Engineer / Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Ken Vang, Precision Civil Engineering, Inc.
Rick Langdon



DATE: April 17, 2017

TO: Phillip Siegrist
Development and Resource Management Department

THROUGH: Jill Gormley, T.E., Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services Division *JG*

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

SUBJECT: Public Works Conditions of Approval
TT 5434, 7190 East McKinley Avenue
RJF Fresno, LLC / Precision

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. Coordinate the bridge project and the proposed Official Plan Line with this map. Provide a geometrically approved drawing (GAD) and obtain written approval. Contact Scott Sehm for detailed information.
2. Rescind the existing Official Plan Line. Contact Phillip Siegrist.
3. Fully dimension the proposed FID easement.
4. Identify and provide a detail of the required FID access on the north end of this map.
5. Identify the 4-way intersection of Temperance and McKinley on the map. Reference the McKinley OPL.
6. Comply with the mitigation measure requirements of the Traffic Engineering Manager for TIS that was submitted for this map. Additional conditions of approval may be required.
7. Once the County comments are received, additional conditions may be required.
8. Provide a temporary cul-de-sac at the end of Peralta with 40' minimum radius.
9. Identify no-parking on the east side of Janice Avenue.
10. Show 1' pedestrian easements on all local streets with driveway approaches and above ground utilities.
11. Identify and label all easements on the map.
12. Remove the median opening from the revised map.

General Conditions:

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. 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.

3. Street widening and transitions shall also include utility relocations and necessary dedications.
4. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
5. Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.
6. Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Development and Resource Management Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Traffic and Engineering Services Division, for review and approval. Identify the proposed easement and provide a final cross sectional detail on the map.
7. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation. Provide an Engineer's estimate for the work within the street right of way.

Frontage Improvement Requirements:

Public Streets:

Temperance Avenue: 6-lane Super Arterial

1. Dedication Requirements:
 - a. Dedicate **approximately 62-69'** of property, from **center line**, for public street purposes, within the limits of this application, per Public Works Standard **P-51 and P-69**. Center line shall be established per the proposed Official Plan Line. Coordinate the GAD to reflect the proposed bridge project and OPL with Scott Sehm.
 - b. Rescind the existing OPL.
 - c. Dedicate corner cuts for public street purposes at all intersections.
 - d. Dedicate a **26'** (minimum) easement for Bike, Pedestrian and Landscape (BPLE) purposes **only**. (Additional right of way may be required for grading and drainage purposes.) Reference Public Works Standard **P-60**.
 - e. Relinquish direct access rights to Temperance Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb and gutter to Public Works Standard **P-5**. The curb shall be constructed to a 10' pattern.
 - b. Construct a **12'** wide Bike and Pedestrian **Class I Trail**, complete with lighting, signing, striping and landscaping, per the **2035** Fresno General Plan, the Public Works Standards **P-58, P-60, P-61** and the Caltrans Highway Design Manual. An expressway barrier fence is required if the trail transitions to within 5' of the face of curb. Reference Public Works Standards **P-74 and P-75** for fence details.
 - c. Construct **20'** of permanent paving within the limits of this subdivision.
 - d. Construct an **80'** bus bay curb and gutter at the northeast corner of Temperance and McKinley to Public Works Standard **P-73**, complete with a 10' monolithic sidewalk.
 - e. 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** for Arterial Streets.

McKinley Avenue: 3-lane Collector

1. Dedication Requirements:
 - a. Dedicate **36'- 44'** of property, from **center line**, for public street purposes, within the limits of this application, per Public Works Standard **P-54 and P-69**.
 - b. Dedicate corner cuts for public street purposes at all intersections.
 - c. Relinquish direct access rights to McKinley Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. (5 ½' face of curb to walk – 6' walk – ½' walk to r/w)
 - b. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
 - c. 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-8** for Collector Streets.

Interior Streets:

1. Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Design local streets with a minimum of 250' radius.
4. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**.

Specific Mitigation Requirements: This tract will generate 105 a.m. / 140 p.m. peak hour trips based on 140 single family residences. A Traffic Impact Study (TIS) is required and has been submitted.

1. Relinquish direct vehicular access rights to :
 - a. the north property line of lot 21.
 - b. the south property line of lot 22.
 - c. the east property line of lot 8.
 - d. the west property line of lot 7.
2. The intersection of :
 - a. Temperance and University Avenues shall be limited to right-in and right-out turns.
3. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.

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

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are; constructed at ultimate locations, contained within the build out of the 2035 General Plan circulation element and are included in the latest Nexus Analysis for TSMI fee.

Project specific impacts that are not consistent with the 2035 *General Plan, Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS improvements in the next update; upon the inclusion of the added infrastructure, the applicant shall agree to pay the newly calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

1. Temperance Avenue: Install a signal pole with a 150-watt equivalent LED safety light and an oversize street sign to Public Works Standards at the northwest corner of Temperance Avenue and McKinley Avenue.

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

Fresno Major Street Impact (FMSI) Requirements:

Temperance Avenue: 6-Lane Super Arterial (New Growth Area / Regional Street)

1. Dedicate and construct (3) 12' through lanes and (1) 5' shoulder on the east side and (1) 12' through lane and (1) 5' shoulder on the west side with a raised concrete median island within the limits of this subdivision and continue north to the southern limits of APN 310-052-44T. Construct a raised concrete median with 250' left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. If not existing, an asphalt concrete dike and an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommo-date arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed.
2. Dedicate sufficient right-of-way and construct additional paving for southbound to northbound U-turns at Temperance and McKinley per Public Works Standard **P-66**.

McKinley Avenue: 3-Lane Collector (New Growth Area)

1. Dedicate and construct (1) 12' through and (1) 5' shoulder on the north side and (1) 12' through and (1) 5' shoulder on the south side with a 12' center two-way left turn lane within the limits of this subdivision. Stripe 200' left turn pockets at all major intersections. If not existing, an asphalt concrete dike and an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

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.

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
DEVELOPMENT PERMIT APPLICATION NO. D-16-109**

Return Completed Form to:

Phillip Siegrist, Development Services/Planning

Email: Phillip.Siegrist@fresno.gov and

Joann.Zuniga@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Development Permit Application No. D-16-109 was filed by Ken Vang of Precision Civil Engineering, on behalf of Richard Caglia of Caglia Environmental, and pertains to ± 110.81 acres of property located on the northwest corner of East Central and South Cedar Avenues. The applicant proposes development of an industrial business park with up to 7 reinforced concrete buildings. The buildings are proposed for heavy industrial use and will range in size from 124,200 square feet to 1,000,000 square feet, with the total building square footage at $\pm 2,069,820$. The property is zoned IH/UGM (*Heavy Industrial/Urban Growth Management*).

APNs: 330-021-02, 09, 10, 16, 18T, 30, 55 ZONING: IH/UGM

SITE ADDRESS: 3571 South Cedar Avenue

DATE ROUTED: April 3, 2017

COMMENT DEADLINE: April 21, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

No.

None.

None.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: <u>Jeff Long, Senior Regional Planner</u>	FAX <u>621-1436</u>	<u>04-04-2017</u>
Name and Title	Telephone Number	Date