

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
CONDITIONS OF APPROVAL

DECEMBER 4, 2019

VESTING TENTATIVE TRACT MAP No. 6266/P19-03611
A PLANNED DEVELOPMENT

LOCATED NEAR THE NORTHEAST CORNER OF NORTH SANTA FE AVENUE
AND NORTH BLYTHE AVENUE

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. 6266, the subdivider may prepare a Final Map in accordance with the approved tentative map;
2. 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.
3. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes in accordance with California Government Code (Subdivision Map Act) requirements and pursuant to Ordinance No. 2016-57 adopted by the Fresno City Council on December 8, 2016.
4. Submit grading plans and a soils report to the City of Fresno Planning and Development 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. 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.
11. 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

12. 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.
 - a) Comply with all requirements included within the attached Fresno Unified School District memorandum dated September 3, 2019.
13. 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.

14. 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.
15. The developer/owner shall obtain any and all permits required for the relocation, removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with the FMC.
16. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
17. 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.
18. 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.
19. 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.

PROPERTY DEVELOPMENT STANDARDS

20. Development of the subject property shall comply with all development standards of the RM-1 (Residential, Medium High Density) zone district; and, all applicable requirements of the Fresno Municipal Code, with the exception of reduced setbacks and increased lot coverage allowances pursuant to Planned Development Permit Application No. P19-03635
 - a. Development of the subject property shall comply with approved site plan, floor plans, and elevations.

LANDSCAPING, OPEN SPACE AND WALLS

21. Prior to issuance of building permits, the project subdivider/developer shall submit an acoustical analysis or study identifying whether a sound wall is required along the North Santa Fe Avenue frontage to reduce exterior and interior noise to levels compliant with adopted City of Fresno standards.

22. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required 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.
23. 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 60 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.
24. Provide a corner cut-off area at all entryways and intersections, where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.
 - a) Vegetation and/or structures, flagpoles, signs, fences or walls may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curb exists) and a line joining points on these curb lines at a distance of 30 feet along both lines from their intersection.
 - i) Trees that are located within the sight distance triangle shall have a clearance of eight feet high minimum between the lowest portion of the canopy and the sidewalk and street.
25. 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.

26. 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.
27. Maintenance of any/all required landscape easements within the boundary of Tentative Tract Map No. 6211/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.
28. All Landscaping shall take place in accordance with Exhibit L, attached. Landscaping must be in place before the issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such a time that landscaping has been approved and verified for proper installation by the Planning and Development Division.

STREETS AND RIGHTS-OF-WAY

29. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
30. 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.
31. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated September 24, 2019.

SANITARY SEWER SERVICE

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

32. Comply with all of the requirements included in the comments by the Department of Public Utilities, Planning and Engineering, uploaded on September 23, 2019.

WATER SERVICE

The nearest water mains to serve the proposed project is an existing 12-inch main located in North Santa Fe and West Sierra Avenues. The following water improvements shall be required prior to providing City water service to the project:

33. Comply with all requirements included in the comments by the Department of Public Utilities, Water Division, uploaded on September 10, 2019.

SOLID WASTE SERVICE

All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.

34. Comply with all requirements included in the comments by the Department of Public Utilities, Solid Waste, uploaded September 23, 2019

FIRE SERVICE

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

35. Comply with all requirements included in the comments by the Fresno Fire Department uploaded September 20, 2019.

FLOOD CONTROL AND DRAINAGE

36. 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

memorandum to the Planning and Development Department dated October 3, 2019.

RIGHT-OF-WAY ACQUISITION

37. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
38. 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.
39. 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.
40. 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.
41. 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. The property owner shall provide services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 (CFD No. 9).

42. 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 September 12, 2019 and, the following:

43. 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.

47. 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 maintenance obligations for all private or common areas within the limits of the tentative map; as well as, any improvements included within the above listed maintenance responsibilities which are not eligible for inclusion with the CFD 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 within the attached Land Division Impact Fees memorandum uploaded on September 12, 2019:

- 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: Herndon | \$419/living unit |
| e. Wastewater Facilities Charge [3] | \$2,119/living unit |
| f. House Branch Sewer Charge [2] | N/A |

| <i>WATER CONNECTION CHARGES</i> | <i>FEE RATE</i> |
|--|--------------------|
| 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. Water Capacity Fee [1]: Fee based on meter(s) sizes specified by owner; fee for Water Capacity established by the Master Fee Schedule. | |

| <i>CITYWIDE DEVELOPMENT IMPACT FEES</i> | <i>FEE RATE</i> |
|--|---------------------|
| k. Fire Facilities Impact Fee – Citywide [4] | \$1,429/living unit |
| l. Park Facility Impact Fee – Citywide [4] | \$2,119/living unit |
| m. Quimby Parkland Dedication Fee [2] | \$918/living unit |
| n. Police Facilities Impact Fee – Citywide [4] | \$466/living unit |

- | | |
|---|--------------------|
| o. Citywide Regional Street Fee [3] | \$15,607/adj. acre |
| p. New Growth Area Major Street Fee [3] | \$42,999/adj. acre |
| q. Traffic Signal Charge [1] | \$350/living unit |

Notes:

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

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

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

File No. 210.45

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PUBLIC AGENCY

KELSEY GEORGE
CURRENT PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

HARMEET RIYAR
10655 N RECREATION AVE.
FRESNO, CA 93730

PROJECT NO: **6266**

ADDRESS: **SWC SIERRA AND BLYTHE AVE.**

APN: **507-320-01**

SENT: **10/3/19**

| Drainage Area(s) | Preliminary Fee(s) | Development Review Service Charge(s) | Fee(s) |
|---------------------------------|--------------------|---|---|
| AC | \$13,400.00 | NOR Review | \$161.00 To be paid prior to release of District comments to Public Agency and Developer. |
| | | Grading Plan Review | \$450.00 Amount to be submitted with first grading plan submittal. |
| Total Drainage Fee: \$13,400.00 | | Total Service Charge: \$611.00 | |

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 2/29/20 based on the site plan submitted to the District on 9/03/19. 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.

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

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO SIERRA, BLYTHE AND/OR SANTA FE AVENUE.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☒ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☒ Final Map
☒ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:
☒ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ d. See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

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

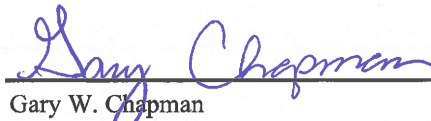
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**FR
TRACT No. 6266**

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



Debbie Campbell
Design Engineer



Gary W. Chapman
Project Engineer

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

Page 4 of 4

CC:

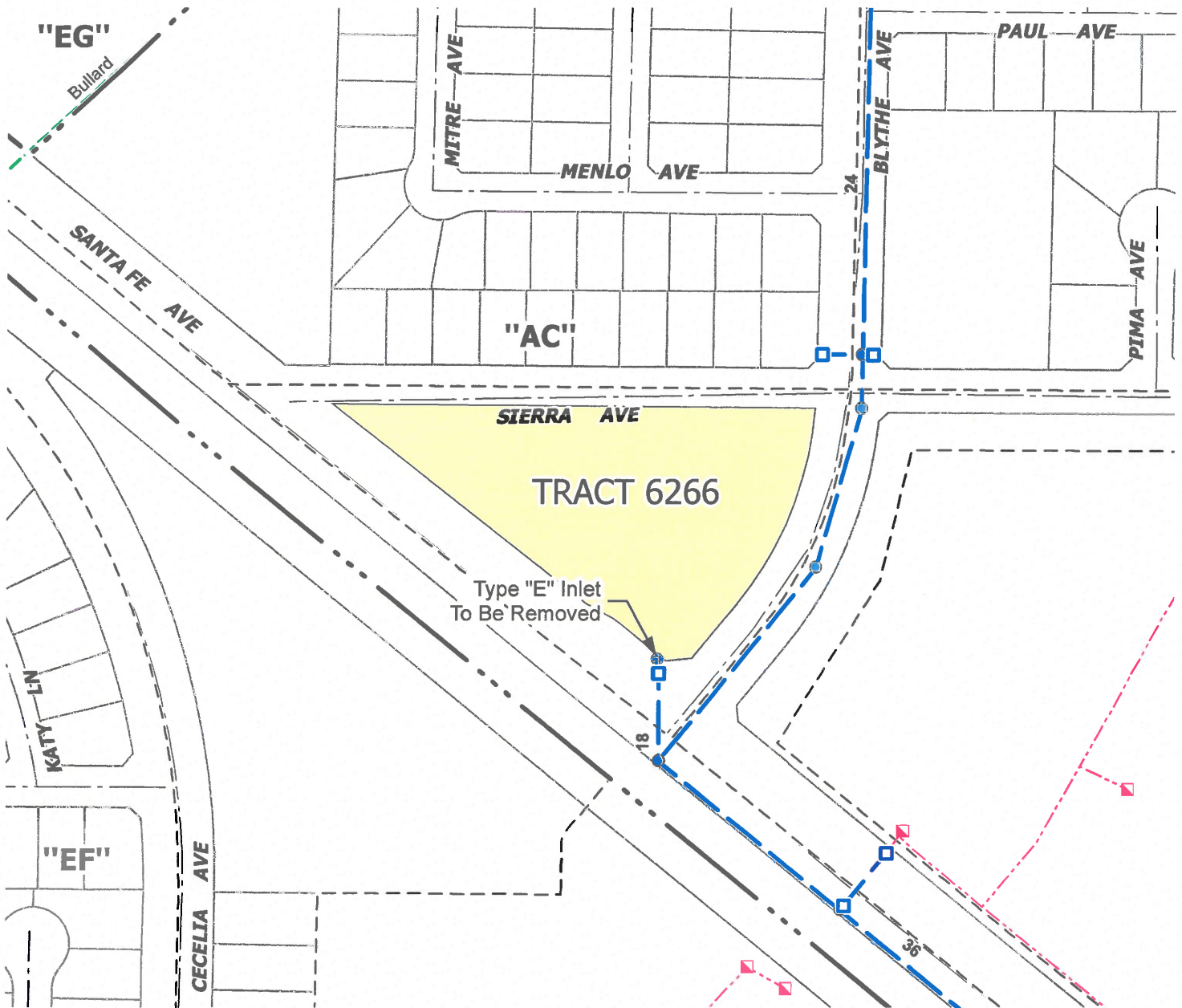
DALE G. MELL & ASSOCIATES

2090 N. WINERY AVE.

FRESNO, CA 93703

FR TRACT No. 6266

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



LEGEND

— Existing Master Plan Facilities

— Existing Private Facilities

--- Inlet Boundary

- . - . - Drainage Area Boundary



1" = 200'

TRACT 6266
DRAINAGE AREA "AC"



EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg

Date: 9/6/2019

Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6266.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

The minimum finish floor elevation shall be 308.60 (U.S.G.S. Datum).

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

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

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.

Development No. Tract 6266

DRAFT

November 22, 2019

Review Comments for Tentative Map Tract application: P19-03611

Council District Committee

This review was performed by: Cheryl Aanonson
Status: Review Complete

No quorum by the committee. No objections by the attending committee member; project approved.

DPU Planning and Engineering

This review was performed by: Kevin Gray
Status: Reviewed with Conditions

Sewer Requirements

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

1. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
2. All underground utilities shall be installed prior to permanent street paving.
3. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
4. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Building Department 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. Installation of sewer house branch(s) shall be required.
7. Separate sewer house branches are required for each lot.
8. All sewer main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8 feet of the sewer main.
9. Street work permit is required for any work in the Right-of-Way.
10. On-site sanitary sewer facilities shall be private.
11. Abandon any existing on-site private septic systems.
12. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Wastewater Facilities Charge (Residential Only)
4. Trunk Sewer Charge: Cornelia

DPU Solid Waste Management

This review was performed by: Kevin Gray
Status: Reviewed with Conditions

1. All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.
2. All multi-family complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include at the minimum cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per public works standard specifications P-33 & P-34.
5. All Solid Waste and Recycling service collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family complexes. (i.e. 24 unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week.)
6. Service Route Permits and Location Permits are required for all private trash company service within the City of Fresno, per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
7. Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
8. ADA requirement for multifamily residential
9. Developer shall install (or construct) a trash enclosure for the project that complies with the City's ADA requirements as defined in the City's standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until developer installs (constructs) the trash enclosure in accordance with the City's ADA requirements.

DPU Water Division

This review was performed by: Robert Diaz
Status: Review Complete

1. On-site water facilities shall be private.
2. Installation of water service & meter box shall be required.
3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

The water supply requirements for this project are as follows:

1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Fire Review

This review was performed by: Byron Beagles

Status: Revisions Required

1. The proposed project is for 36 single family homes designed so that two units will have a common wall meeting the California Building and Residential Codes definition of an R-3 townhouse. The common wall is a fire rated party wall from slab to underside of roof and defines a real property line; separate utility services are required to each unit. The fire sprinkler requirement is NFPA 13D using each unit's domestic water service as the supply source.
2. As confirmed with the Kelsey George, Planner II, the Vesting Tentative Map document indicated by the Planning stamp as Exhibit A-1 with date 8/14/09 is both the tentative map and the CUP entitlement plan.
3. Keynote the red lines a red curbs with "FIRE LANE NO PARKING" in 3 inch white letters every 50 feet.
4. Provide CVC 22658 fire lane tow away warning signs at each common access entrance.
5. Provide a graphic address directory at each common access entrance in accordance with Planning and Development Policy and Procedure G-002.
6. Provide notes on the plan that the fire hydrant and all weather access must be in service before delivery of combustible materials on the site and maintained during the duration of construction.
7. There are two landscape plans in Documents and neither one shows the driveway approach and driveway from Sierra Ave.
8. Exhibit A-1 does not indicate a perimeter fence or any vehicle gates, please confirm as that is unusual for this type of development..
9. There was discussion at the Pre-Application DRC meeting that the Sierra drive may need to be an EVA to deter project residents from driving through the adjacent neighborhood to the north.
If a manual EVA gate is proposed indicate on the plan:
 - A Fire X-1 padlock
 - Provide signs on both sides of the gate that state:
"FIRE LANE" (6 inch letters)
"VEHICLES REMOVED AT OWNERS EXPENSE" (2 inch letters)
"FRESNO POLICE DEPARTMENT @ 559-621-7000" (in one inch letters/numbers)

Flood Control District

This review was performed by:

Status: Review Complete

See attached FMFCD Notice of Requirements (NOR).

NOR & Grading Plan review fees due.

Drainage Fees due.

Irrigation District

This review was performed by:

Status: Review Complete

FID does not own, operate or maintain any facilities located on the subject property.

Land Division Impact Fees

This review was performed by: Frank Saburit

Status: Review Complete

City of Fresno Sewer, Water, Development Impact Fees & Charges - Reference document: TTM 6266.pdf

Long Range Planning

This review was performed by: Amber Piona

Status: Review Complete

This project is located on a site listed in the 2013-2023 RHNA Housing Sites Inventory. The Housing Sites Inventory establishes the minimum capacity of this site to be 32 units with an affordability categorization of Moderate. The proposed project includes 38 units of market rate (Above Moderate) housing.

State law requires that when a jurisdiction permits development on a Housing Element Site at less than the established minimum residential capacity, the following findings (supported by substantial written evidence) must be made at the time of approval: the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the Housing Element are adequate to accommodate the City of Fresno's share of the RHNA.

As of the date of this analysis, the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584. Approval of this project will decrease the 2013-2023 RHNA capacity for Moderate units by 5 units which will reduce the excess capacity from 996 to 964 and increase the 2013-2023 RHNA capacity for Above Moderate by 38 units, which will increase the excess capacity from 4,558 to 4,596. The 2013-2023 RHNA obligation for Moderate is 3,228, and the total capacity remaining after the proposed decrease is 4,492 and the 2013-2023 RHNA obligation for Above Moderate is 10,116 and the total capacity remaining after the proposed increase is 14,712.

Public Works Engineering

This review was performed by: Hilary Kimber
Status: Add'l Info Requested

The proposed landscape plan submitted by Brad Cole dated January 4, 2019 shows onsite trees in-lieu-of street trees. The landscape plan is approved for the onsite street trees.

Please submit an irrigation design to the scale of 1"=20' prior to the installation of any landscaping.

Public Works-CFD

This review was performed by: Ann Lillie
Status: Review Complete

This site has maintenance requirements. See requirements attached in documents file.

School District

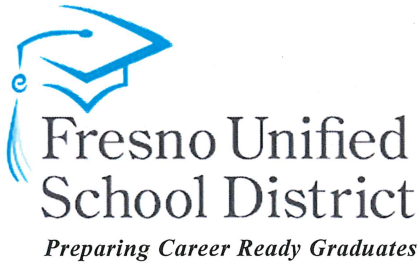
This review was performed by:
Status: Review Complete

Fresno Unified School District response uploaded to Documents. Thank you.

Traffic Planning

This review was performed by: Louise Gilio
Status: Reviewed with Conditions

9-24-19
See attachments



BOARD OF EDUCATION

Claudia Cazares, President
Carol Mills, J.D., Clerk
Valerie F. Davis
Genoveva Islas
Elizabeth Jonasson Rosas
Major Terry Slatc USMC (Retired)
Keshia Thomas

SUPERINTENDENT

Robert G. Nelson, Ed.D.

September 3, 2019

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

SUBJECT: APPLICATION NO. P19-03611
PROPOSED 38-UNIT RESIDENTIAL TOWNHOUSE COMPLEX
6375 N. BLYTHE AVE.

Dear Ms. George,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced planning application. The applicant proposes the construction of a new 38-unit residential townhouse complex to be located at 6375 North Blythe Avenue.

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

Any new residential development on the above referenced property is subject to the residential development fee and the current fee rate is \$3.79 per square foot. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

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

Elementary School: Figarden
Middle School: Tenaya
High School: Bullard

This project could potentially generate 18 TK-12 students, including approximately 12 elementary school students. The assigned neighborhood schools are subject to periodic evaluation for potential adjustments if needed.

The district appreciates the opportunity to comment on the proposed project. Please contact our office at 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

PROVIDE: PW Sid No's on this sheet

KEYNOTES

- PROPOSED CONCRETE CURB, GUTTER & SIDE WALK PER CITY OF FRESNO PUBLIC WORKS STANDARD P-25
- PROPOSED CONCRETE CURB & GUTTER PER CITY OF FRESNO PUBLIC WORKS STANDARD P-41-P-42
- PROPOSED 24" DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARD P-41-P-42
- STORM DRAIN INLET TO BE REMOVED
- PROPOSED 7" LANDSCAPE & FENCE
- EXISTING PUBLIC STREET RIGHT OF WAY 25'
- PROPOSED 2" PUBLIC STREET RIGHT-OF-WAY ADJUSTMENT
- PROPOSED PUBLIC STREET RIGHT OF WAY DEDICATION
- PROPOSED 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED FIRE HYDRANT & FIRE SERVICE WITH APPROPRIATE EASEMENT

LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED
- BENCHMARK
- EXISTING SINGLE POST SIGN
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL LIGHT BOX
- EXISTING ELECTRICAL METER
- EXISTING ELECTRICAL VAULT
- EXISTING TELEPHONE RISER
- EXISTING TELEPHONE VAULT
- EXISTING CABLE TV BOX
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING BACK FLOW PREVENTOR
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CURB INLET
- EXISTING GRATE INLET CIRCULAR
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE SERVICE DETECTOR CHECK
- PROPOSED WATER VALVE
- PROPOSED ELBOW 45 DEGREE
- PROPOSED TEE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIMCO TYPE "E" INLET
- PROPOSED 18" STORM DRAIN LINE
- PROPOSED SANITARY SEWER MAIN & SIZE
- PROPOSED FIRE SERVICE LINE & SIZE
- RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 687 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 25, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 687, SAID POINT BEING NORTH 89° 56' 56" EAST, A DISTANCE OF 12.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 687, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 500.00 FEET (A RADIAL THROUGH SAID POINT BEARS SOUTH 86° 30' 43" EAST), SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 25' 47" AND AN ARC LENGTH OF 308.18 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 38° 56' 03" WEST, A DISTANCE OF 175.08 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 687, SAID POINT BEING THE TERMINUS OF SAID LINE.

- CONSTRUCT RAMP PER PUBLIC WORKS STD. P-28
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS
- DESIGN AND CONSTRUCT STREET-TYPE APPROACH TO PUBLIC WORKS STD P-76

| AREA TABLE | | | |
|-----------------|------------|-------------|------------|
| PARCEL NAME | AREA | PARCEL NAME | AREA |
| ORIGINAL PARCEL | 2.71 ACRES | OUTLOT A | 1.24 ACRES |
| LOT 1 | 2,495 SF | LOT 20 | 3,071 SF |
| LOT 2 | 1,583 SF | LOT 21 | 1,567 SF |
| LOT 3 | 1,583 SF | LOT 22 | 1,570 SF |
| LOT 4 | 1,583 SF | LOT 23 | 1,570 SF |
| LOT 5 | 1,583 SF | LOT 24 | 1,570 SF |
| LOT 6 | 1,583 SF | LOT 25 | 1,570 SF |
| LOT 7 | 1,582 SF | LOT 26 | 1,545 SF |
| LOT 8 | 1,582 SF | LOT 27 | 1,584 SF |
| LOT 9 | 1,582 SF | LOT 28 | 1,594 SF |
| LOT 10 | 1,582 SF | LOT 29 | 1,525 SF |
| LOT 11 | 1,582 SF | LOT 30 | 1,525 SF |
| LOT 12 | 1,581 SF | LOT 31 | 1,789 SF |
| LOT 13 | 1,581 SF | LOT 32 | 1,655 SF |
| LOT 14 | 1,581 SF | LOT 33 | 1,613 SF |
| LOT 15 | 1,581 SF | LOT 34 | 1,625 SF |
| LOT 16 | 1,581 SF | LOT 35 | 1,630 SF |
| LOT 17 | 1,580 SF | LOT 36 | 1,678 SF |
| LOT 18 | 1,536 SF | LOT 37 | 1,563 SF |
| LOT 19 | 1,970 SF | LOT 38 | 2,505 SF |

| LINE TABLE | | | |
|------------|-------------|--------|--|
| LINE # | BEARING | LENGTH | |
| L1 | S83°54'55"W | 32.89' | |
| L2 | N51°05'05"W | 76.74' | |
| L3 | N60°54'25"W | 39.63' | |
| L4 | N10°42'23"E | 16.02' | |
| L5 | S42°52'39"E | 15.91' | |

| CURVE TABLE | | | |
|-------------|---------|--------|-----------|
| CURVE # | RADIUS | LENGTH | DELTA |
| C1 | 60.00' | 10.29' | 94°34' |
| C2 | 40.00' | 5.97' | 83°30'5" |
| C3 | 102.00' | 33.00' | 18°32'11" |

ADD NOTES:

ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.

REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES

UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-4114

SIGNING & STRIPING PLANS SHALL BE DONE AND PAID FOR BY THE DEVELOPER, SAID PLANS SHALL BE DONE PER THE CURRENT CALTRANS STANDARDS AND SHALL BE SUBMITTED AS PART OF THE STREET PLANS FOR THIS ENTITLEMENT TO PUBLIC WORKS FOR REVIEW AND APPROVAL.

ABBREVIATIONS

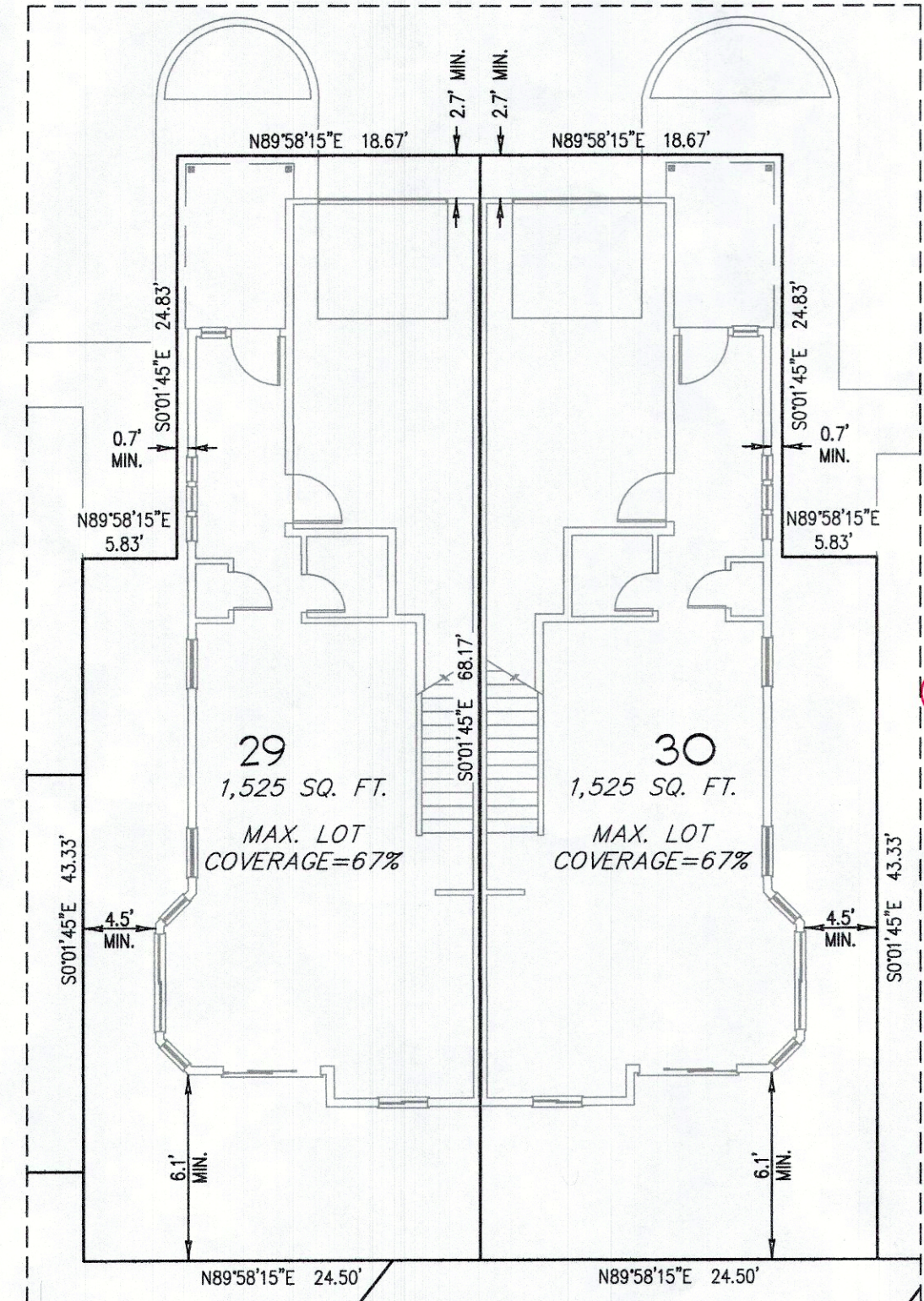
D DIRT/GROUND ELEVATION POINT
P PAVEMENT ELEVATION POINT
TC TOP OF CURB ELEVATION POINT

DETAIL A

SCALE: 1"=10'

DETAIL B

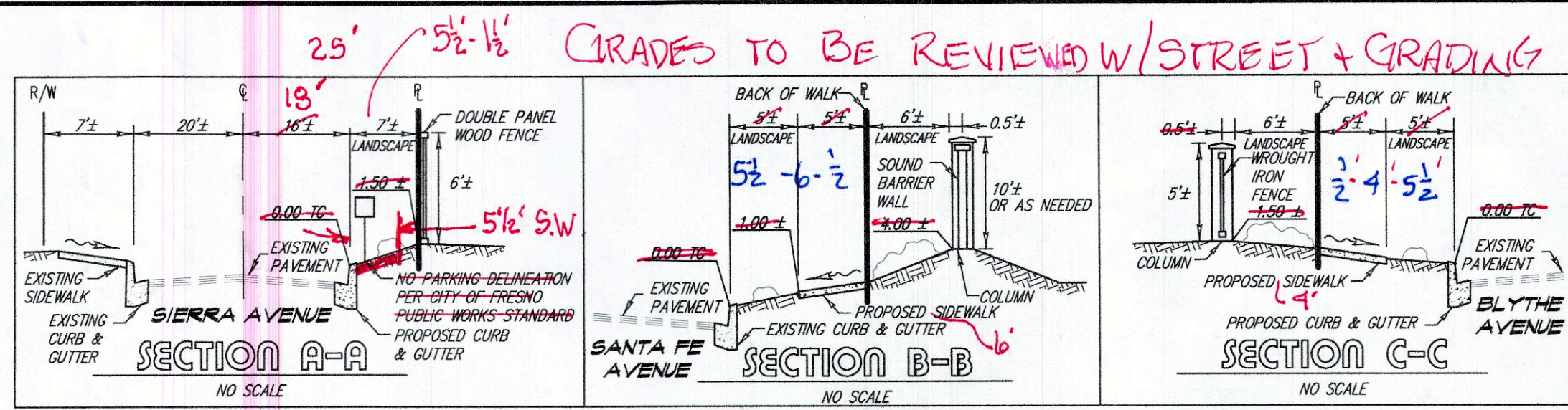
SCALE: 1"=10'



DETAIL C

SCALE: 1"=10'

NO LOTS WILL EXCEED THESE DIMENSIONS

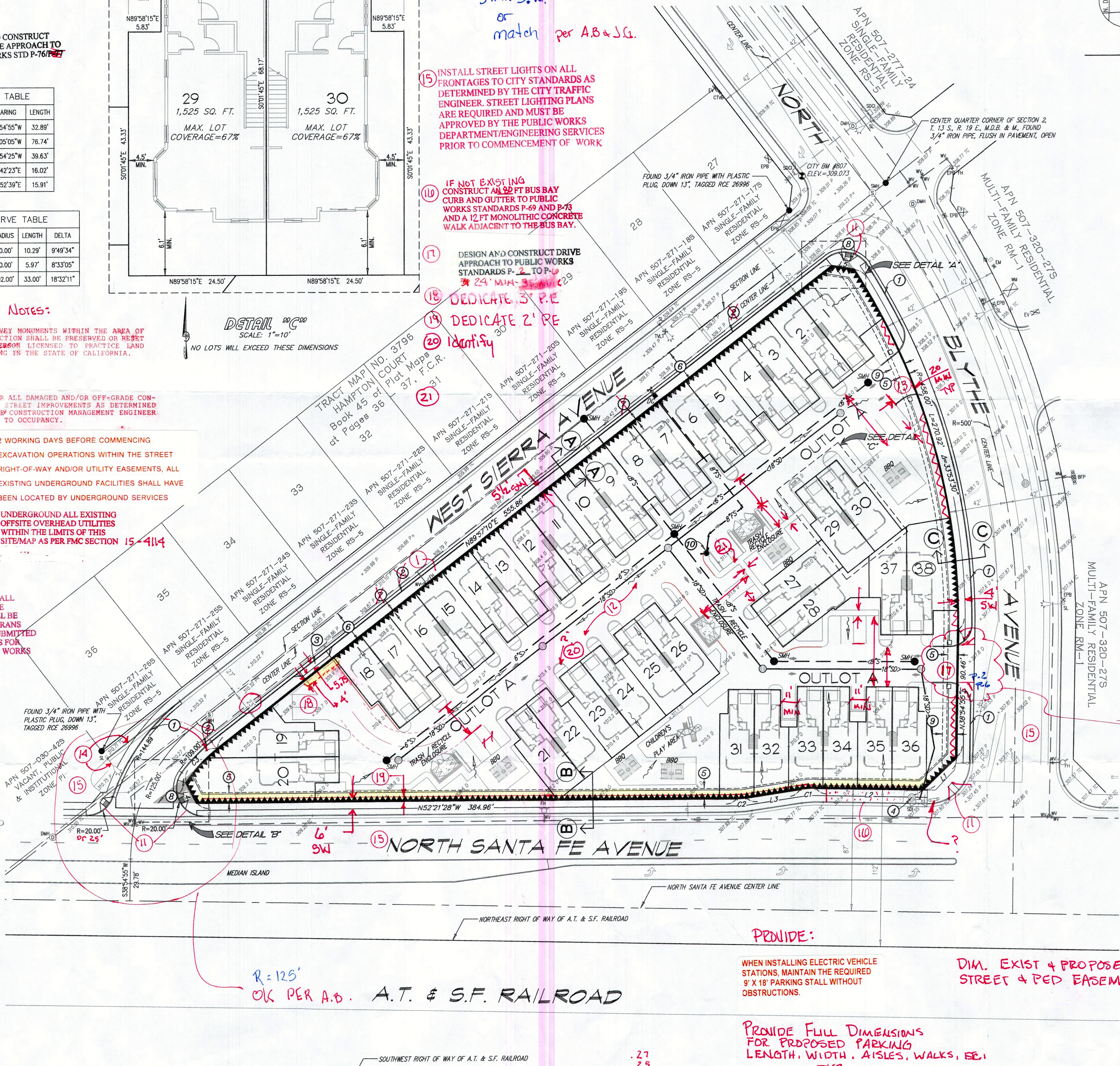


5' MIN S.W. or match per A.B. & J.C.

INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF WORK

IF NOT EXISTING CONSTRUCT A 30' FT BUS BAY CURB AND GUTTER TO PUBLIC WORKS STANDARDS P-69 AND P-73 AND A 12' FT MONOLITHIC CONCRETE WALK ADJACENT TO THE BUS BAY.

- DESIGN AND CONSTRUCT DRIVE APPROACH TO PUBLIC WORKS STANDARDS P-2 TO P-10
- DEDICATE 3' P.E
- DEDICATE 2' P.E
- Identify
-



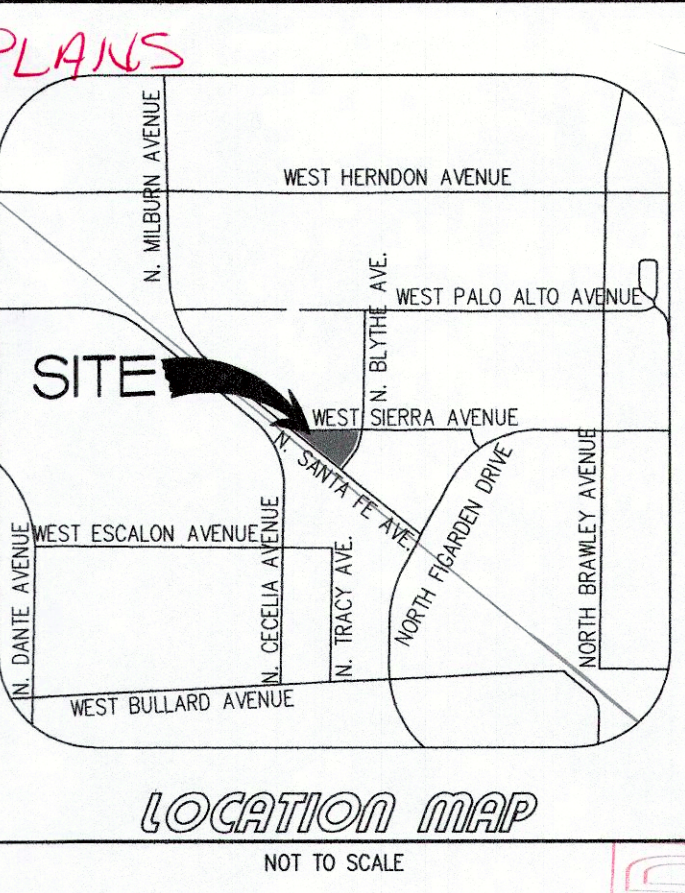
PROVIDE:

WHEN INSTALLING ELECTRIC VEHICLE STATIONS, MAINTAIN THE REQUIRED 9' X 18' PARKING STALL WITHOUT OBSTRUCTIONS.

DIM. EXIST & PROPOSED STREET & PED EASEMENTS

PROVIDE FULL DIMENSIONS FOR PROPOSED PARKING LENGTH, WIDTH, AISLES, WALKS, REI, TYP

IDENTIFY FENCING AND VISIBILITY TRIANGLES AT APPROACHES



OWNERS/SUBDIVIDER

HARMEET RIYAR & RACHNA RIYAR
10655 N. RECREATION AVE.
FRESNO, CA 93730

NOTES

- SITE ADDRESS: 6375 NORTH BLYTHE AVENUE
- ASSESSOR'S PARCEL NO.: 507-320-01
- EXISTING ZONING: "RM-1" - RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY
- EXISTING LAND USE: VACANT
- PROPOSED ZONING: "RM-1" - RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY
- PROPOSED LAND USE: RESIDENTIAL
- PREPARED FROM RECORD DATA & FIELD SURVEYS, RECORD DATA PER DEED OF EASEMENT RECORDED ON MAY 15, 2014, AS DOCUMENT NO. 2014-0054878, GTRFC.
- NO EXISTING STRUCTURES ON SITE
- EXISTING STREET IMPROVEMENTS AS SHOWN
- THERE ARE NO EXISTING WELLS, SEPTIC TANKS, OR LEACHING FIELDS
- PARCEL DESIGN PROVIDES FOR OPTIMUM SOLAR OPPORTUNITIES WITH NORTH-SOUTH ORIENTATION, ENABLING ARCHITECTURAL DESIGN TO INCORPORATE PASSIVE HEATING & COOLING CONCEPTS.
- SURROUNDING LAND USE: AS SHOWN
- EXISTING STREET DEDICATIONS AS SHOWN
- THE EXISTING & PROPOSED SOURCE OF WATER SUPPLY: EXISTING COMMUNITY SYSTEM
- THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: EXISTING COMMUNITY SYSTEM
- THE FOLLOWING UTILITIES ARE TO BE PROVIDED: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.) ARRANGEMENTS HAVE (NOT) BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA
- THE SITE ACREAGE IS 2.71 NET ACRES. THERE WILL BE 38 LOTS IN THIS MAP WITH A MINIMUM SIZE OF 1,525 SQ FT
- ALL IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS DIRECTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED
- THERE ARE NO EXISTING ON-SITE TREES
- OUTLOT A WILL BE USED FOR UTILITIES AND RECIPROCAL PURPOSES

Add notes 22-25
Per A.B.

REC'D 9-3-19

APPL. NO. 19-03035, EXHIBIT A, DATE 8-14-19

MAKE CORRECTIONS PER TRAFFIC ENGR REVIEW & REVIEWED BY LG

DATE: 9-24-19

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

P19-03035

SCALE: 1"=30' MIN

GRAPHIC SCALE

1"=40 FEET

DATE: 9-24-19

10/20/18

LAST REVISED: 01/11/19 + ME

SHEET 1 OF 2

VESTING TENTATIVE TRACT MAP NO. 6266

BEING A PORTION OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

GARY A. ROGERS
450 S. MADRA AVE. SUITE F
MADERA, CA 93637

DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2050 NORTH WYOMING AVENUE, SUITE 100
FRESNO, CA 93705
(559) 222-0066 FAX: (559) 222-1222 EMAIL: DGM@DALEGMELL.COM

PROFESSIONAL LAND SURVEYOR
No. 4823
STATE OF CALIFORNIA

JOB # 18-124
DRAWN BY: M. ESLIMI
CHECKED BY: DGM
SCALE: 1" = 40'
DATE: 11/29/18
DWG # 18-124TMM
FIELD BOOK: 423
DATE OF SURVEY: 10/09/18
LAST REVISED: 01/11/19 + ME



DATE: September 24, 2019

TO: Kelsey George
Planning and Development Department

THROUGH: Andrew Benelli, PE, Assistant Director, City Engineer
Public Works Department, Traffic Engineering Operations and Planning Division

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

SUBJECT: Public Works Conditions of Approval
TT 6266 and PUD,
Accela number: P19-03611(map) and P19-03635 (site plan)
Gary Rogers / Dale Mell

The Public Works Department, Traffic Engineering Operations and Planning 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. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
2. Relocate utilities as needed for the intersection of Sierra and Santa Fe.
3. Remove and replace existing improvements to accommodate the new alignment at Sierra and Santa Fe. (R=125' minimum)
4. Revise cross section for Sierra to provide a 5.5' sidewalk (measured from face of curb) along the frontage and maintain the existing 25' of street right of way.
5. Identify the required 2' pedestrian easement along Santa Fe to accommodate a 12' residential sidewalk pattern. 5.5' face of curb to sidewalk - 6' sidewalk-.5' from back of walk to easement.
6. Revise the driveway approach closest to Blythe and Santa Fe to meet Public Works Standards P-2 and P-6.

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. 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.

Frontage Improvement Requirements:

Public Streets:

Santa Fe Avenue: Arterial

1. Dedication Requirements:
 - a. Dedicate a **2'** pedestrian easement to provide a **12'** residential pattern.
 - b. Relinquish direct access rights to 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. Construct a **6'** residential sidewalk per Public Works Standard **P-52**.
 - c. Construct **20'** of permanent paving within the limits of this subdivision.
 - d. If not existing, construct an **80'** bus bay curb and gutter at the northwest corner of Santa Fe and Blythe to Public Works Standard **P-73**, complete with a **12'** 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. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the City Specifications and Standard Drawings **E-15**, **E-18** or as approved by the City Engineer.

Sierra Avenue: Local

1. Dedication and Vacation Requirements:
 - a. Where not existing, dedicate **25'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**. (Centerline radius=125' minimum)
 - b. Dedicate corner cuts for public street purposes at the intersections of Sierra / Blythe and Sierra / Santa Fe (both sides).
 - c. Dedicate **3'** of property for pedestrian purposes behind all driveway approaches per **P-4**.
 - d. Relinquish direct access to Sierra Avenue from all residential lots within this subdivision
2. Construction Requirements:
 - a. Where not existing, construct **18'** of permanent paving (from center line) per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **7'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - c. Construct standard curb ramps per Public Works Standard **P-28**, Sierra at Santa Fe: **R=25'** and Sierra and Blythe: **R=20'**. Reference Public Works Standards **P-24** thru **P-27**, **P-28**, **P-30** thru **P-32**.
 - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards. Relocate existing streetlights, as needed.

- e. Construct driveway approaches to Public Works Standards **P-4** and **P-6**, as approved on the site plan. Construct permanent paving as needed per Public Works Standard **P-48**.

Blythe Avenue: Modified Local Collector

1. Dedication Requirements:
 - a. Relinquish direct access to Blythe Avenue except at approved approach locations.
2. Construction Requirements:
 - a. Where missing, construct **32'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. "Detectable Warning Devices" are required, if not existing. Reference Public Works Standards **P-28** and **P-32**.
 - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern. **5.5'** from face of curb to sidewalk- **4'** sidewalk-**.5'** from back of walk to easement. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standards for a modified local collector. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
 - e. Construct a **24'-35'** driveway approach to Public Works Standards **P-2** and **P-6 per Exhibit "A"**. If parking is allowed adjacent to the curb, provide **10'** of red curbing (3 coats) on both sides of the proposed driveway approaches. Construct a concrete pedestrian walkway behind all driveway approaches. Asphalt concrete paving per City of Fresno Public Works Standard Drawing **P-21** may be substituted for concrete.
 - f. Site Plan approval of a street type approach **P-76** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics: The parking lot is required to meet the City of Fresno's Parking Manual, Public Works Standards and Specifications. Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. The site plan must meet all criteria for final approval. Owner shall assume full responsibility for circulation and emergency vehicle response time if not constructed to the Public Works Parking Manual, Standards and Specifications.

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21**, **P-22**, **P-23**.
2. If Electric Vehicle Charging Stations are required per DARM, provide a detail for the proposed/future equipment to verify sufficient space is available.
3. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**. No obstructions shall be within the overhang.
4. If Gates are proposed in the future: Provide a minimum of **50'** from the proposed gate to the back of walk, for vehicle stacking at the main gate. – **Or-** If multiple gates are provided, a total of **50'** of

stacking can be split between the additional gates. If not existing, redesign the main entrance to provide for an onsite turn around. Contact Traffic Planning for additional information. (559) 621-8678. If future entry is divided, each side shall provide for a minimum opening of 16' each. Where it is not divided, the gate shall be a minimum of 20' wide

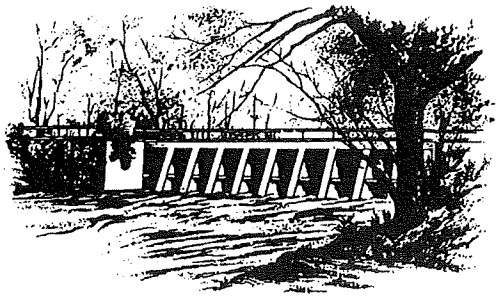
Specific Mitigation Requirements:

1. The intersection of Santa Fe and Sierra Avenues shall be limited to right-in and right-out turns.
2. 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.

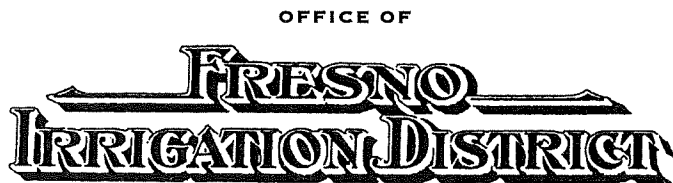
Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown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

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.

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.



YOUR MOST VALUABLE RESOURCE - WATER



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

September 23, 2019

Kelsey George
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Tract Map No. 6266
Accela Planning Application No. P19-03611
S/W Blythe and Sierra avenues

Dear Ms. George:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. 6266, Accela Planning Application No. P19-03611 for which the applicant proposes the construction of a 38-unit townhouse subdivision, APN: 507-320-01 . FID has the following comments:

1. FID does not own, operate or maintain any facility located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Bullard No. 124 runs southwesterly crossing the intersection of Blythe Avenue and Palo Alto Avenue approximately 1,340 feet north of the subject property and Santa Fe Avenue approximately 530 feet northwest the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Blythe Avenue, Palo Alto Avenue, Santa Fe Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. For informational purposes, FID's active H-Ditch No. 128 runs southerly along the west side of Figarden Drive and crosses Santa Fe Avenue approximately 900 feet southeast of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Figarden Drive, Santa Fe Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

G:\Agencies\FresnoCity\Tract Map\TM 6266, P19-03611.doc

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

4. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem or require the use of reclaimed water, if available.
5. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.
6. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is heavily reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

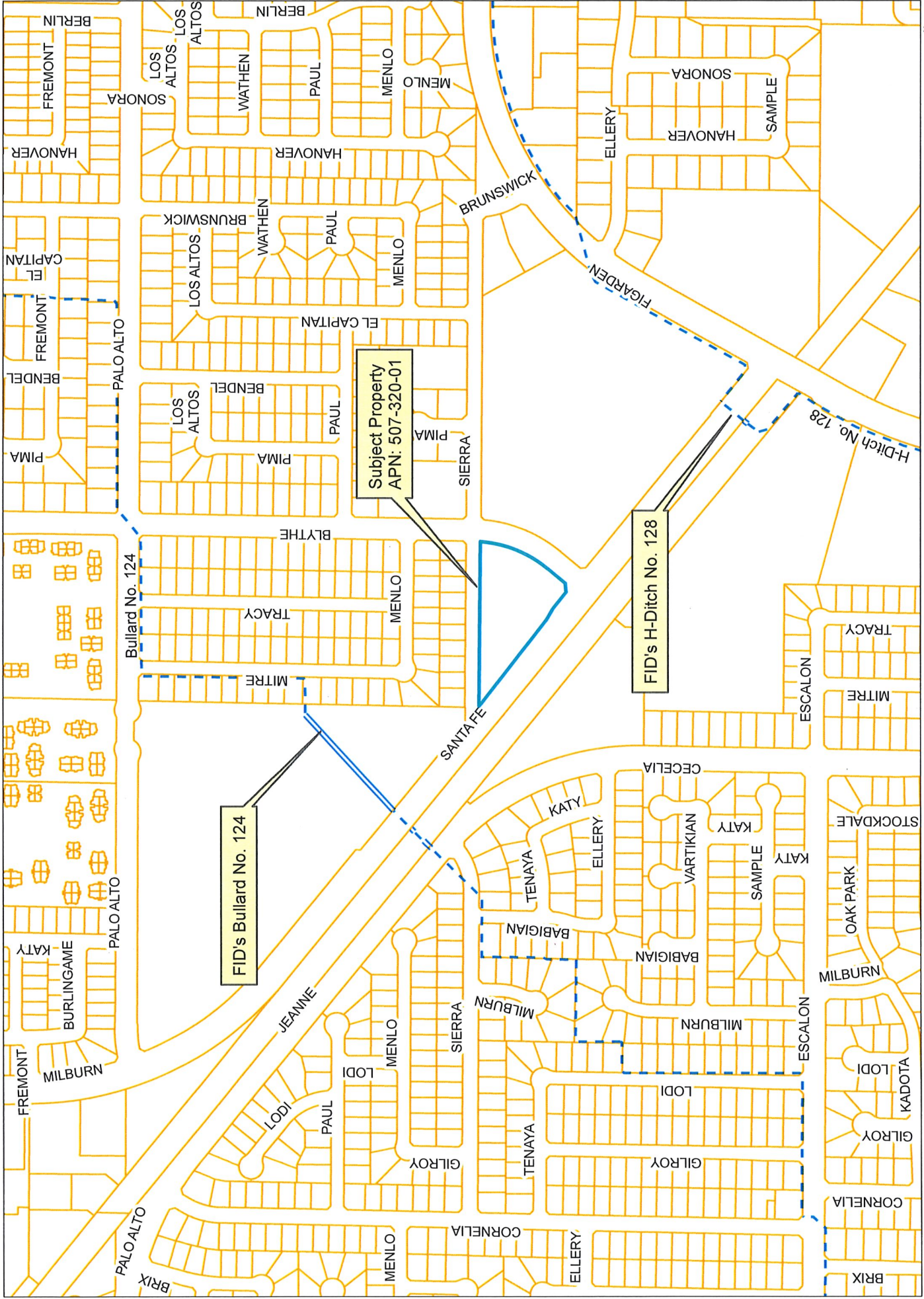
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy or 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.



Christopher Lundeen

From: do_not_reply@fresno.gov
Sent: Tuesday, September 3, 2019 2:35 PM
To: Engineering Review
Subject: Planning Application P19-03611 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

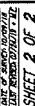
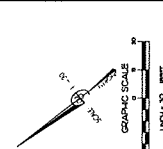
A task associated with Planning Application P19-03611 has been assigned for your review. You can review details online.

Application Description: Tentative Tract Map No. 6266 (P19-03611) was filed by Dale G. Mell & Associates on behalf of the property owners Harmeet and Rachna Riyar and pertains to 2.93 acres of property located on the southwest corner of W. Sierra Avenue and N. Blythe Avenue. The proposed map is a request to subdivide the subject property into 38 townhouse units. The related Planned Development Application No. P19-03635.

Task Information: Irrigation District

Due 9/24

SALES 1-777-211-3111
REGISTERED MAIL
01 • 88





DATE: September 12, 2019

TO: Planning Project Manager
Development and Resource Management Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT
MAP NO. 6266 REGARDING MAINTENANCE REQUIREMENTS (P19-03611)

LOCATION: 6375 North Blythe Avenue
APN/ACREAGE: 507-320-01

The Public Works Department, Traffic Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

| ATTENTION: | | | |
|---|---------------------------------------|------------|--|
| The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for processing to the Public Works Department, Traffic Operations and Planning Division prior to final map approval. | | | |
| X | CFD Annexation Request Package | Ann Lillie | (559) 621-8690 ann.lillie@fresno.gov |
| X | Private Maintenance Covenant | Ann Lillie | (559) 621-8690 ann.lillie@fresno.gov |

The Community Facilities District annexation process takes from three to four months and SHALL be completed prior to final map approval. INCOMPLETE Community Facilities District (“CFD”) Annexation Request submittals may cause delays to the annexation process and final map approval.

All applicable construction plans for this development shall be submitted to the appropriate City Department for review and approval **prior** to the CFD process.

- Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.
- Proposed park amenities shall be reviewed and approved by the Building & Safety Services Division or as approved in writing by the City Engineer at time of submittal for the CFD process and prior to final map approval.**

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

Any change affecting the items in these conditions shall require a revision of this letter.

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Commercial, Industrial and Multi-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 ("CFD No. 9").

The following public improvements are eligible for Services by CFD No. 9 as associated with this development:

- Landscaping, trees and irrigation systems within the City street rights-of-way (median islands and parkways); required and officially designated public trails; landscape easements located between required sound walls and adjacent City streets; and other areas as approved by the City of Fresno Public Works Department.
- Concrete curbs and gutters, valley gutters, sidewalks, curb ramps, traffic calming, and median island maintenance band and capping, and street name signage and street lights within and adjacent to **Major Public Streets**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming, and entrance median island curbing and hardscape, street paving, street name signage and street lights within and adjacent to **all Local Public Streets**.

2. The Property Owner may choose to do one or both of the following:

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
 - **Proceedings to annex the final map to CFD No. 9 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**
 - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690 or ann.lillie@fresno.gov

TENTATIVE TRACT MAP NO. 6266

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.

The following fees are based on preliminary conceptual information. The exact fee obligation will be computed prior to Final Map approval by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of Final Map approval, determined by the Master Fee Schedule, shall apply (Reso. No. 2016-258).

| <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: Cornelia | \$419/living unit |
| e. Wastewater Facilities Charge [3] | \$2,119/living unit |
| f. House Branch Sewer Charge [2] | N/A |
| | |
| <u>WATER CONNECTION CHARGES</u> | <u>FEE RATE</u> |
| g. Service Connection Charge | Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule. |
| h. Frontage Charge [1] | \$6.50/lineal foot |
| i. Water Capacity Fee [1] | Fee based on meter(s) sizes specified by owner; Water Capacity Fee established by the Master Fee Schedule. |
| | |
| <u>CITYWIDE DEVELOPMENT IMPACT FEES</u> | <u>FEE RATE</u> |
| j. Fire Facilities Impact Fee – Citywide [4] | \$1429/living unit |
| k. Park Facility Impact Fee – Citywide [4] | \$2119/living unit |

| | |
|--|----------------------|
| l. Quimby Parkland Dedication Fee [2] | \$918/living unit |
| m. Police Facilities Impact Fee – Citywide [4] | \$466/living unit |
| n. Citywide Regional Street Fee [3] | \$15,607/adj. acre |
| o. New Growth Area Major Street Fee [3] | \$42,999/adj. acre |
| p. Traffic Signal Charge [1] | \$350.00/living unit |

Notes:

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.

On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.