

Exhibit K

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

CONDITIONS OF APPROVAL

OCTOBER 7, 2020

VESTING TENTATIVE TRACT MAP NO. 6184

NORTHEAST CORNER OF WEST MADISON AND SOUTH VALENTINE 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 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.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6184 dated April 20, 2020, the subdivider may prepare a Final Map in accordance with the approved tentative map.
2. Prior to final map approval, the subdivider 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 Map No. 6184.
3. Vesting Tentative Tract Map No. 5456 shall record prior to Vesting Tentative Tract Map No. 6184. If Vesting Tentative Tract Map No. 5456 does not record prior to Vesting Tentative Tract Map No. 6184, the remainder shall be shown on the subject map, as appropriate.

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 Outlots. 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 vesting tentative tract 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.
12. This application is subject to compliance with the mitigation measures established by the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6183/T-6184 dated June 26, 2020.

GENERAL INFORMATION

13. When the grading plan establishes a top of slope beyond the required landscape Outlot noted and the construction of the required wall is to be established coincident with the top of slope, then the required minimum Outlot width shall be expanded to include the full landscaped area up to the wall location.
14. The long term maintenance of all the items listed below is the ultimate responsibility of the landowner/developer:
 - a. The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located within proposed Outlots associated with the proposed project.
 - b. The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located in any entry median island or traffic medians located within the project.
 - c. The property owner shall be responsible for providing for the maintenance of the curbs and gutters, valley gutter, sidewalks, street lights, and street signage within any local public street rights-of-way associated with the project.
 - d. The property owner shall be responsible for providing for the maintenance of all street trees within any local public street rights-of-way associated with the project.

15. Maintenance of the required landscape Outlots, streets, curbs and gutters, sidewalks, medians, and street furniture may be the responsibility of the City's Community Facilities District. Contact the Public Works Department, Engineering Services Division, at (559) 621-8695 for information regarding the City's Community Facilities District. The property owners may petition the City for annexation to the City's Community Facilities District prior to Final Map approval.
16. If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, the subdivider/owner shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgements 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 subdivider/owner 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.
17. Should the annexation of any or all of the maintenance items listed above, then the property owner/subdivider shall create a homeowner's association for the maintenance of these items and proposed private streets, utilities, and walls/gates. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowner's association shall be submitted to the Planning and Development Department for review two weeks 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 homeowner's association for landscaping and other provisions as stated in the Planning and Development Department Guidelines preparation of CC&R's dated January 11, 1985.

Walls/Fences/Landscaping

18. Provide and dedicate a minimum 10-foot wide landscape outlot for public landscape purposes (and irrigation system) along the eastern property lines along all lots with frontage along South Valentine Avenue. The 10-foot wide landscape outlot 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.
19. Provide and dedicate a minimum 15-foot wide landscape outlot for public landscape purposes (and irrigation system) along the southern property lines

along all lots with frontage along West Madison Avenue. The 15-foot wide landscape outlot 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.

20. Construct a 6-foot high decorative solid masonry wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 of the FMC. The decorative wall shall be located along the rear property lines of all lots abutting West Madison and South Valentine Avenues, which consists of lots 1, 2, and 3 through 8.
21. There was no use given for proposed Outlots A and B. Any use proposed for said Outlots shall be reviewed and approved by the Planning and Development Department.
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 Planning and Development and Public Works Departments.
23. When the street side yard faces the front yard of a home across the street, a minimum landscape easement of 5 feet is required, unless a 4-foot park strip is provided between the curb and sidewalk. A minimum 6-foot masonry wall shall be placed at the rear of the landscape easement. An opening in the masonry wall may be permitted to provide a gate for access if approved by the Public Works Director. This requirement applies to lots 14 and 18 Pursuant to Section 15-4105.G.2.b of the FMC).

With the exception of those areas which may be eligible for inclusion within the Community Facilities District (CFD) as referenced hereinabove, 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, in accordance with Section 15-4105-G-2-b of the FMC, 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.
24. 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 Planning and Development 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.
25. The proposed landscape and pedestrian easements along the major street frontages and major street entryways of the subdivision shall be identified as Outlots to be dedicated to the City of Fresno, in fee, for public landscape, pedestrian, and utility purposes on the Final Map. The City Engineer may discretionarily require modification to other public easements proposed when/where such easements are preferred to be identified as Outlots to be dedicated to the City, in fee.
26. Provide a corner cut-off area at all street intersections in accordance with the requirements of the Fresno Municipal Code. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection.

Lot Dimensions

27. Lot dimensions shall match those depicted on Vesting Tentative Tract Map No. 6184 dated April 20, 2020, excepting changes as required per the conditions of approval.
28. In any residential subdivision of five or more lots, maximum lot sizes can be exceeded when overall density does not fall below the approved General Plan density. Vesting Tentative Tract Map No. 6184 proposes 18 single-family residential lots on ± 3.77 acres, providing a density of 4.77 d.u./ac., which is consistent with the Medium Low Density Residential (3.5-6 d.u./ac.) planned land use designation of the subject property.

Lot 8 is proposed to be over 9,000 sq. ft.

Lot Coverage

29. The maximum lot coverage allowed is 50% pursuant to the requirements of the Fresno Municipal Code.

Building Height

30. The maximum building height allowed is 35 feet; pursuant to the requirements of the Fresno Municipal Code.

Building Setbacks

31. Building setbacks shall be in accordance with the RS-4 zone district noted below for parcels 1 through 18 inclusive, and the provisions of Table 15-903-2 of the Fresno Municipal Code:

Front yard: Front yard setbacks shall be a minimum of 13 feet. The setback to the garage from back of sidewalk (curb if no sidewalk; property line if no curb) must be a minimum of 18 feet.

Interior side yard: Interior side yard setbacks shall be a minimum of 4 feet per side, and a minimum of 10 feet total.

Street side yard:
(standard lot) Street side yard setbacks shall be a minimum of 10 feet.

Rear yard: Rear yard setbacks shall be a minimum of 10 feet.

Garage from
primary façade: Garage from primary façade shall be a minimum of 4 feet.

INFORMATION

32. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the Central Unified School District in accordance with the school district's adopted fee schedule.
33. Contact the United States Postal Service for the location and type of mailboxes to be installed within this subdivision.
 1. 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.
34. 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.
35. 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.
36. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
37. 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.

38. 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.
39. 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.

40. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
41. Solid waste disposal for the subdivision shall be provided by the City of Fresno. The method of collection to be utilized in this tract shall be subject to approval of the Solid Waste Manager (see below-noted conditions).

PARK SERVICE

42. Comply with the memorandum from the Public Works Department dated April 28, 2020.

FIRE SERVICE

43. Comply with the memorandum from the Fire Department dated June 26, 2020.

SOLID WASTE SERVICE

44. Comply with the memorandum from the Public Utilities Department dated June 30, 2020.

STREETS AND RIGHTS-OF-WAY

45. 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.
46. 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.
47. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition). The following shall be submitted as a single package to the Public Works Department for review and approval:

- a. Signing and striping plans (per current California Department of Transportation Standards);
 - b. Street Construction Plans; and,
 - c. Landscape and Irrigation Plans.
48. The subdivider shall underground all existing off-site overhead utilities and proposed utility systems in accordance with FMC Sections 12-1011 and Resolution No. 78-522, 88-229.
49. The subdivider shall construct an underground street lighting system per Public Works Standards within the limits of the tract. Spacing and design shall conform to Public Works Standards. Height, type, spacing, etc., of standards and luminaries shall be in accordance with Resolution No. 68-187, 78-522, 81-219, and 88-229 or any modification thereto approved by the City Traffic Engineer prior to Final Map approval. Upon completion of the work by the subdivider and acceptance of the work by the City, the street lighting system shall be dedicated to the City. Submit engineered construction plans to the Public Works Department for approval.
50. All dead end streets created by this subdivision shall be properly barricaded in accordance with City standards within seven days from the time the streets are surfaced or as directed by the City Engineer.
51. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.
52. Comply with the memorandum from the Public Works Department dated June 30, 2020.

SANITARY SEWER SERVICE & RECYCLED WATER

53. Comply with the memorandum from the Public Utilities Department dated June 17, 2019.

WATER SERVICE

54. Comply with the memorandum from the Public Utilities Department dated June 19, 2020.

RIGHT-OF-WAY ACQUISITION

55. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
56. 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.
57. 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.
58. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider shall 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.
59. The subdivider/owner 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.

FLOOD CONTROL AND DRAINAGE

60. Comply with the memorandum from the Fresno Metropolitan Flood Control District dated July 2, 2020.

FRESNO COUNTY ENVIRONMENTAL HEALTH

61. Comply with the memorandum from the Fresno County Environmental Health Department dated April 24, 2020.

FRESNO IRRIGATION DISTRICT

62. Comply with the memorandum from the Fresno Irrigation District dated May 22, 2020.

CENTRAL UNIFIED SCHOOL DISTRICT

63. Contact the Central Unified School District at (559) 276-3140 or (559) 274-4700 for all requirements of Vesting Tentative Tract Map No. 6184.

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)

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area:	N/A
e. Wastewater Facilities Charge [3]	\$2,119/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]	

Single Family Residential Irrigation	\$4,658/ 1" Meter/living unit
	\$4,658/ 1" Meter
	\$5,823/ 1½" Meter
	\$11,642/ 2" Meter

* Fee based on meter(s) sizes specified by owner; fee for Water Capacity established by the Master Fee Schedule.

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
j. Fire Facilities Impact Fee – Citywide [4]	\$1,968/living unit
k. Park Facility Impact Fee – Citywide [4]	\$2,922/living unit
l. Quimby Parkland Dedication Fee [2]	\$1,264/living unit
m. Police Facilities Impact Fee – Citywide [4]	\$618/living unit
n. Citywide Regional Street Fee [3]	\$8,355/adj. acre
o. New Growth Area Major Street Fee [3]	\$22,998/adj. acre
p. Traffic Signal Charge [1]	\$521/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.