

Exhibit H

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

CONDITIONS OF APPROVAL

APRIL 7, 2021

VESTING TENTATIVE TRACT MAP NO. 6338/UGM

**LOCATED ON THE NORTH SIDE OF EAST CHURCH AVENUE AND THE EAST SIDE OF SOUTH
SUNNYSIDE 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.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6338/UGM dated March 5, 2021, the subdivider may prepare a Final Map in accordance with the approved tentative map.
2. The vesting tentative tract map boundary is not consistent with legal lots of record created in accordance with California Government Code and Fresno Municipal Code.
 - a. A Lot Line Adjustment shall be recorded and perfected to establish the map boundary depicted on Vesting Tentative Tract Map No. 6338/UGM dated March 5, 2021, prior to Tract Map (Final) acceptance.
3. 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.
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, Chapter 15, Part IV: "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.

MITIGATION MONITORING REQUIREMENTS

12. On May 25, 2017, the Council of the City of Fresno adopted Resolution No. 2017-145, adopting Environmental Assessment No. A-16-014/R-16-013/T-6165 dated October 21, 2016, as amended on May 10, 2017, for The Oaks Master Plan Area.
 - a. Development of the subject property shall be subject to implementation of the mitigation measures, fees, and timelines as stipulated within the Mitigation Monitoring Program of Environmental Assessment No. A-16-014/R-16-013/T-6165.

DEVELOPMENT AGREEMENT

13. On June 8, 2017, the Council of the City of Fresno adopted Ordinance No. 2017-029 approving the Development Agreement, as may be amended, by and between the City of Fresno and Master Developer, relating to development of the subject property, for which Vesting Tentative Tract Map No. 6338/UGM has been filed.
 - a. Development of the subject property shall be subject to the impact fees, dedications, and improvements as stipulated within the terms, conditions, and requirements provided within the list of exactions in the aforementioned Development Agreement.
 - NOTE: With the exception of those conditions which may be required in order to implement the mitigation measures identified by Environmental Assessment No. A-16-/R-16-/T-6165 dated October 21, 2016, as amended on May 10, 2017, where any inconsistencies or conflicts may exist between these Conditions of Approval and the terms or provisions of the Development Agreement, the stipulations of the Development Agreement shall prevail.

GENERAL INFORMATION

14. 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.
15. 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 the 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.
- 16. Maintenance of the required landscape easements, streets, curbs and gutters, sidewalks, medians, and street furniture may be the responsibility of the City's Community Facilities District (CFD). Contact the Public Works Department, Engineering Services Division at (559) 621-8695 for information regarding the City's CFD. The property owner(s) may petition the City for annexation to the City's CFD prior to Final Map approval.
 - a. If the developer/subdivider elects to petition for annexation into the City's CFD, 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 CFD assessment.
- 17. Should the City Council not approve the annexation of any or all of the maintenance items listed above, then the property owner/subdivider shall create a homeowners association for the maintenance of these items and proposed private streets, utilities, and walls/gates. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&R's) and the proposed instruments for the homeowners 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 homeowners association for landscaping and other provisions as stated in the Planning and Development Department Guidelines for preparation of CC&R's dated January 11, 1985.
- 18. The proposed landscape 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.

Walls/Fences/Landscaping/Open Space

19. Provide and dedicate a minimum 20-foot wide landscape outlot ("Outlot A") for public landscape purposes (and irrigation system) along the southern property lines along all lots with frontage along East Church Avenue (lots 1-9). Outlot A shall decrease to 10-feet wide along the street side yard of Lot 1. Outlot A 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. Provide and dedicate a minimum 15-foot wide landscape outlot ("Outlot B") for public landscape purposes (and irrigation system) along the western property lines along all lots with frontage along South Sunnyside Avenue (lots 64-66). Outlot B shall decrease to 10-feet wide along the street side yard of Lot 66. Outlot B 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.
21. Provide and dedicate an outlot ("Outlot C" and "Outlot E") for public trail and landscape purposes (and irrigation system). Outlot C shall be located adjacent to South Fordham Avenue connecting East Church Avenue and an east-west stub street. Outlot E shall be located adjacent to South Fordham Avenue connecting the east-west stub street to the existing public trail/open space at the north end of the proposed subdivision boundary.
22. Provide and dedicate an outlot ("Outlot D") for public open space and landscape purposes (and irrigation system) located adjacent east/northeast of Lot 64 connecting to the trail at the north end of the proposed subdivision boundary.
23. Construct a 6-foot high decorative solid masonry wall (at finished grade of the proposed site) pursuant to solid wall requirements of Section 15-2006 of the FMC. The decorative solid masonry wall shall be located along the rear property lines of all lots abutting East Church Avenue (lots 1-9) and South Sunnyside Avenue (Lots 64-66).
24. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required at all interior end-blocks and adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed

acceptable to both the City of Fresno Planning and Development and Public Works Departments.

25. 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 13, 14, 29, 30, and 63 (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.
26. 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 40 feet of street frontage; or, one tree per home (whichever is greater) by the developer.
 - i) The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 15-2309.
 - NOTE: Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or California Plumbing Code as may be amended.

27. Provide a corner cut-off area at all intersections, driveways and alleys where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.
 - a) Street Intersections. Vegetation and/or structures, flagpoles, signs, fences or walls may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curb exists) and a line joining points on these curb lines at a distance of 30 feet along both lines from their intersection.
 - i) Trees that are located within the sight distance triangle shall have a clearance of eight feet high minimum between the lowest portion of the canopy and the sidewalk and street.
 - b) Driveways and Alleys. Visibility of a driveway crossing a street lot line shall not be blocked above a height of three feet by vegetation or structures for a depth of 12 feet as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 feet. Street trees shall be pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.
28. 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 Planning and Development and Public Works Departments 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.
 - a) Any proposed improvements within Pacific Gas & Electric (PG&E) or Fresno Irrigation District (FID) easement areas will require approval by the respective service provider/district agency prior to approval or acceptance by the City of Fresno.
 - i) Easement Encroachment Applications and/or Agreements will be required as dictated by the respective service provider/district agency and will be required to be executed prior to issuance of permits for improvements.
29. Maintenance of any/all required landscape easements, strips and/or proposed Outlots within the boundary of Vesting Tentative Tract Map No. 6338/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 Planning and Development and Public Works Departments.

30. Based on the recommendation of the Council District 5 Project Review Committee, the applicant shall install a drinking fountain within the trail Outlot E as close to the southern boundary of T-6165 as possible.

Lot Dimensions

31. Lot dimensions shall match those depicted on Vesting Tentative Tract Map No. 6338/UGM dated March 5, 2021, excepting changes as required per the conditions of approval.

Lot Coverage

32. The maximum lot coverage allowed is 50% pursuant to the requirements of the Fresno Municipal Code. Additionally, lot coverage shall comply with the requirements of the Fresno Metropolitan Flood Control District.

Building Height

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

Building Setbacks

34. Minimum building setbacks shall be in accordance of the RS-5 zone district noted below, and the provisions of Table 15-903-2 of the FMC, unless otherwise noted in these conditions:

Front Yard:	13 feet to primary façade
Interior Side Yard:	8 feet total; 3 feet per side
Street Side Yard:	10 feet
Rear Yard:	10 feet
Garage:	18 feet
Garage from primary façade:	4 feet

35. Proposed lots of the tentative map which do not meet the minimum 4,000 square-foot lot size requirements for the RS-5 zone district (lots 10-12, 31-35, 38-42, 49-55, and 58-62) shall be modified to meet the minimum Lot Size requirements contained in Table 15-903-1 of the FMC prior to acceptance of a Final Map; or, Pursuant to FMC §15-904-B, when an Enhanced Streetscape is provided the minimum lot size and minimum front yard setback shall be reduced as shown on Tables 15-903-1 & 2.

- a) Provide evidence demonstrating that no fewer than five of the qualities contained in Section 15-904-B of the FMC will be present on the site or the adjacent public streets (respectively) prior to acceptance of a Final Map.
36. Each side of a building that is visible from a street or park shall be designed with a complementary level of detailing and quality of materials (i.e., if the rear or side yard of a lot abuts a public street, a two-story structure should provide design features on the second story which are consistent with the primary façade).

Street Names

37. The subdivider shall comply with all provisions and requirements contained within Article 62, Chapter 15 of the Fresno Municipal Code related to Street Names and Addressing. The following street names shown on Vesting Tentative Tract Map No. 6338/UGM will be required to be modified and correct street names verified, respectively prior to recordation of a Final Map(s):

To be revised/modified:
Street A to be provided by the Applicant and approved by the Planning and Development Department
Street B to East McMurray Avenue

- NOTE: For purposes of these conditions of approval or mitigation measures for the proposed project, any reference to the former street name shall be applicable to the latter street name to which the street name shall be changed.

INFORMATION

38. 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.
39. 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.

40. 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, Part IV: "Land Divisions," including but not limited to Article 36, "Final Maps."
41. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the FMC.
42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
43. 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.
44. 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.
45. 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.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

46. The developer of property located within the Urban Growth Management (UGM) boundaries shall comply with all sewer, water, and street requirements and pay all applicable UGM fees imposed under the UGM process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to vesting tentative tract maps.
47. The developer will be responsible for the relocation or reconstruction of any existing improvements or facilities necessary to construct any of the required UGM improvements.

RIGHT-OF-WAY ACQUISITION

48. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
49. 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.
50. 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.

51. 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.
52. 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.

STREETS AND RIGHTS-OF-WAY

53. 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.
54. 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.
55. Unless specified otherwise in the Development Agreement, 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.
56. Unless specified otherwise in the Development Agreement, 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.

57. 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.
58. 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.
59. Comply with all of the requirements included within the attached Public Works Department, Traffic Engineering Operations and Planning Services Division memorandum dated March 12, 2021.

DEPARTMENT OF PUBLIC WORKS, ENGINEERING

60. Comply with all of the requirements included within the attached Department of Public Works memorandum dated February 24, 2021.

DEPARTMENT OF PUBLIC UTILITIES

61. Comply with all of the requirements included within the attached Department of Public Utilities memorandum, relative to Water, Sewer and Solid Waste requirements, dated March 12, 2021.

FIRE SERVICE

62. Comply with all of the requirements included within the attached Fire Department memorandum dated March 11, 2021.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

63. Comply with all of the requirements included within the attached County of Fresno, Department of Public Health memorandum dated February 25, 2021.

FLOOD CONTROL AND DRAINAGE

64. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal

Code. These requirements are identified in the District's memorandums to the Planning and Development Department dated March 15, 2021.

FRESNO IRRIGATION DISTRICT

65. Comply with all of the requirements included within the attached Fresno Irrigation District memorandum dated March 15, 2021.

SCHOOL DISTRICT

66. Contact Richard Sepulveda with the Sanger Unified School District at (559) 524-6521 or at richard_sepulveda@sanger.k12.ca.us for all school district related requirements of Vesting Tentative Tract Map No. 6338/UGM.

DEVELOPMENT FEES AND CHARGES

Development of the subject property shall be subject to the impact fees, dedications and improvements as stipulated within the terms, conditions and requirements provided within the list of exactions in the aforementioned Development Agreement.

With the exception of those conditions which may be required in order to implement the mitigation measures identified by Environmental Assessment A-16-014/R-16-013/T-6165 dated October 21, 2016, as amended on May 10, 2017, where any inconsistencies or conflicts may exist between these Conditions of Approval and the terms or provisions of the Development Agreement, the stipulations of the Development Agreement shall prevail.

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

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

This project is subject to the following development 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: Fowler	\$344/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. Fowler Trunk Sewer Interim Fee Surety [1]	N/A
g. House Branch Sewer Charge [2]	N/A
<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
h. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
i. Frontage Charge [1]	\$6.50/lineal foot
j. Transmission Grid Main Charge [1]	\$643/gross acre (parcels 5 gross acres or more)
k. Transmission Grid Main Bond Debt [1]	\$243/gross acre (parcels 5 gross acres or more)
l. UGM Water Supply Fee [2] Service Area: 501	\$1,738/living unit
m. Well Head Treatment Fee [2] Service Area: 501	\$79/living unit
n. Recharge Fee [2] Service Area: 501	\$56/living unit
o. 1994 Bond Debt Service [1]	\$93/living unit

Service Area: 501

CITYWIDE DEVELOPMENT IMPACT FEES	FEE RATE
p. Fire Facilities Impact Fee – Citywide [4]	\$1968/living unit
q. Park Facility Impact Fee – Citywide [4]	\$2278/living unit
r. Quimby Parkland Dedication Fee [2]	\$1120/living unit
s. Citywide Regional Street Fee [3]	\$8,361/adj. acre
t. New Growth Area Major Street Fee [3]	\$18,790/adj. acre
u. Police Facilities Impact Fee – Citywide [4]	\$624/living unit
v. Traffic Signal Charge [1]	\$450.94/living unit
w. Street Acquisition/Construction Charge [2]	N/A

Notes:

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008-023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine the 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.