

Exhibit A

KEARNEY AND CRYSTAL SUBDIVISION TENTATIVE TRACT MAP

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER 464-070-05 / 464-070-13
- TOTAL EXISTING PARCELS 2
- PROPOSED PARCELS 84 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
- EXISTING GENERAL PLAN LAND USE DESIGNATION VACANT PARCEL
- PROPOSED GENERAL PLAN LAND USE DESIGNATION RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY
- EXISTING ZONING CLASSIFICATION RS-5 RESIDENTIAL SINGLE-FAMILY MEDIUM DENSITY
- PROPOSED ZONING CLASSIFICATION RS-5 RESIDENTIAL SINGLE-FAMILY MEDIUM DENSITY
- EXISTING LAND USE VACANT PARCEL
- PROPOSED LAND USE SINGLE-FAMILY RESIDENTIAL
- BUILDING TABULATION:
RESIDENTIAL LOTS (RS-5) 5.28± AC
ROAD/HARDSCAPE 2.13± AC
PARK 0.14± AC
OPEN SPACE A 0.12± AC
OPEN SPACE B 0.10± AC
LANDSCAPE 0.05± AC
TOTAL SITE ACREAGE 7.82± AC
- UTILITIES:
WATER CITY OF FRESNO
GAS & ELECTRIC PG&E
SANITARY SEWER CITY OF FRESNO
STORM DRAIN FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
TELEPHONE TBD
- PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.
- PLACEHOLDER STREET NAMES FOR THIS PROJECT ARE SHOWN ON THIS TENTATIVE MAP.
- GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION AND CITY APPROVAL DURING FINAL DESIGN.
- BASE TOPOGRAPHIC INFORMATION WAS CREATED BY BASE CONSULTING GROUP, DATED 01/21/22.
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF FRESNO.
- PROJECT WASTEWATER WILL BE TREATED BY UTILIZING THE FRESNO-CLOVIS REGIONAL WASTEWATER RECLAMATION FACILITY.
- NO EXISTING UNDERGROUND FEATURES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, DUMP SITES, ARE PRESENT ON THE PROJECT SITE.
- NO GRADE DIFFERENTIALS OF SIX INCHES OR MORE WILL EXIST AFTER THE SUBDIVISION.
- NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.
- THE PROJECT SITE IS LOCATED IN ZONE X (SEE FLOOD ZONE NOTE).
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY SOURCES.
- OUTLOT A AND OUTLOT B ARE INTENDED TO BE LANDSCAPED AS PART OF THE ENTRANCE TO THE PRIVATE DEVELOPMENT. OUTLOT C IS INTENDED TO FUNCTION AS A PARK WITH LANDSCAPING FOR RESIDENTS. ALL OUTLOT LANDSCAPING WILL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.

FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) IN THE CITY OF FRESNO.

PANEL NO: 06019C2105H
EFFECTIVE DATE: 02/18/09

LEGAL DESCRIPTION

LOT 7 OF WEST VILLA TRACT, AS PER MAP RECORDED FEBRUARY 16, 1888, IN PLAT BOOK 2 AT PAGE 49, OFFICIAL RECORDS OF FRESNO COUNTY.

LOTS 1 AND 2 OF WEST VILLA TRACT, AS SHOWN ON MAP FILED IN BOOK 2, PAGE 49 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, EXCEPTING THEREFROM THE NORTH 398 FEET.

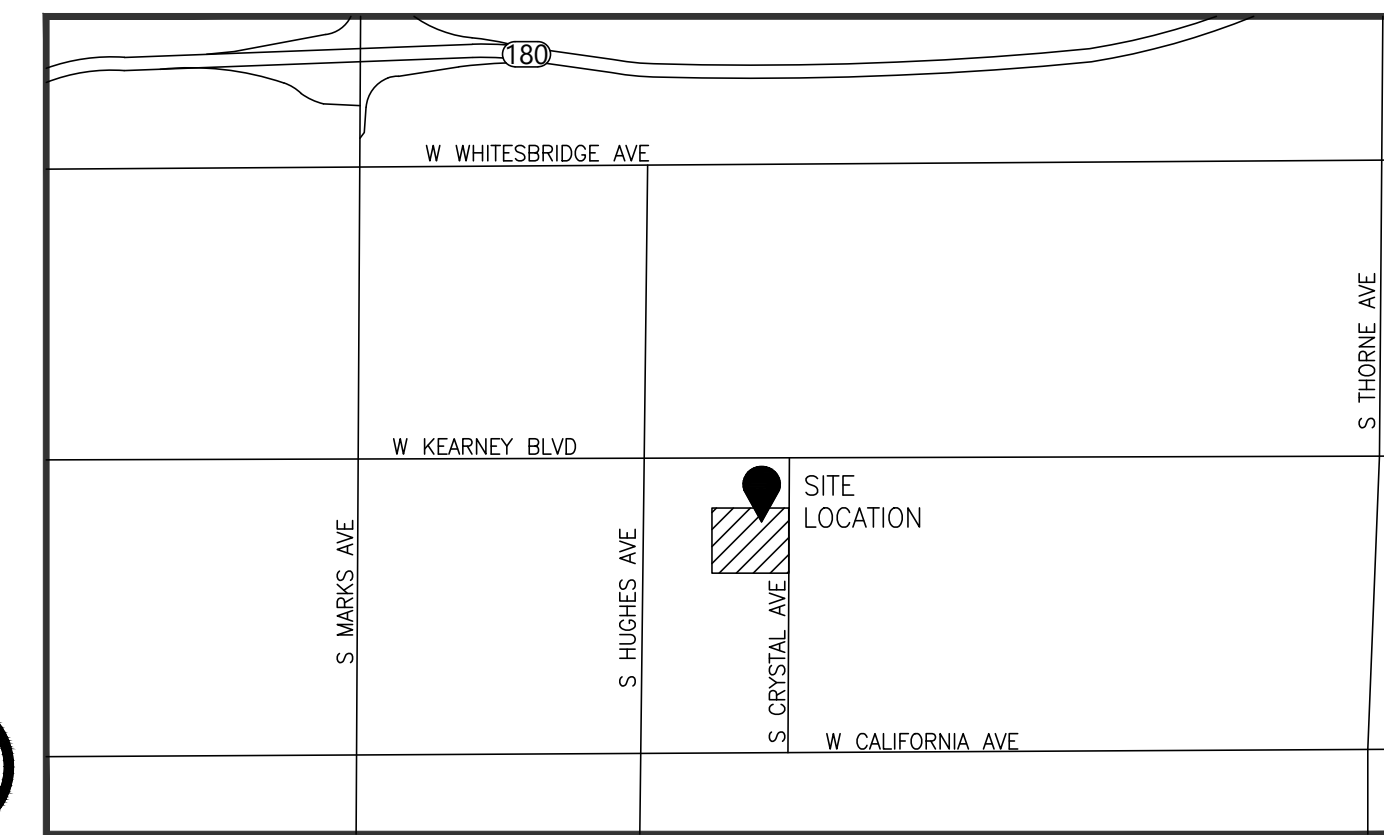
DEVIATIONS FROM CODE

THE FOLLOWING ARE REQUESTED DEVIATIONS FROM CITY OF FRESNO MUNICIPAL CODE AND CONSTRUCTION STANDARDS FOR THIS PROJECT:

CODE SEC. 15-903 - THE MINIMUM LOT SIZE FOR THIS PROJECT IS 1,866 SF (REQ'D: 2,500 SF). MINIMUM LOT FRONTAGE IS 28' (REQ'D: 35'). MINIMUM CURVED LOT FRONTAGE IS 13' (REQ'D: 30'). MINIMUM LOT DEPTH IS 62' (REQ'D 70').

STD. P-56B - THE PUE HAS BEEN MODIFIED TO 5' AND RIGHT-OF-WAY IS PLACED AT BACK OF CURB TO OBTAIN MINIMUM BUILDING SETBACK REQUIREMENTS.

STD. E-91 - NEW STREET LIGHTS ARE NOT PROPOSED ON THE WEST SIDE OF CRYSTAL AVENUE DUE TO THE EXISTING LIGHTS ON THE EAST SIDE.



VICINITY MAP
N.T.S.

BENCHMARK:

DATUM: FRESNO CITY DATUM (NAVD88)
NAME: BASE CONTROL POINT NUMBER 2
ELEVATION: 272.05'
LOCATION: COTTON SPINDLE SET AT EDGE OF ASPHALT AT THE SE CORNER OF SITE.

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC PLAN
- C3.0 SITE PLAN
- C4.0 GRADING PLAN
- C5.0 UTILITY PLAN
- C6.0 NOTES
- A1.1 HOUSING PLAN 1 FLOOR PLAN
- A1.2 HOUSING PLAN 1 OPTIONS
- A1.3 HOUSING PLAN 1 EXTERIOR ELEVATION
- A1.4 HOUSING PLAN 1 EXTERIOR ELEVATION COLOR
- A2.1 HOUSING PLAN 2 FLOOR PLAN
- A2.2 HOUSING PLAN 2 OPTIONS
- A2.3 HOUSING PLAN 2 EXTERIOR ELEVATION
- A2.4 HOUSING PLAN 2 EXTERIOR ELEVATION COLOR
- A3.1 HOUSING PLAN 3 FLOOR PLAN
- A3.2 HOUSING PLAN 3 OPTIONS
- A3.3 HOUSING PLAN 3 EXTERIOR ELEVATION
- A3.4 HOUSING PLAN 3 EXTERIOR ELEVATION COLOR
- D1 TOWNHOUSE FLOOR PLAN FLOOR 1
- D2 TOWNHOUSE FLOOR PLAN FLOOR 2
- D3 TOWNHOUSE ROOF PLAN
- D4 SINGLE-UNIT DWELLING, ATTACHED UNIT EXTERIOR ELEVATION
- D5 SINGLE-UNIT DWELLING, ATTACHED EXTERIOR ELEVATION COLOR
- D6 COLOR COMBINATION OPTIONS

CONTACT INFORMATION

PROPERTY OWNER/
APPLICANT: KEARNEY AND CRYSTAL, LLC
2141 TUOLUMNE ST. SUITE M
FRESNO, CA 93721
CONTACT: TERANCE FRAIZER
(559) 349-6965

CIVIL ENGINEER: YCG CIVIL ENGINEERING
WWW.YCG.IO
CONTACT: YUSHIN IMURA
(510) 228-6961
YUSHIN@YCG.IO



0 40 80 120 160
SCALE: 1" = 80'

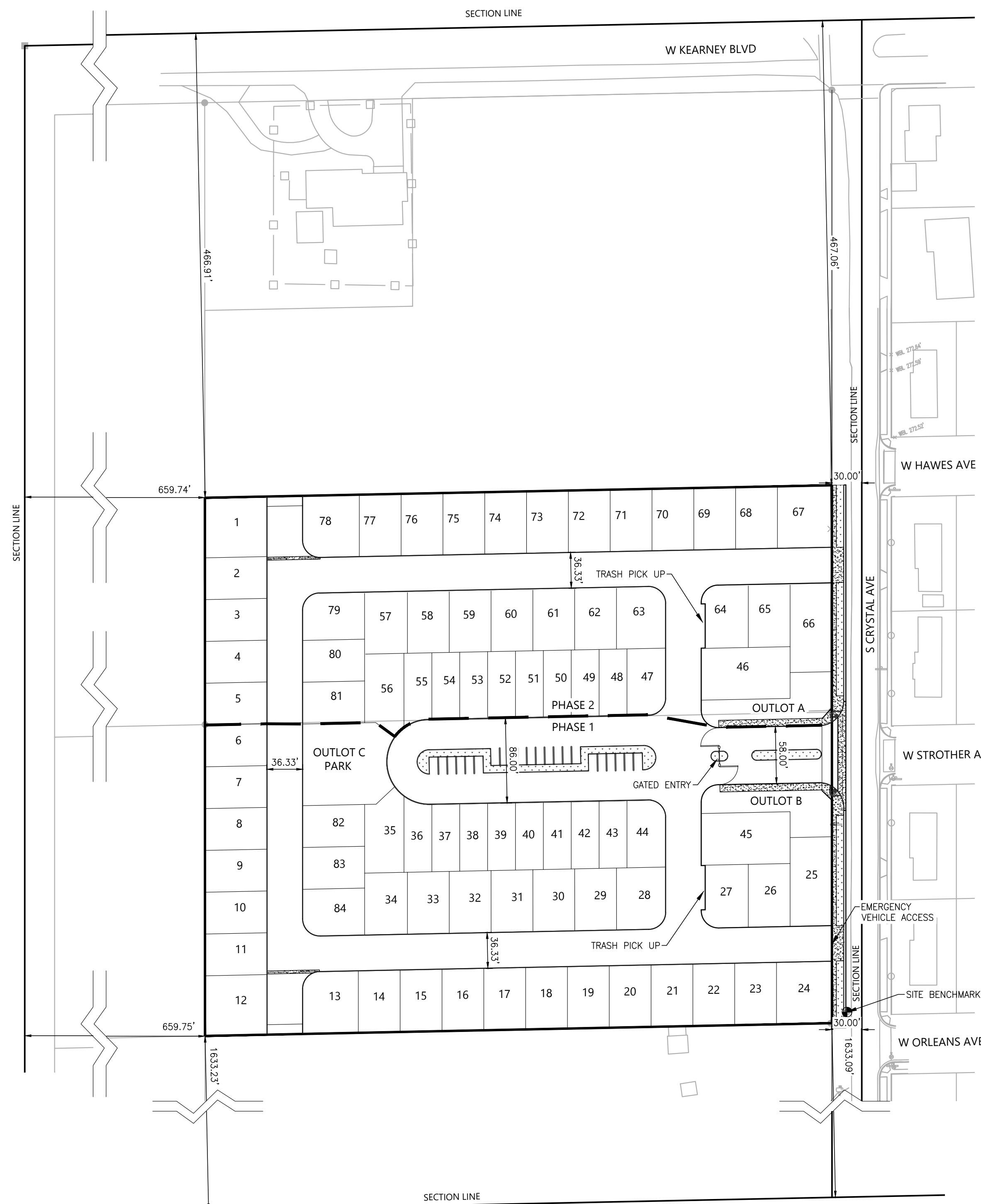
APPL. NO. T-6468 EXHIBIT A DATE 12/30/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

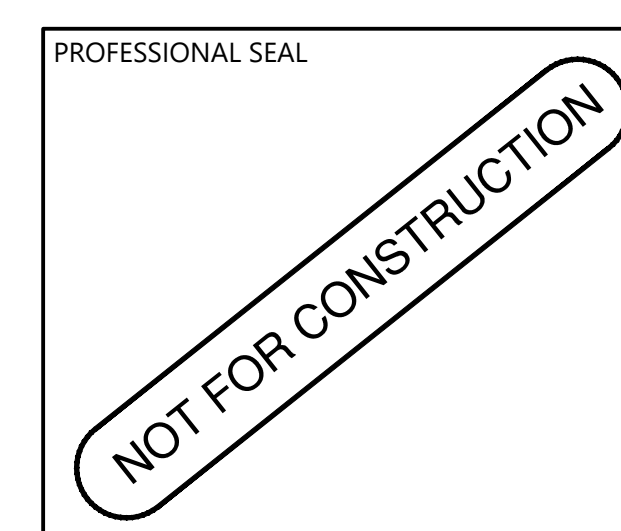
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP
TRACT NO. 6468
KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD
 A PLANNED DEVELOPMENT
 CALIFORNIA
 FRESNO



SHEET TITLE:
COVER SHEET

SCALE: AS SHOWN

DRAWN BY: VB
CHECKED BY: AUS

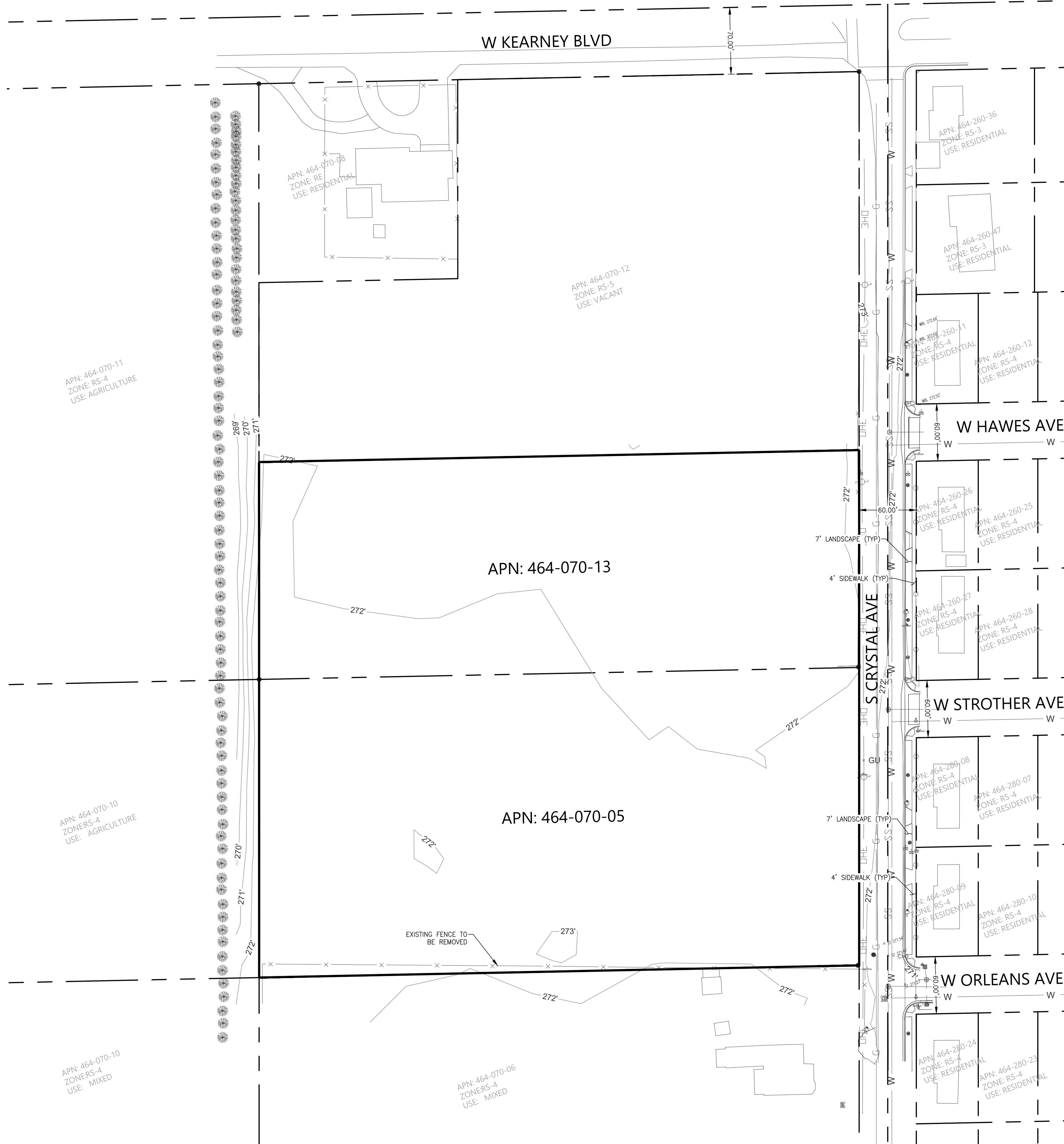
PROJECT #
22103

SHEET #
C1.0

DATE:
2/21/2024

Z:\SHARED_PROJECTS\22103-KEARNEY-SUBDIV-FRESNO\DWG\TMAP-PHASE1\2103-COVER.DWG 2/21/2024 3:05 PM

Z:\SHARED\PROJECTS\22103-KEARNEY-SUBV\FRESNO\DWG\TOPO\DWG_117\2024_125.PM



LEGEND:

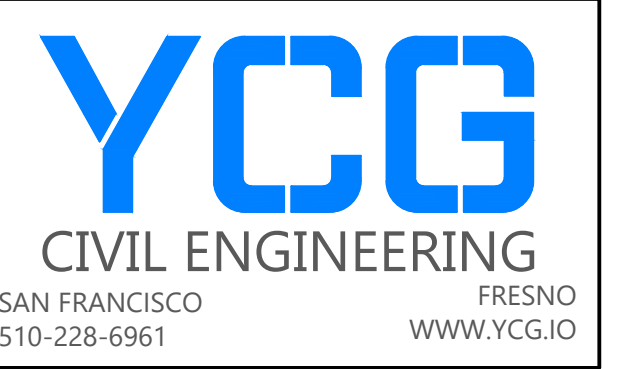
- FENCE
- OHL OVERHEAD LINES
- SS SEWER MAIN
- W MAIN WATER MAIN
- G MAIN GAS MAIN
- TREE
- UTILITY BOX
- UTILITY VALVE
- STREET LIGHT
- UTILITY POLE
- MAILBOX
- SIGN
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAIN INLET

NOTES

- BASIS OF BEARINGS: THE WEST LINE OF THE NW QUARTER OF THE SE QUARTER OF SECTION 7 AS SHOWN ON THE MAP OF WEST VILLA TRACT RECORDED IN BOOK 2 AT PAGE 49 OF PLATS FRESNO COUNTY RECORDER. TAKEN TO BEAR: NORTH
- BASIS OF ELEVATIONS: FRESNO CITY BENCHMARK 204. ELEVATION = 273.903' FRESNO CITY DATUM (NAVD88).
- SITE BENCHMARKS: BASE CONTROL POINT NUMBER 2. COTTON SPINDLE SET AT EDGE OF ASPHALT AT THE SE CORNER OF SITE. ELEVATION = 272.05', AS SHOWN ON THIS SHEET.

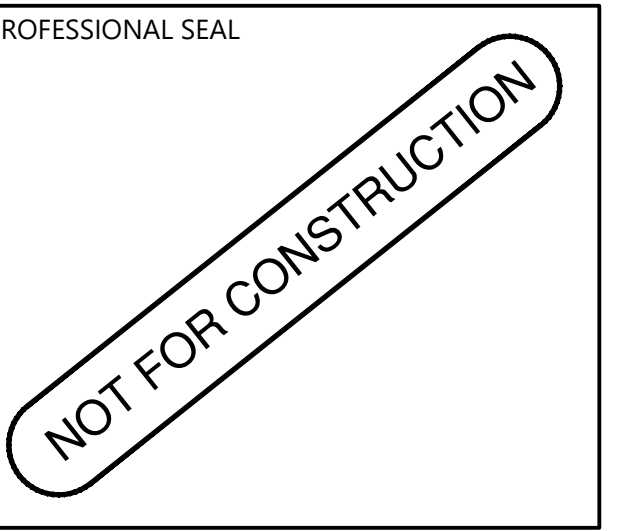
APPL. NO. T-6468	EXHIBIT A	DATE 12/20/2024
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE

CITY OF FRESNO DARM DEPT



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP
TRACT NO. 6468
KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD
A PLANNED DEVELOPMENT
CALIFORNIA
FRESNO

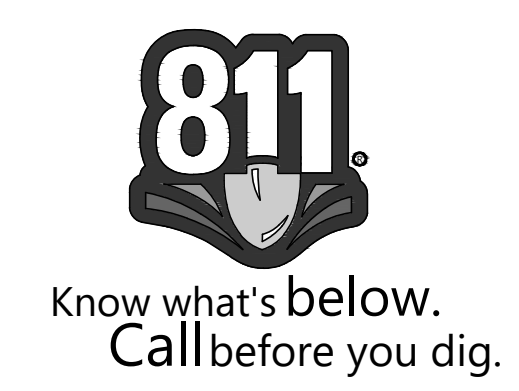
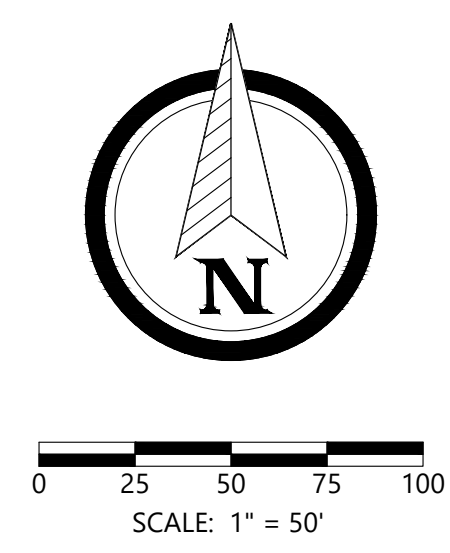


SHEET TITLE:
TOPOGRAPHIC PLAN

SCALE: 1" = 50'

DRAWN BY: VB
CHECKED BY: AUS

PROJECT # 22103
DATE: 2/21/2024
SHEET # C2.0



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP
TRACT NO. 6468
KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD
A PLANNED DEVELOPMENT
CALIFORNIA
FRESNO

PROFESSIONAL SEAL
ACTION

APPL. NO. T-6468 EXHIBIT A DATE 12/30/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

SITE PLAN
SCALE: 1" = 40'
DRAWN BY: VB
CHECKED BY: AUS
PROJECT # 22103 SHEET # C3.0
DATE: 2/21/2024

MINIMUM BUILDING SETBACKS:

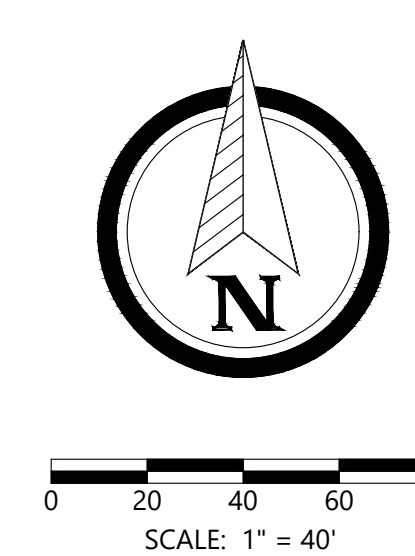
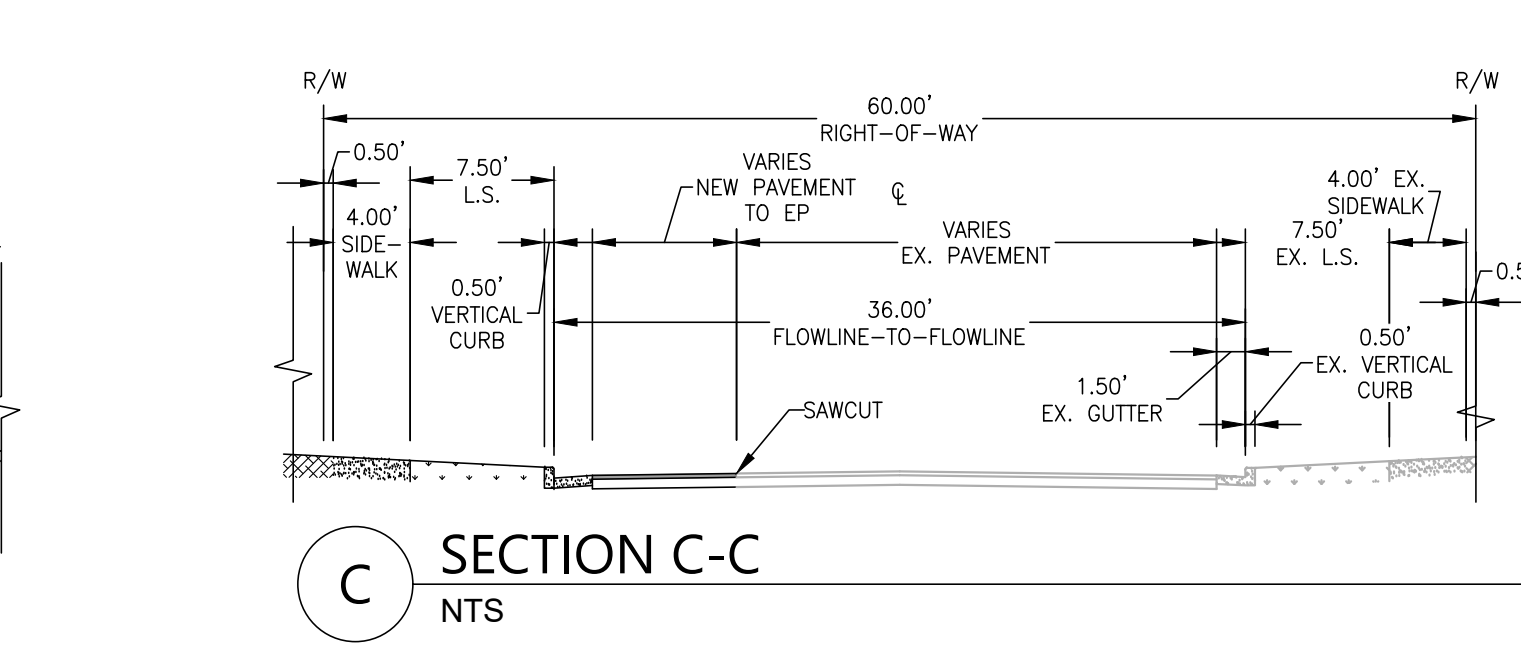
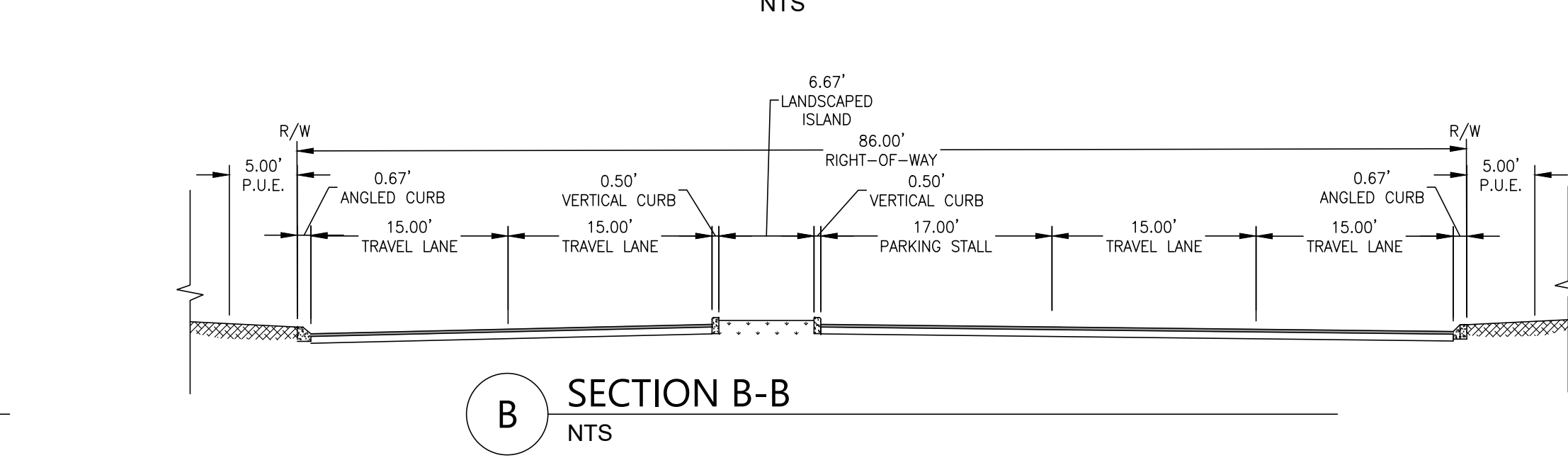
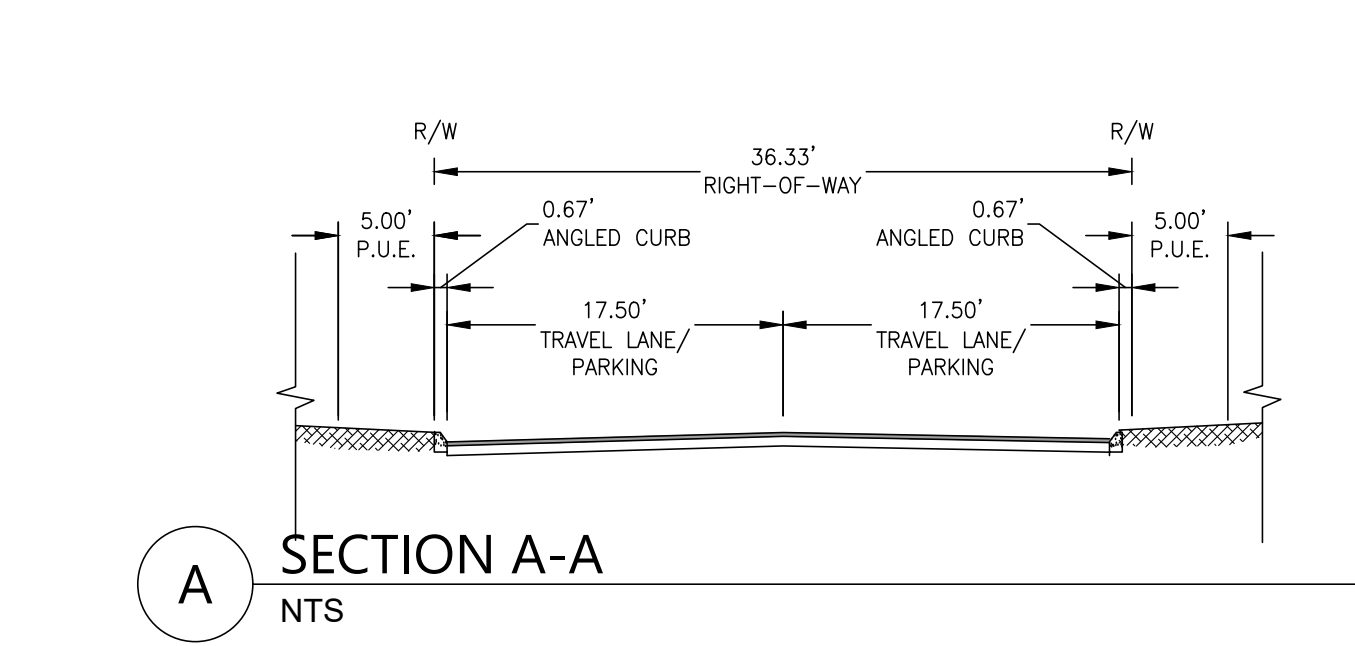
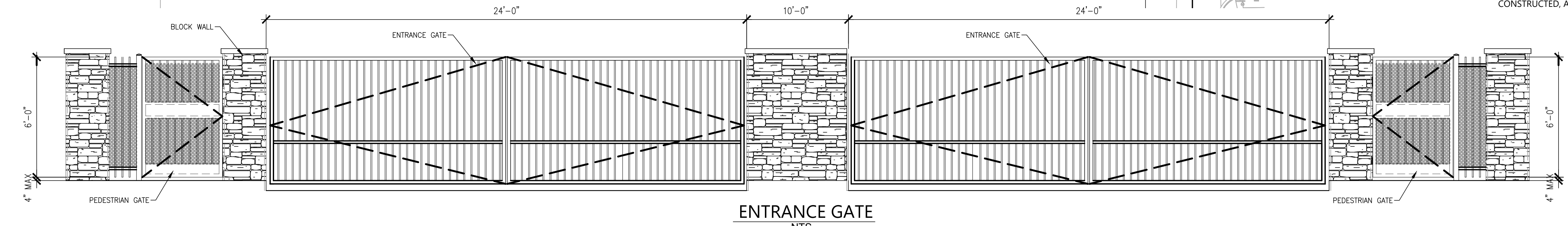
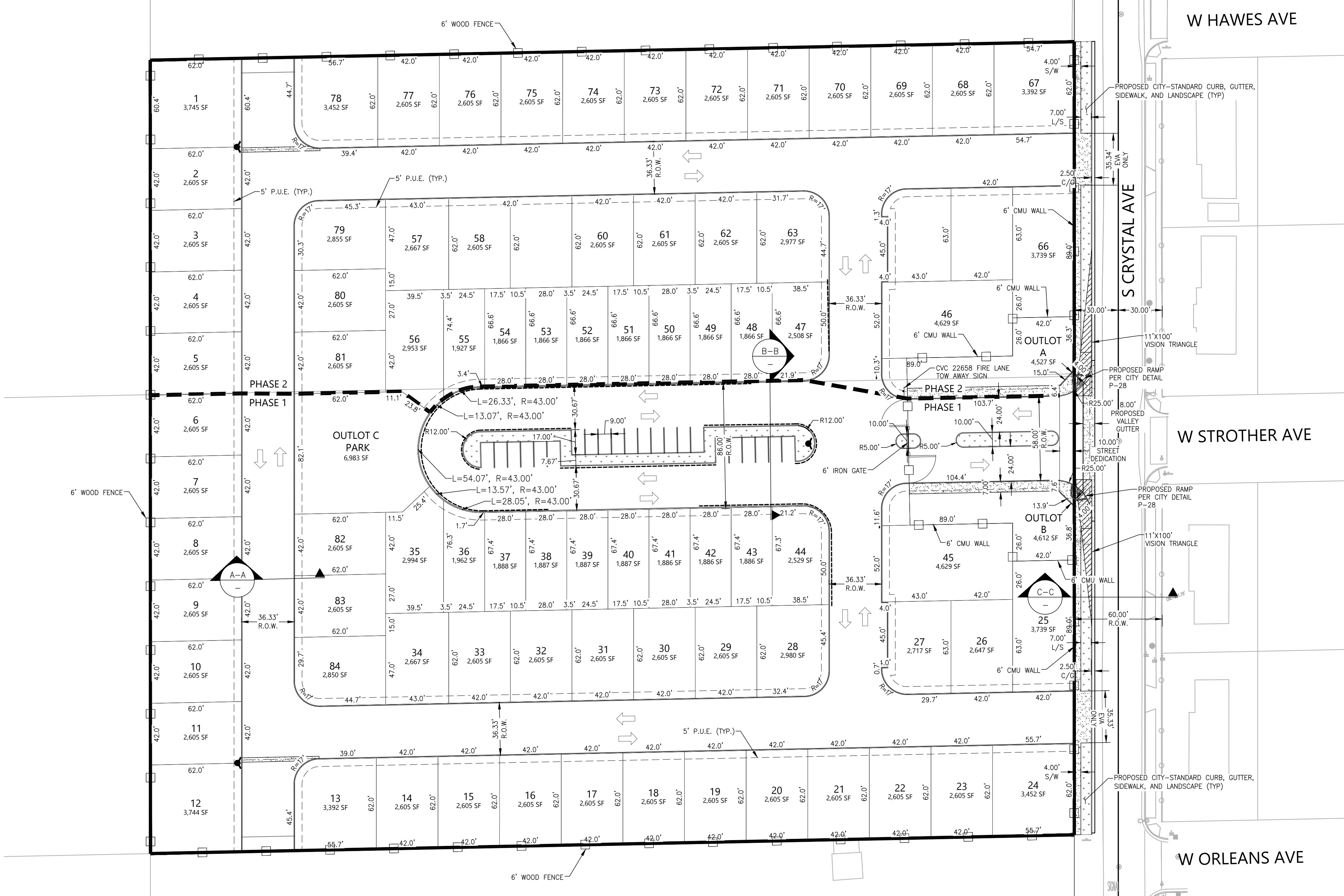
LOTS	FRONT	SIDE	REAR
1-34, 45-46, 57-84	18 FT	4 FT	5 FT
35-44, 47-56	18 FT	0 FT	12 FT

LEGEND:

- ▲ PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED VEHICLE PATH
- PROPOSED FENCE OR WALL
- - - PROPOSED PUE
- L LENGTH
- R RADIUS
- S/W SIDEWALK
- L/S LANDSCAPE
- C/G CURB & GUTTER
- SF SQUARE FEET
- EVA EMERGENCY VEHICLE ACCESS
- TYP TYPICAL
- R.O.W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT

NOTES:

- ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS UNLESS OTHERWISE REQUIRED BY THE CITY. ON-SITE IMPROVEMENTS SHALL BE PER ALTERNATE DESIGNS.
- EVA ONLY ENTRANCE SHALL BE GATED PER CITY OF FRESNO STANDARDS.
- FIRE LANES SHALL BE MARKED WITH RED CURB AND "NO PARKING FIRE LANE" IN 3" RED LETTERS EVERY 50 FEET ON CENTER.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, RADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- 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 ALERT (USA), CALL 1-800-642-2444
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- FOR STANDARD DRAWINGS VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/117/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/117/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF)
- FOR TRAFFIC PLANNING'S WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING MANUAL AND TRAFFIC STUDY CHECKLIST VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/TRAFFIC-ENGINEERING/#TAB-2](https://www.fresno.gov/publicworks/traffic-engineering/#TAB-2)
- TRAFFIC PLANNING CHECKLIST LINK [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/117/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/117/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF)
- FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-8792 OR VIA EMAIL AT JILL.GORMLEY@FRESNO.GOV.
- DURING THE CONSTRUCTION OF PHASE 1, OUTLOT C "PARK" SHALL SERVE AS A TEMPORARY EMERGENCY VEHICLE ACCESS (EVA) CONNECTING ADJACENT ROADS. UPON COMPLETION OF PHASE 2 CONSTRUCTION, THE TEMPORARY EVA WILL BE REVOKED, OUTLOT C "PARK" WILL BE CONSTRUCTED, AND THE ULTIMATE EVAS WILL BE UTILIZED.



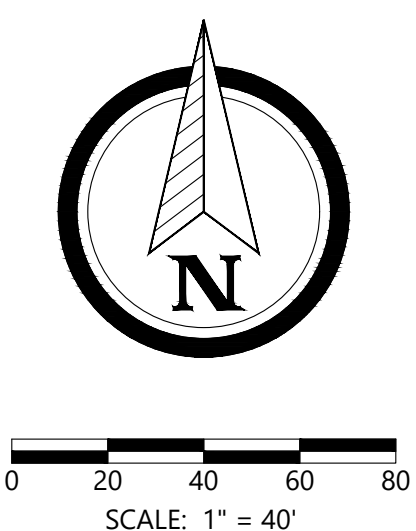
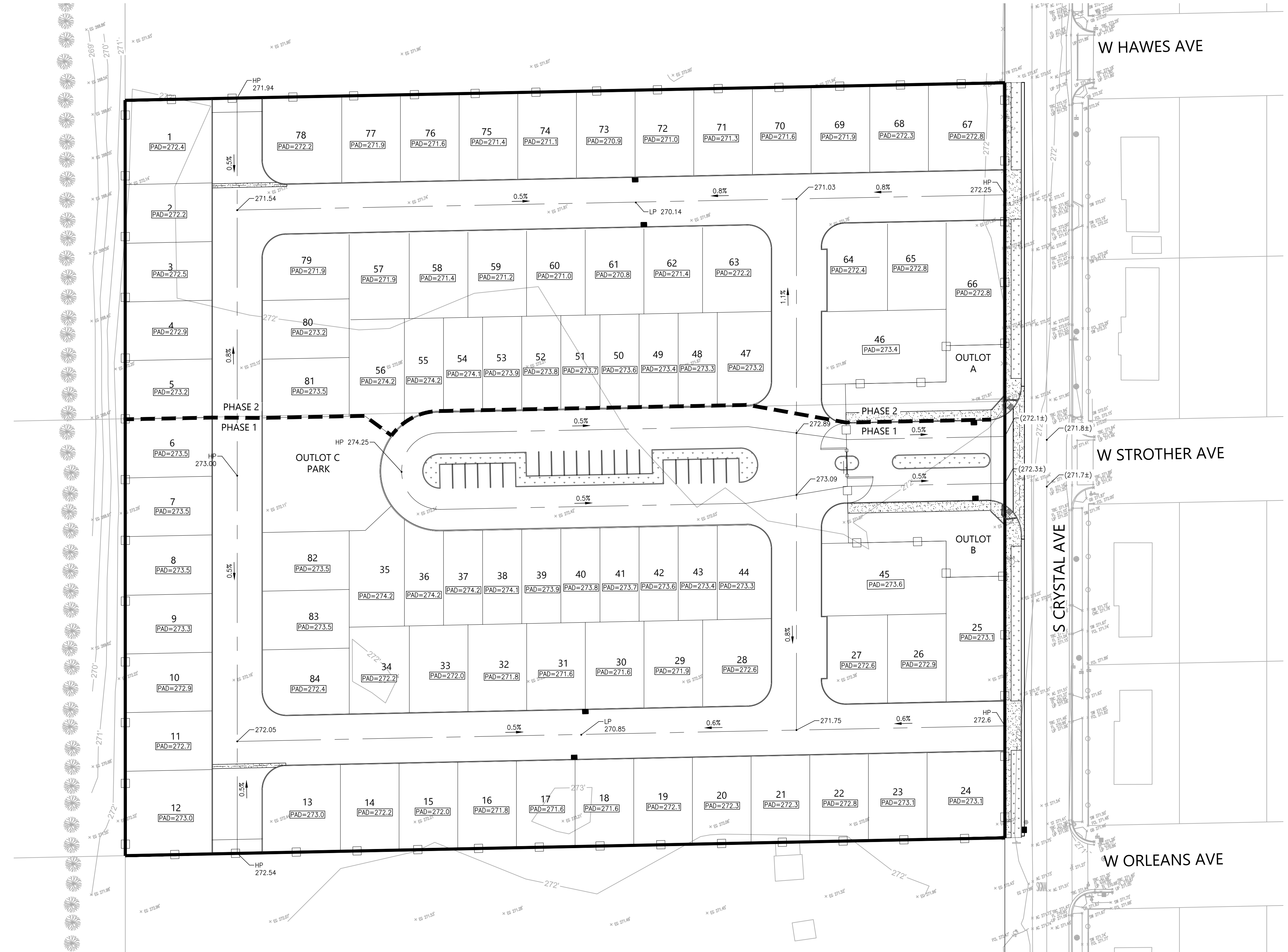
Z:\SHARED\PROJECTS\22103-KEARNEY-SUBV\FRESNO\DWG\MAP-PHASE1\22103-HORIZ.DWG 12/27/2024 2:31 PM

APPL. NO. T-6468 EXHIBIT A DATE 12/30/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP
 TRACT NO. 6468
 KEARNEY AND CRYSTAL PHASED SUBDIVISION
 1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD
 A PLANNED DEVELOPMENT
 CALIFORNIA
 FRESNO



PROFESSIONAL SEAL

SHEET TITLE:
GRADING PLAN
 SCALE: 1" = 40'

DRAWN BY: VB
 CHECKED BY: AUS

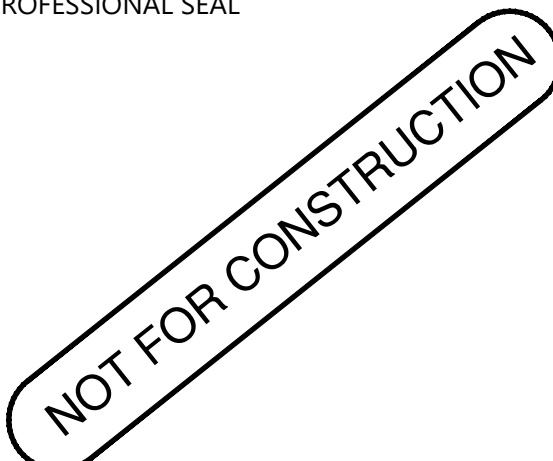
PROJECT # 22103
 DATE: 2/21/2024
 SHEET # **C4.0**



Z:\SHARED_PROJECTS\22103-KEARNEY-SUBV-FRESNO\DWG\MAP-PHASE1\2103-GRAD.DWG 6/20/2024 3:12 PM

REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP
 TRACT NO. 6468
KEARNEY AND CRYSTAL PHASED SUBDIVISION
 1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD
 A PLANNED DEVELOPMENT
 CALIFORNIA
 FRESNO

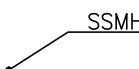
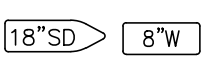









PROFESSIONAL SEAL


SHEET TITLE:
UTILITY PLAN
 SCALE: 1" = 40'

DRAWN BY: VB
 CHECKED BY: AUS

PROJECT # 22103	SHEET # C5.0
DATE: 2/21/2024	

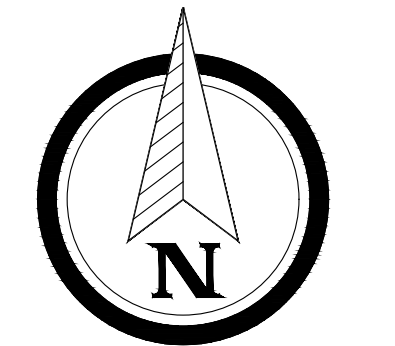
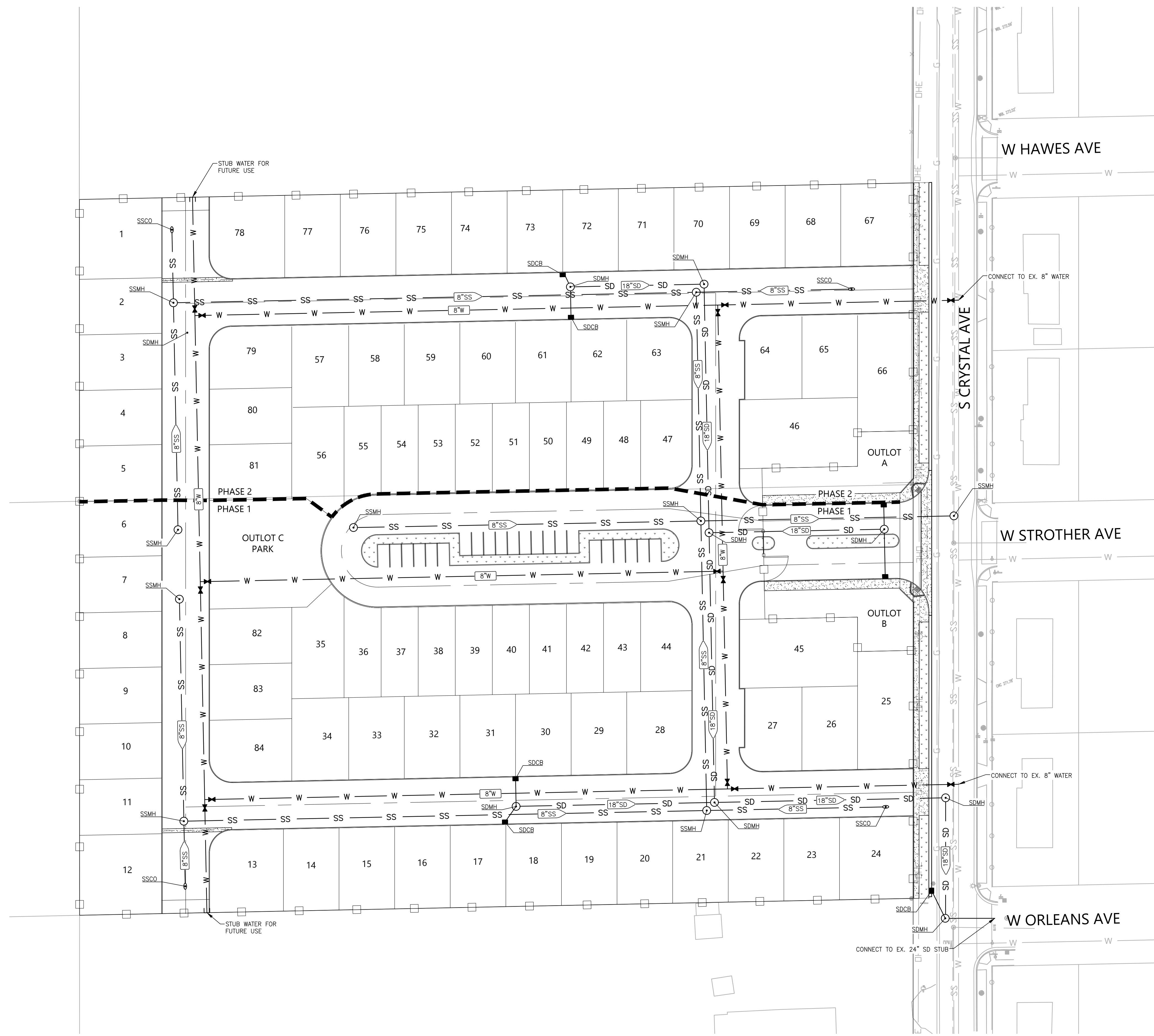
UTILITY LEGEND

-  PROPOSED UTILITY STRUCTURE
-  UTILITY PIPE INFORMATION (SIZE/UTILITY)
-  SDCB CATCH BASIN
-  SDCCO STORM DRAIN CLEANOUT
-  SDMH STORM DRAIN MANHOLE
-  SSSCO SANITARY CLEANOUT
-  SSMH SANITARY MANHOLE
-  WV WATER VALVE
-  W WATER LINE
-  SS SANITARY SEWER LINE
-  SD STORM DRAIN LINE

NOTES

- UTILITIES CONNECTING TO AND WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF FRESNO STANDARDS.

APPL. NO. T-6468 EXHIBIT A DATE 12/30/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



SCALE: 1" = 40'



Know what's below.
 Call before you dig.

NOTES AND REQUIREMENTS:

GENERAL:

- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE CITYWIDE DEVELOPMENT CODE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATIONAL STATEMENT PROVIDED BY THE APPLICANT. THE OPERATIONAL STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATIONAL STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATIONAL STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- APPROVAL OF THIS SPECIAL PERMIT SHALL BE CONSIDERED NULL AND VOID IN THE EVENT OF FAILURE BY THE APPLICANT AND/OR THE AUTHORIZED REPRESENTATIVE, ARCHITECT, ENGINEER, OR DESIGNER TO DISCLOSE AND DELINEATE ALL FACTS AND INFORMATION RELATING TO THE SUBJECT PROPERTY AND THE PROPOSED DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
 - ALL EXISTING AND PROPOSED IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS AND STRUCTURES, SIGNS AND THEIR USES, TREES, WALLS, DRIVEWAYS, OUTDOOR STORAGE, AND OPEN LAND USE AREAS ON THE SUBJECT PROPERTY AND ALL OF THE PRECEDING WHICH ARE LOCATED ON ADJOINING PROPERTY AND MAY ENCRoACH ON THE SUBJECT PROPERTY.
 - ALL PUBLIC AND PRIVATE EASEMENTS, RIGHTS-OF-WAY AND ANY ACTUAL OR POTENTIAL PRESCRIPTIVE EASEMENTS OR USES OF THE SUBJECT PROPERTY; AND,
 - EXISTING AND PROPOSED GRADE DIFFERENTIALS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTY ZONED OR PLANNED FOR RESIDENTIAL USE.
- NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT, EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDINGS, AND STRUCTURES LISTED AS PROHIBITED IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT: [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDSPCIFICATIONS2016JANUARY.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/cityofresnostandardspecifications2016january.pdf)
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- A PERMIT GRANTED UNDER THE FRESNO MUNICIPAL CODE SHALL AUTOMATICALLY EXPIRE IF IT IS NOT EXERCISED OR EXTENDED WITHIN THREE YEARS OF ITS ISSUANCE. REFER TO SECTION 15-5013, EXPIRATION OF PLANNING ENTITLEMENTS, FOR MORE INFORMATION ABOUT THE EXERCISE OF RIGHTS.

FENCES/WALLS, LANDSCAPING, PARKING:

- NOTHING IN THIS DEVELOPMENT CODE SHALL BE DEEMED TO PROHIBIT THE ERECTION OF TEMPORARY FENCING AROUND CONSTRUCTION SITES IN COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF THE FRESNO MUNICIPAL CODE.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- FENCES, HEDGES, AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR, INCLUDING PAINTING, IF REQUIRED, AND SHALL BE KEPT FREE OF LITTER OR ADVERTISING. WHERE HEDGES ARE USED AS SCREENING, TRIMMING OR PRUNING SHALL BE EMPLOYED AS NECESSARY TO MAINTAIN THE MAXIMUM ALLOWED HEIGHT. FENCES SHALL BE MAINTAINED AND SHALL STAND UPRIGHT AND SHALL NOT LEAN.
- ALL PLANTING AND OTHER LANDSCAPE ELEMENTS SHALL BE PERMANENTLY MAINTAINED IN GOOD GROWING CONDITION. SUCH MAINTENANCE SHALL INCLUDE, WHERE APPROPRIATE, PRUNING, MOWING, WEEDING, CLEANING, FERTILIZING, AND REGULAR WATERING. WHEREVER NECESSARY, PLANTINGS SHALL BE REPLACED WITH OTHER PLANT MATERIALS TO INSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS. YARDS SHALL BE MAINTAINED FREE OF REFUSE, DEBRIS, RUBBISH, OR OTHER ACCUMULATED MATTER AND/OR MATERIALS, AND SHALL BE MAINTAINED CLEAN. GRASS SHALL NOT EXCEED SIX INCHES IN HEIGHT.
- NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. 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 THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
- TREES SHALL BE MAINTAINED BY PROPERTY OWNERS TO BE FREE FROM PHYSICAL DAMAGE OR INJURING ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, ACCIDENTS, VANDALISM, INSECTS, AND DISEASE. ANY TREE SHOWING SUCH DAMAGE SHALL BE REPLACED WITH ANOTHER TREE.
- NO TREE FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED SHALL BE REMOVED UNTIL ALL CONDITIONS OF THE PERMIT HAVE BEEN SATISFIED AND THE DECISION HAS BECOME FINAL. IN ADDITION, TREE(S) APPROVED FOR REMOVAL IN CONJUNCTION WITH A DEVELOPMENT APPLICATION SHALL NOT BE REMOVED BEFORE THE ISSUANCE OF A BUILDING PERMIT OR UNLESS ALL OF THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATIONS ARE SATISFIED.
- THE REVIEW AUTHORITY SHALL ISSUE A TREE REMOVAL PERMIT IF ANY OF THE FOLLOWING GENERAL CRITERIA IS MET: A) THE TREE(S) IS IRREPARABLY DISEASED OR PRESENTS A DANGER OF FALLING THAT CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE PRESERVATION AND/OR PREVENTATIVE PROCEDURES AND PRACTICES SO THAT THE PUBLIC HEALTH OR SAFETY REQUIRES ITS REMOVAL. B) THE TREE(S) CAN POTENTIALLY CAUSE SUBSTANTIAL DAMAGE TO EXISTING OR PROPOSED MAIN STRUCTURE(S) (E.G. DWELLINGS, OTHER MAIN STRUCTURES, OR PUBLIC INFRASTRUCTURE) OR INTERFERE WITH UTILITY SERVICES AND CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE RELOCATION OR MODIFICATION OF THE STRUCTURE OR UTILITY SERVICES. C) THE RETENTION OF THE TREE(S) RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCED BY OWNERS OF SIMILARLY ZONED AND SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE REVIEW AUTHORITY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREES(S).
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE CURRENT PLANNING DIVISION.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- PARKING LOTS, INCLUDING LANDSCAPED AREAS, DRIVEWAYS, AND LOADING AREAS, SHALL BE MAINTAINED FREE OF REFUSE, DEBRIS, OR OTHER ACCUMULATED MATTER AND SHALL BE KEPT IN GOOD REPAIR AT ALL TIMES.

SIGNAGE:

- ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. THE SUBMITTAL CHECKLIST FOR SIGNS IS AVAILABLE ONLINE AT [HTTPS://WWW.FRESNO.GOV/DARM/PLANNING-DEVELOPMENT/APPLICATIONS-FORMS-FEES/#TAB-14](https://www.fresno.gov/darm/planning-development/applications-forms-fees/#TAB-14)
- EVERY SIGN DISPLAYED WITHIN THE CITY, INCLUDING EXEMPT SIGNS, SHALL BE MAINTAINED IN GOOD PHYSICAL CONDITION AND SHALL COMPLY WITH ADOPTED REGULATIONS. ALL DEFECTIVE OR BROKEN PARTS SHALL BE REPLACED. EXPOSED SURFACES SHALL BE KEPT CLEAN, IN GOOD REPAIR, AND PAINTED WHERE PAINT IS REQUIRED.

MISCELLANEOUS:

- NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 15-2506 OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- NO VIBRATION SHALL BE PRODUCED THAT IS TRANSMITTED THROUGH THE GROUND AND IS DISCERNIBLE WITHOUT THE AID OF INSTRUMENTS BY A REASONABLE PERSON AT THE LOT LINES OF THE SITE. VIBRATIONS FROM TEMPORARY CONSTRUCTION, DEMOLITION, AND VEHICLES THAT ENTER AND LEAVE THE SUBJECT PARCEL (E.G., CONSTRUCTION EQUIPMENT, TRAINS, TRUCKS, ETC.) ARE EXEMPT FROM THIS STANDARD.
- LIGHTS SHALL BE PLACED TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND TO PREVENT ADVERSE INTERFERENCE WITH THE NORMAL OPERATION OR ENJOYMENT OF SURROUNDING PROPERTIES. DIRECT OR SKY-REFLECTED GLARE FROM FLOODLIGHTS SHALL NOT BE DIRECTED INTO ANY OTHER PROPERTY OR STREET. EXCEPT FOR PUBLIC STREET LIGHTS AND STADIUM LIGHTS, NO LIGHT, COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT ONTO A RESIDENTIALLY ZONED PROPERTY, OR ANY PROPERTY CONTAINING RESIDENTIAL USES, EXCEEDING ONE-HALF FOOT-CANDLE.
- NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE, INCIDENTAL TO THE OPERATION OF THE USE IS VISIBLE BEYOND THE BOUNDARIES OF THE LOT WHERE THE USE IS LOCATED. WINDOWS SHALL NOT CAUSE GLARE THAT MAY DISRUPT ADJOINING PROPERTIES, TRAFFIC ON ADJACENT STREETS, ETC. GLARE OR HEAT REFLECTED FROM BUILDING MATERIALS SHALL BE MITIGATED SO AS TO NOT DISRUPT SURROUNDING PROPERTIES.
- ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY MANAGEMENT AND DISCHARGE CONTROL ORDINANCE, FRESNO MUNICIPAL CODE (FMC) CHAPTER 6, ARTICLE 7 (FMC SECTIONS 6-701 ET SEQ.)

WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE FRESNO OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT (559) 445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET: WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML.

HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, WWW.CASQA.ORG.
- CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
- CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATING TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559) 621-8797.
- OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED. 49. CROSS-CONNECTION CONTROL. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-5300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.
- THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDING(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.
- OPEN STORAGE (OUTSIDE AN ENCLOSED BUILDING) SHALL BE LIMITED TO VEHICLES, BOATS, RECREATIONAL VEHICLES, AND TRAILERS. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY BUILDING FACADES OR SOLID FENCES. AT THE DISCRETION OF THE REVIEW AUTHORITY, THE TREATMENT OF THE GROUND SURFACE OF THE OPEN STORAGE AREA MAY BE GRAVEL OR OTHER MATERIALS AS PRESCRIBED BY THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, THE PUBLIC WORKS DEPARTMENT, THE FIRE DEPARTMENT, AND THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT. ALL OPEN STORAGE MUST BE DEPICTED ON THE SITE PLAN AND DESCRIBED IN OPERATION. IF IT IS NOT, IT IS NOT ALLOWED ON THE SITE.
- IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.

FEES:

NOT ALL FEES WILL BE APPLICABLE TO ALL PROJECTS. PLEASE REACH OUT TO FRANK SABURIT AT (559) 621-8797 FOR FEE QUESTIONS.

- NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, 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 IMPOSITION OF FEES, DEDICATIONS, RESERVATION, OR EXACTIONS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EXACTIONS WHICH WERE PREVIOUSLY IMPOSED AND DULY NOTICED; OR, WHERE NO NOTICE WAS PREVIOUSLY REQUIRED UNDER THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1) IN EFFECT BEFORE JANUARY 1, 1997.
- CITYWIDE DEVELOPMENT IMPACT FEES
 - TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103) THIS PROJECT SHALL PAY ITS TRAFFIC SIGNAL MITIGATION IMPACT FEE AT THE TIME OF BUILDING PERMIT BASED ON THE TRIP GENERATION RATE(S) AS SET FORTH IN THE LATEST EDITION OF THE MASTER FEE SCHEDULE. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
 - FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)
- CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
 - STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
 - STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
- FRESNO COUNTY FACILITY IMPACT FEE
FRESNO COUNTY ADOPTED A FACILITIES IMPACT FEE, BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUSPENDED BY FRESNO COUNTY. IF THE FEE HAS BEEN REINSTATED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT, OR AN ALTERNATIVE FEE SYSTEM HAS BEEN ADOPTED BY FRESNO COUNTY, PROOF OF PAYMENT OR PAYMENT OF THIS FEE WILL BE REQUIRED FOR ISSUANCE OF BUILDING PERMITS.
- REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TULARE STREET, SUITE 201, FRESNO, CA 93721; (559) 233-4148, EXT. 200; WWW.FRESNOCOG.ORG. THE RTMF FORM SHALL BE SIGNED BY A BUILDING AND SAFETY SERVICES STAFF MEMBER PRIOR TO ISSUANCE OF BUILDING PERMITS. PROOF OF PAYMENT SHALL BE PROVIDED PRIOR TO ISSUANCE OF OCCUPANCY.
- SCHOOL FEES
SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT THE APPLICABLE SCHOOL DISTRICT TO OBTAIN FEE AMOUNT. PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
 - A FMFCD DEVELOPMENT FEE IS REQUIRED FOR REVIEW OF PROPOSED DEVELOPMENT PROJECTS, INCLUDING APPLICATIONS FOR PLAN AMENDMENTS, REZONES, SPECIAL PERMITS, SUBDIVISIONS, AND GRADING PLANS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID DIRECTLY TO FMFCD IN ORDER FOR THAT AGENCY TO REVIEW PROJECTS AND PROVIDE A NOTICE OF REQUIREMENTS. FOR MORE INFORMATION, CONTACT THE FMFCD AT (559) 456-3292.
 - FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE RATE IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE OF A NEW PROJECT MUST BE SATISFIED BY THE DEVELOPER OF THE NEW PROJECT. DRAINAGE FEES MAY BE PAID AT THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO, OR AT THE TIME OF BUILDING PERMIT ISSUANCE. THEY MAY ALSO BE PAID DIRECTLY TO FMFCD, AND PROOF OF PAYMENT PROVIDED TO THE CITY, IN ORDER TO OBTAIN CONSTRUCTION PERMITS.
- SEWER CONNECTION CHARGES (FMC SECTION 6-304(A)). THE FOLLOWING SEWER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW SEWER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO THE ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.
 - LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - OVERSIZE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - WASTEWATER FACILITIES CHARGE
 - TRUNK SEWER CHARGE
 EFFECTIVE JANUARY 9, 1999, ORDINANCE NO. 98-97 ALSO AMENDED CERTAIN SEWER CONNECTION CHARGES. FRESNO MUNICIPAL CODE ARTICLE 15, SECTION 12 PROVIDES PROPERTY OWNERS THE INCENTIVES AND DELETES CERTAIN SEWER CONNECTION CHARGES PURSUANT TO THE SIMPLE TIERED EQUITY PROGRAM (STEP) AND THE EMPLOYMENT DEVELOPMENT PROGRAM (EDP). FOR ADDITIONAL INFORMATION ON THE STEP AND EDP, CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WASTEWATER DIVISION - ENVIRONMENTAL SERVICES SECTION AT (559) 621-5153.

FEES (CONT.):

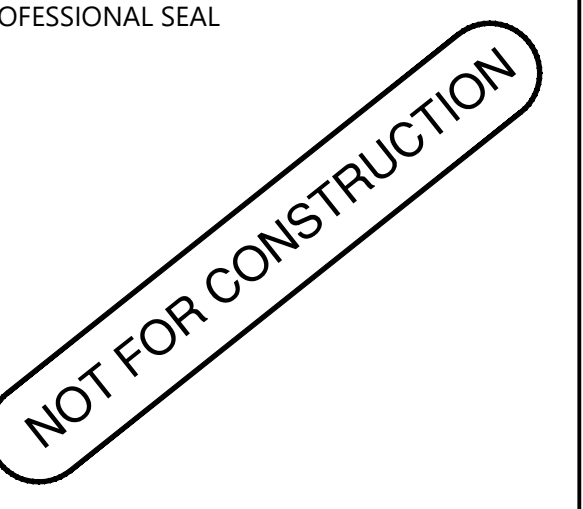
- WATER CONNECTION CHARGES: (FMC SECTIONS 6-501 TO 6-507). THE FOLLOWING WATER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW WATER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.
 - FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
 - SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
 - METER CHARGES (BASED ON SERVICE NEED)
 - WATER CAPACITY FEE (BASED ON SIZE OF METER)
- DEFERMENT OF THE PAYMENT OF CITYWIDE DEVELOPMENT IMPACT FEES FOR FIRE, POLICE, PARKS, STREETS, AND TRAFFIC SIGNALS IS AVAILABLE FOR PROJECTS LOCATED WITHIN THE DOWNTOWN PRIORITY AREAS IN ACCORDANCE WITH THE PROVISIONS OF CITY OF FRESNO RESOLUTIONS NOS. 2009-265 AND 2010-19.

APPL. NO. T-6468 EXHIBIT A DATE 12/30/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP
TRACT NO. 6468
KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD
A PLANNED DEVELOPMENT
FRESNO CALIFORNIA



SHEET TITLE:

NOTES

SCALE: 1" = 40'

DRAWN BY: VB
CHECKED BY: AUS

PROJECT # 22103	SHEET # C6.0
DATE: 2/21/2024	

