City of FRESNO **REPORT TO THE CITYCOUNCIL**

AGENDA ITEM NO.	1 I
COUNCIL MEETING	02-17-11
APPROVED BY	
DEPARTMENT DIRECTOR	John M Dugan
CITY MANAGER	

February 17, 2011

FROM: JOHN M. DUGAN, AICP, Director
Development and Resource Management Department

THROUGH: KEVIN FABINO, Planning Manager
Development Services Division

BY: ALAN KAWAKAMI, Chief Engineering Technician
Development Services Division

SUBJECT: **ADOPT A RESOLUTION APPROVING THE FINAL MAP OF TRACT NO. 5869 AND ACCEPTING THE DEDICATED PUBLIC USES OFFERED THEREIN AND TO AUTHORIZE THE PUBLIC WORKS DIRECTOR, THE DEVELOPMENT AND RESOURCE MANAGEMENT DIRECTOR AND THE PUBLIC UTILITIES DIRECTOR TO EXECUTE THE SUBDIVISION AGREEMENT AND COVENANTS ON BEHALF OF THE CITY**

RECOMMENDATIONS

Staff recommends the City Council adopt the attached resolution approving the Final Map of Tract No. 5869 and accepting the dedicated public uses offered therein; and to authorize the Public Works Director to execute the subdivision agreement, covenant for the maintenance of certain improvements, covenant for temporary on-site storm drainage facilities, and covenant for temporary on-site street facilities on behalf of the City and to authorize the Development and Resource Management Director to execute the covenant deferring certain sewer connection charges, water connection charges, Urban Growth Management fees, city-wide fees and development fees to the time of issuance of Certificate of Occupancy and creation of lien on behalf of the City, and to authorize the Public Utilities Director to execute the covenant to provide special solid waste disposal services on behalf of the City.

EXECUTIVE SUMMARY

The Subdivider, LENNAR FRESNO, Inc., a California Corporation, has filed for approval, the Final Map of Tract No. 5869. The project, a Final Map of Phase 2 of Vesting Tentative Map No. 5600/UGM, a 124 lot single family residential subdivision with 2-outlots for open space purposes, 3-outlots for future development purposes and 1-outlot for Fresno Irrigation District purposes on approximately 33.44 acres, is located on the southeast corner of West Barstow Avenue and North Garfield Avenue.

The Final Map is technically correct and conforms to the approved Vesting Tentative Map No. 5600 (Tentative Map), the Subdivision Map Act and local ordinances; it is consistent with, and implements the 2025 General Plan and the West Area Community Plan. The Subdivider has signed the subdivision agreement and covenants and has posted all required performance securities, insurance certificates and paid all fees now due to satisfy the conditions of approval of the Tentative Map. The City Attorney's office has approved all documents as to form and the Risk Management office has approved all security bonds

and insurance certificates. The provisions of Section 66474.1 of the Subdivision Map Act require a final map that is in substantial compliance with the tentative map to be approved by the City Council.

BACKGROUND

The Fresno City Planning Commission on December 6, 2006 adopted Resolution No. 12618 approving Vesting Tentative Map No. 5600 for a 264 lot single family residential subdivision with 6 outlots at an overall density of 4.1 units per acre. The Tentative Map is planned to be implemented with 3-final map phases. Attached is the Fresno City Planning Commission report which provides the project details, staff analysis, environmental findings and consistency findings for Vesting Tentative Map No. 5600 with the 2025 General Plan and the West Area Community Plan to comply with the provisions of the Subdivision Map Act.

The approval of Vesting Tentative Map No. 5600 established the initial expiration date of such approval to December 6, 2008. As a tentative map approved for phasing and eligible under the provisions of Section 66452.6(a)(1) of the Subdivision Map Act, the timely filing of the Final Map of Tract No. 5600 (Phase 1) on March 16, 2007 extended the initial expiration date 36-months to December 6, 2011.

The timely filing of Final Map of T-5869 (Phase 2) on August 8, 2007 further extended the expiration date an additional 36-months to December 6, 2014.

As a result of the mandated time extensions for Phases 1 and 2, the period July 15, 2008 to January 1, 2011 for an additional 12-months extension pursuant to SMA Section 66452.21 and the period July 15, 2009 to January 1, 2012 for an additional 24-months extension pursuant to SMA Section 66452.22 are not applicable.

The final map of Phase 3 has not been filed to date. For the final map of Phase 3 to retain its conferred vested rights, the Phase 3 final map will need to be filed prior to December 6, 2014. Upon timely filing of the Phase 3 final map, pursuant to the provisions of 66452.6, an additional 36-months extension will then be applied to extend the expiration date to December 6, 2017. To retain the conferred vested rights the Phase 3 final map must be approved prior to December 6, 2017

The Final Map has been reviewed and deemed to be technically correct. The Subdivider has satisfied all other conditions of approval by executing the Subdivision Agreement for Tract No. 5869, submitted securities in the total amount of $2,448,000 to guarantee the completion and acceptance of the public improvements required by the Tentative Map and executing the covenants for the maintenance of certain improvements, for temporary on-site storm drainage facilities, for temporary on-site street facilities, deferring certain sewer connection charges, water connection charges, Urban Growth Management fees, city-wide fees and development fees to the time of issuance of Certificate of Occupancy and creation of lien, and to provide special solid waste disposal services. The Subdivider has paid development impact fees due as a condition of approval for the Final Map in the amount of $541,595.67; additionally, citywide development impact fees (Fire, Police, Major Streets and Traffic Signals) in the amount of $539,245.83 will be due at the time of building permit and certificate of occupancy. The Subdivider has paid cash in the amount of $36,330 for State highway facilities fees for the impacts to the Herndon/99 and Shaw/99 interchanges as determined by CALTRANS.

The subdivision documents, securities, insurance certificates and resolution have been reviewed and approved by the Risk Management and City Attorney offices.

FISCAL IMPACT

There will be no impact to the City's General Fund.

Affirmative action by the Council will result in timely deliverance of the review and processing of the Final Map as is reasonably expected by the Subdivider. Prudent financial management is demonstrated by the expeditious completion of this Final Map inasmuch as the Subdivider has paid the city a fee for the processing of this Final Map and that fee is, in turn, funding the respective operations of the Development and Resource Management Department.

Attachments:

- Resolution Approving the Final Map of Tract No. 5869
- Vicinity Map
- Final Map of Tract No. 5869
- Report to the Planning Commission – Consideration of Vesting Tentative Map No, 5869 and Related Environmental Finding for Environmental Assessment No. T-5869

RESOLUTION NO._____

RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, APPROVING THE FINAL MAP OF TRACT NO. 5869 AND ACCEPTING DEDICATED PUBLIC USES THEREIN EXCEPT FOR DEDICATIONS OFFERED SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS

WHEREAS, LENNAR FRESNO, Inc., a California Corporation, has offered for approval a Final Map designated as Tract No. 5869 ("map"), pursuant to approved Vesting Tentative Map No. 5600/UGM ("tentative map"); and,

WHEREAS, all the certificates which appear on the map (except the approval certificate of the Council of the City of Fresno and the recording certificate of the Recorder of the County of Fresno) have been signed and acknowledged and said map has been filed for approval; and,

WHEREAS, the subdivision lies within the boundaries of the City of Fresno; and,

WHEREAS, the map conforms to all of the requirements of the Subdivision Map Act of the State of California, and City ordinances, resolutions and standards, except that Section 66492 and 66493 of the Subdivision Map Act may not be fully complied with at the time of passage of this resolution and owner having previously filed with the Clerk of the Board of Supervisors of Fresno County a Tax Compliance Certificate Request along with copies of the map considered herewith by the Council; and,

WHEREAS, the Council finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with all applicable general and specific plans of the City; and,

WHEREAS, the Subdivider and the Owners, whose signatures appear on the map, and others have offered for dedication certain streets, public utility easements, access rights and other public properties and uses as shown and delineated upon said map; and,

WHEREAS, the Planning Commission of the City of Fresno, by formal resolution, approved said tentative map.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council finds that the map is in substantial compliance with said tentative map, any deviations therefrom being deemed to be approved by the Council.

2. That the map is hereby approved and any and all of the streets, public utility easements, public utility facilities, access rights and all parcels of land and easements offered for dedication on the map are hereby accepted, unless it is stated on the Final Map that said dedications are subject to City acceptance of Developer installed improvements, subject to complete compliance with Sections 66492 and 66493 of the Subdivision Map Act prior to release of the map for recordation.

* * * *

CITY'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the _____ day of _____, 2011.

AYES:
NOES:
ABSENT:
ABSTAIN:

REBECCA E. KLISCH, CMC
City Clerk, City Of Fresno

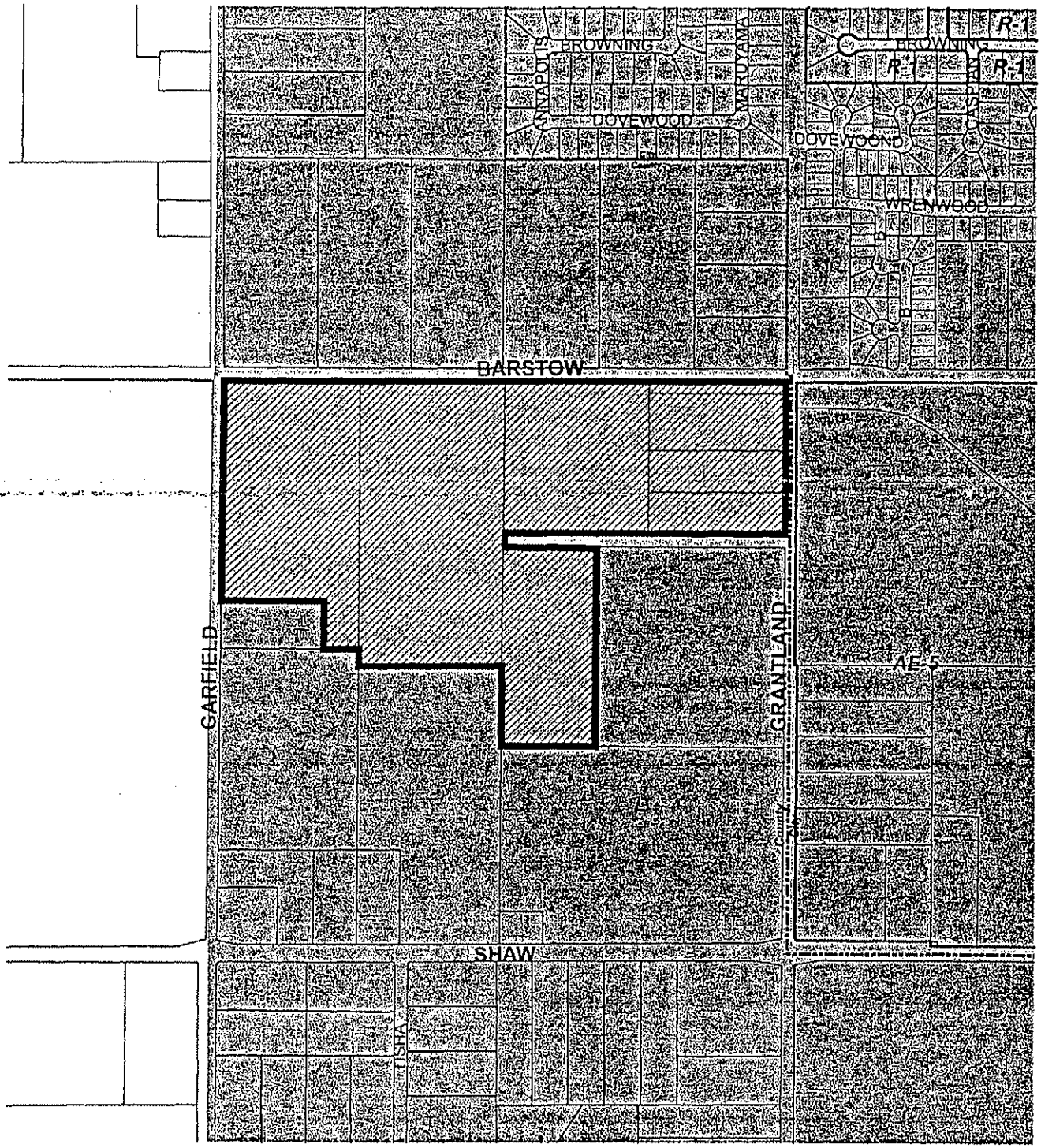
By:_____
Deputy

APPROVED AS TO FORM:

JAMES C. SANCHEZ
City Attorney

By:_____
Shannon Chaffin
Deputy City Attorney

Date: 2/7/11



LEGEND

Subject Property

U.G.M. Area

VICINITY MAP

TENTATIVE MAP OF TRACT NO. 5600

REZONE APPLICATION NO. R-06-001
From R-R (County) to R-1/UGM

West Barstow Ave. Betw. N. Garntand and N. Garfield Aves.

NOT TO SCALE

PLANNING & DEVELOPMENT DEPARTMENT

A.P.N.: 505-050-06,07,10,23,24,25,27

ZONE MAP: 1943

BY/DATE: D.N. / 11-21-06

FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS, SHEET 1 OF 7

RECORD TITLE INTEREST STATEMENT:

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

LENNAR FRESNO, INC., A CALIFORNIA CORPORATION

BY: _____
LES PETERSON, VICE PRESIDENT

FRESNO IRRIGATION DISTRICT, AS EASEMENT HOLDER

BY: _____ BY: _____
JEFF BOSWELL, PRESIDENT GARY R. SERRATO, SECRETARY

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON 5th January, 2011 BEFORE ME PE Bennett, NOTARY PUBLIC, PERSONALLY APPEARED LES PETERSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

PE Bennett
PRINT NAME

PE Bennett
SIGNATURE

MY COMMISSION EXPIRES: 10-11-12 COUNTY OF: Fresno

COMMISSION NUMBER: 1814183

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON January 24, 2011 BEFORE ME Norma Ceil, NOTARY PUBLIC, PERSONALLY APPEARED JEFF BOSWELL AND GARY R. SERRATO, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

Norma Ceil
PRINT NAME

Norma Ceil
SIGNATURE

MY COMMISSION EXPIRES: Dec. 26, 2013 COUNTY OF: Fresno

COMMISSION NUMBER: 1874894

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1
THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA.

EXCEPTING THE SOUTH 74.00 FEET THEREOF.

ALSO EXCEPTING THE NORTH 220.00 FEET OF THE SOUTH 294.00 FEET OF THE WEST 495.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8.

ALSO EXCEPTING A PORTION OF LOT 18 OF MUSCATEL ESTATE ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 OF PLATS AT PAGE 67, FRESNO COUNTY RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SAID POINT BEING SOUTH 00°24'37" WEST, 264.67 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°35'23" EAST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00°24'37" EAST, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 105.00 FEET; THENCE SOUTH 89°35'23" EAST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 91.28 FEET; THENCE NORTH 57°59'20" EAST, A DISTANCE OF 46.63 FEET; THENCE
SOUTH 89°35'23" EAST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 60.94 FEET, TO A POINT ON A LINE 221.58 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 00°24'37" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 125.00 FEET; THENCE NORTH 89°35'23" WEST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 34.58 FEET TO A POINT ON A LINE 187.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE SOUTH 00°24'37" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°35'23" WEST, ALONG A LINE PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 157.00 FEET TO THE TRUE POINT OF BEGINNING.

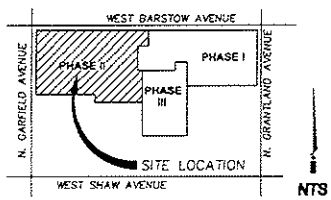
FOR THE PURPOSE OF THIS DESCRIPTION THE WEST LINE OF SAID LOT 18 IS A LINE TAKEN TO BE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8.

PARCEL 2
OUTLOT E OF TRACT NO. 5600, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

SEE SHEET 2

VICINITY MAP:



SURVEYOR'S STATEMENT

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LENNAR FRESNO, INC ON DECEMBER 15, 2009. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

HARRY DAVID JAYNE, PLS 7923, EXP. 12-31-11 DATE: January 4, 2011

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

SCOTT L. MOZIER, PE 34417 DATE
LICENSE EXPIRES 12-31-2011
CITY ENGINEER

CONSULTING LAND SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ACTING FOR THE CITY OF FRESNO:
SLAIR, CHURCH & FLYNN CONSULTING ENGINEERS
451 CLOVIS AVENUE, SUITE 200, CLOVIS, CA 93612

BY: _____ 1/26/11
HIMAWAN BRASAU, LS 7600 DATE
LICENSE EXPIRES 12-31-2011

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN COMPLIANCE WITH THE APPROVED TENTATIVE MAP, AND THE REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

JOHN M. DUGAN, AICP DATE
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. _____ ADOPTED ON _____ APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ABANDONMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ABANDONED BY THE FILING OF THE MAP.

REBECCA E. KLISCH, CMC
CITY CLERK

BY: _____ DATE
DEPUTY

RECORDER'S CERTIFICATE

DOCUMENT NO. _____ FEE: $ _____

FILED THIS _____ DAY OF _____, 20___, AT _____ M.

IN VOLUME ____ OF PLATS, AT PAGES _____, AT THE REQUEST OF

NORTH AMERICAN TITLE COMPANY

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A., RECORDER

BY: _____
DEPUTY

YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 244-3123
FAX (559) 244-3122

FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 - 73, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009
BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS, SHEET 2 OF 7

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. THE EFFECTS OF AN INSTRUMENT EXECUTED BY THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND THE CITY OF FRESNO, IDENTIFYING THE LAND AS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR THE REQUIREMENT TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, RECORDED JULY 31, 1995 AS DOCUMENT NO. 95092128, O.R.F.C.

2. PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO IRRIGATION DISTRICT, AND IS SUBJECT TO ASSESSMENTS AND FEES APPLICABLE.

3. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR RIGHT TO FARM FOR THE BARSTOW-GRANTLAND NO. 3 REORGANIZATION RECORDED MAY 7, 2008 AS DOCUMENT NO. 2008-0067011, O.R.F.C.

4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR THE FINAL MAP OF TRACT NO. 5600, PHASE 1 OF VESTING TENTATIVE MAP NO. 5600/UGM RECORDED JUNE 12, 2008 AS DOCUMENT NO. 2008-0085137, O.R.F.C.

5. SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED _____, 2011 AS DOCUMENT NO. 2011 - _____, O.R.F.C.

6. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED _____, 2011 AS DOCUMENT NO. 2011- _____, O.R.F.C.

7. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY ON-SITE STORM DRAINAGE FACILITIES FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED _____, 2011 AS DOCUMENT NO. 2011 - _____, O.R.F.C

8. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT TO PROVIDE SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED _____, 2011 AS DOCUMENT NO. 2011 - _____, O.R.F.C.

9. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, CITY-WIDE FEES AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED _____, 2011 AS DOCUMENT NO. 2011 - _____, O.R.F.C.

10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY ON-SITE STREET FACILITIES FOR THE FINAL MAP OF TRACT NO. 5869, PHASE 2 OF VESTING TENTATIVE MAP NO. 5600 RECORDED _____, 2011 AS DOCUMENT NO. 2011 - _____, O.R.F.C

11. EARLY CONSTRUCTION AGREEMENT FOR SEWER, WATER, AND STORM DRAIN IMPROVEMENTS FOR TRACT NO. 5869, RECORDED JANUARY 06, 2011 AS DOCUMENT NO. 2011-0002140, O.R.F.C.

LINE TABLE				
MEASURED			RECORD	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S00°24'37"W	264.67'	R2(S00°24'37"W)	R2(264.67')
L2	N00°24'37"E	129.94'		
L3	N00°24'37"E	85.00'	R1(N00°24'37"E)	R1(85.00'OFR)
L4	S89°35'23"E	30.00'	R2(S89°35'23"E)	R2(30.00')
L5	S00°24'37"W	5.00'	R2(S00°24'37"W)	R2(5.00')
L6	N89°35'23"W	34.58'	R2(N89°35'23"W)	R2(34.58')
L7	S89°35'23"E	60.94'	R2(S89°35'23"E)	R2(60.94')
L8	N57°59'20"E	46.63'	R2(N57°59'20"E)	R2(46.63')
L9	S89°35'23"E	91.28'	R2(S89°35'23"E)	R2(91.28')
L10	N89°36'36"E	167.15'	R1(S89°36'36"W)	R1(167.15')
L11	N00°24'44"E	74.00'	R1(N00°24'44"E)	R1(74.00')
L12	N89°53'55"E	90.43'	R1(N89°53'55"E)	R1(90.43')
L13	S45°07'22"E	17.44'	R1(S45°07'22"E)	R1(17.44')
L14	N89°53'55"E	50.00'	R1(N89°53'55"E)	R1(50.00')
L15	N00°00'40"W	117.87'	R1(N00°00'40"W)	R1(117.87')
L16	N45°28'57"E	17.28'	R1(N45°28'57"E)	R1(17.28')
L17	N00°00'40"W	54.00'	R1(N00°00'40"W)	R1(54.00')
L18	S44°48'02"E	17.49'	R1(S44°48'02"E)	R1(17.49')
L19	S00°00'40"E	80.10'	R1(S00°00'40"E)	R1(80.10')
L20	N89°39'20"E	37.24'	R1(N89°39'20"E)	R1(37.24')
L21	S45°00'40"E	17.46'	R1(S45°00'40"E)	R1(17.46')
L22	N89°39'20"E	50.00'	R1(N89°39'20"E)	R1(50.00')
L23	N44°59'20"E	17.46'	R1(N44°59'20"E)	R1(17.46')
L24	N89°59'20"E	34.27'	R1(N89°39'20"E)	R1(34.28')
L25	N44°49'24"W	17.54'		
L26	N45°02'48"W	17.46'		
L27	N46°31'47"W	25.47'		
L28	N45°24'38"E	18.65'		
L29	N46°31'41"W	29.90'		
L30	N44°35'22"W	18.66'		
L31	N47°41'28"E	25.47'		
L32	N45°24'37"E	17.46'		
L33	N44°35'23"W	17.46'		
L34	N45°24'38"E	18.51'		
L35	N44°50'34"W	17.66'		
L36	N89°53'55"E	25.00'		
L37	N89°53'55"E	25.00'		
L38	N46°31'58"E	17.42'		
L39	N44°56'36"E	15.46'		
L40	N45°02'02"W	15.45'		
L41	N54°24'47"W	16.41'		
L42	N44°57'58"E	17.46'		
L43	N44°58'23"E	17.46'		
L44	N00°00'40"W	13.66'		
L45	N89°56'36"E	5.55'		
L46	N44°57'58"E	15.46'		
L47	N45°02'02"W	15.45'		
L48	N32°28'42"E	18.56'		
L49	N44°45'02"W	17.49'		
L50	N45°02'02"W	17.45'		
L51	N44°57'58"E	15.46'		
L52	N00°24'37"E	5.00'		
L53	N45°09'14"E	17.45'		
L54	N45°03'24"W	15.46'		
L56	N89°36'36"E	34.05'		
L57	N47°41'31"E	29.90'		
L58	N00°00'40"W	27.00'		
L59	N00°00'40"W	27.00'		
L60	N89°39'20"E	25.00'		
L61	N89°59'20"E	25.00'		
L62	N00°00'40"W	37.34'		
L63	S89°35'23"E	37.32'		
L64	N00°01'24"W	37.34'		
L65	N00°08'05"W	25.00'		
L66	N89°35'23"W	11.00'		
L67	N00°24'37"E	139.87'		
L68	N89°35'23"E	11.00'		

CURVE TABLE						
MEASURED				RECORD		
CURVE	RADIUS	LENGTH	DELTA	RADIUS	LENGTH	DELTA
C1	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")
C2	50.00'	111.13'	127°20'36"	R1(50.00')	R1(111.13')	R1(127°20'36")
C3	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")
C4	577.00'	58.23'	5°46'57"			
C5	45.00'	12.96'	16°29'46"			
C6	50.00'	4.97'	5°41'26"			
C7	50.00'	48.78'	55°53'46"			
C8	50.00'	49.29'	56°29'01"			
C9	50.00'	15.71'	18°00'11"			
C10	45.00'	22.86'	29°06'37"			
C11	523.00'	58.86'	6°26'54"			
C12	577.00'	22.75'	2°15'29"			
C13	577.00'	60.33'	5°59'27"			
C14	577.00'	31.95'	3°10'20"			
C15	577.00'	23.57'	2°20'29"			
C16	577.00'	65.90'	6°32'39"			
C17	523.00'	64.32'	7°02'47"			
C18	577.00'	1.59'	0°09'29"			
C19	523.00'	62.89'	6°53'22"			
C20	523.00'	69.71'	7°38'13"			
C21	50.00'	20.60'	23°36'02"			
C22	550.00'	266.90'	27°48'16"			
C23	50.00'	44.73'	51°15'33"			
C24	50.00'	44.73'	51°15'33"			
C25	60.00'	24.18'	23°04'26"			
C26	50.00'	1.07'	1°13'26"			
C27	523.00'	76.42'	8°22'21"			
C28	577.00'	18.41'	1°49'40"			
C29	523.00'	85.73'	9°23'15"			
C30	523.00'	10.87'	1°11'26"			
C31	45.00'	19.45'	24°45'54"			
C32	50.00'	80.64'	89°29'33"			
C33	50.00'	51.49'	59°00'20"			
C34	45.00'	19.45'	24°45'52"			
C35	50.00'	9.26'	10°36'36"			
C36	50.00'	118.75'	136°04'24"			
C37	50.00'	121.39'	139°06'29"			
C38	550.00'	122.54'	12°29'41"			
C39	550.00'	137.36'	14°18'35"			
C40	523.00'	99.60'	10°54'41"			
C41	577.00'	70.18'	6°58'08"			
C42	577.00'	67.41'	6°41'36"			
C43	577.00'	65.76'	6°31'55"			
C44	40.00'	16.11'	23°04'26"			
C45	23.00'	12.79'	31°51'34"			
C46	39.00'	48.07'	70°33'44"			
C47	23.00'	12.79'	31°51'34"			
C48	39.00'	31.77'	46°40'45"			
C49	39.00'	16.26'	23°52'59"			

RADIAL TABLE	
RADIAL	BEARING
R1	N13°44'39"W
R2	N45°35'41"E
R3	N65°14'46"W
R4	S85°03'36"W
R5	S33°48'03"W
R6	S12°27'30"E
R7	N78°28'57"W
R8	S05°49'17"E
R9	S13°27'30"E
R10	S20°20'52"E
R11	N27°14'10"W
R12	N20°41'31"W
R13	N3°31'55"W
R14	N08°20'10"W
R15	N02°20'43"W
R16	N00°46'46"W
R17	N10°30'04"W
R18	N19°01'18"W
R19	S28°33'59"E
R20	S18°35'51"E
R21	S11°54'15"E
R22	S05°22'20"E
R23	N13°53'58"W
R24	S45°02'02"W
R25	S10°31'44"E

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FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 - 73, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.

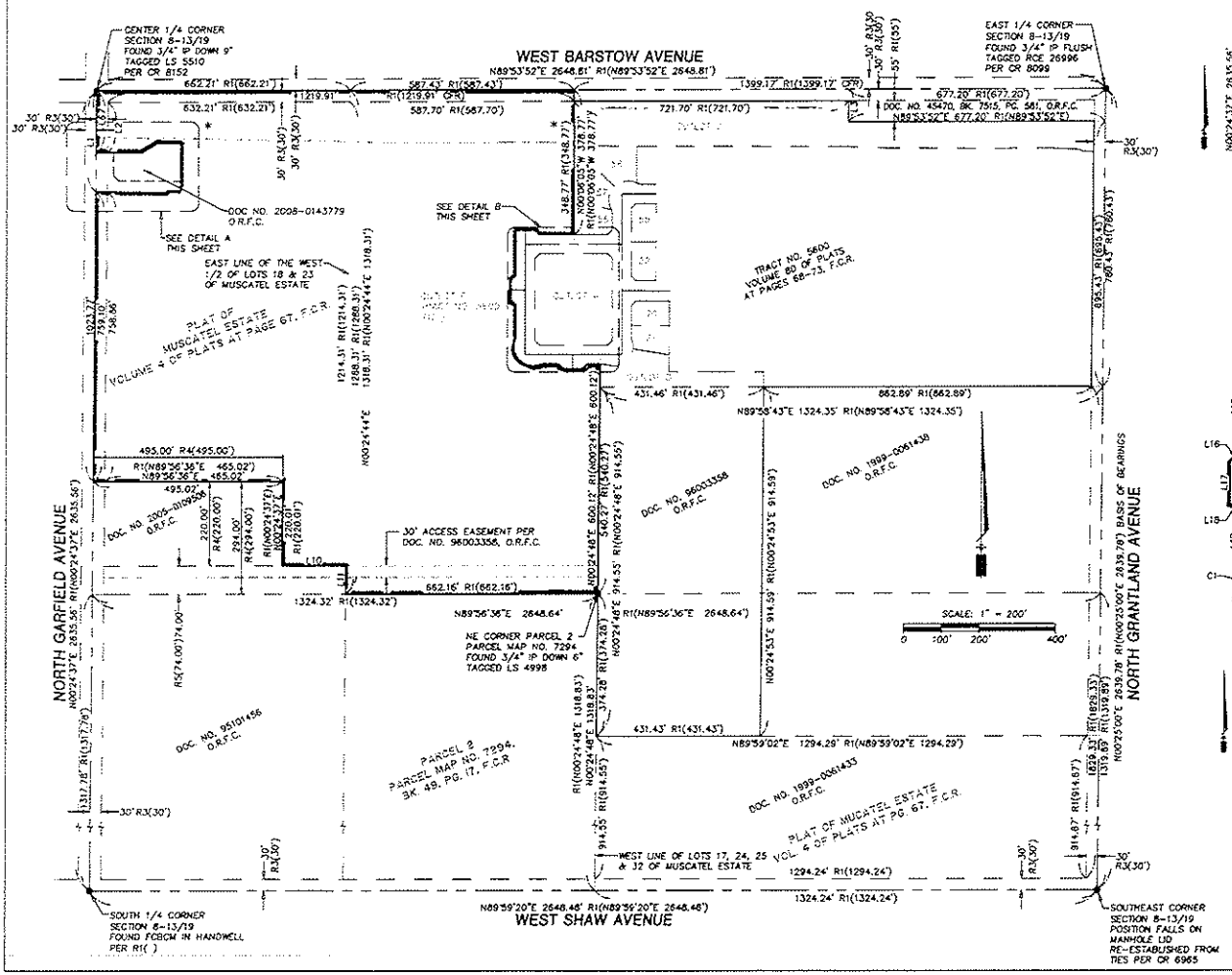
CONSISTING OF SEVEN SHEETS, SHEET 3 OF 7

LEGEND

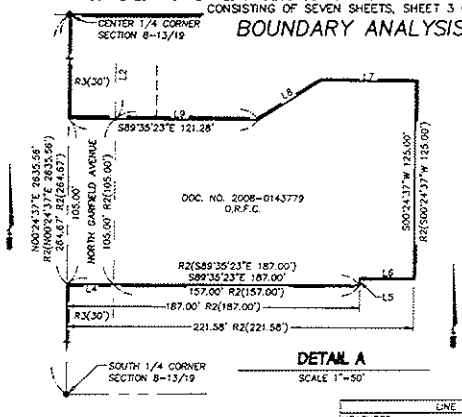
●	MONUMENT FOUND & ACCEPTED AS NOTED
R1 ( )	RECORD DATA PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 - 73, F.C.R.
R2 ( )	RECORD DATA PER GRANT DEED RECORDED OCTOBER 7, 2008 AS DOCUMENT NO. 2008-0143779, O.R.F.C.
R3 ( )	RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 10 OF RECORD OF SURVEYS AT PAGE 33, F.C.R.
R4 ( )	RECORD DATA PER GRANT DEED, RECORDED MAY 18, 2005 AS DOCUMENT NO. 2005-0109506, O.R.F.C.
R5 ( )	RECORD DATA PER GRANT DEED, RECORDED MARCH 23, 1998 AS DOCUMENT NO. 98039777, O.R.F.C.
*	HERNDON CANAL RIGHT OF WAY RECORDED IN BOOK 107, PAGE 1 AS DOCUMENT NO. 20302, O.R.F.C.
CR	CORNER RECORDS ON FILE WITH THE FRESNO COUNTY SURVEYOR
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
F.C.R.	FRESNO COUNTY RECORDS
CFR	CALCULATED FROM RECORD
IP	IRON PIPE
FCBCM	FRESNO COUNTY BRASS CAP MONUMENT
— — —	SECTION LINE
— — —	EXISTING PROPERTY LINE
. . .	EASEMENT LINE
▬▬	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
———	LIMITS OF VESTING TENTATIVE MAP NO. 5600
. . . . .	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN

BASIS OF BEARINGS:

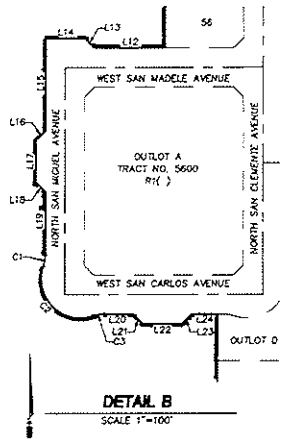
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST.



BOUNDARY ANALYSIS



DETAIL A
SCALE 1"=50'



DETAIL B
SCALE 1"=100'

LINE TABLE				
MEASURED			RECORD	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S00°24'37"W	284.67'	R2(S00°24'37"W)	R2(284.67')
L2	N00°24'37"E	129.94'		
L3	N00°24'37"E	65.00'	R1(N00°24'57"E)	R1(65.00 CFR)
L4	S89°35'23"E	30.00'	R2(S89°35'23"E)	R2(30.00')
L5	S00°24'37"W	5.00'	R2(S00°24'37"W)	R2(5.00')
L6	N89°35'23"W	34.58'	R2(N89°35'23"W)	R2(34.58')
L7	S89°35'23"E	60.94'	R2(S89°35'23"E)	R2(60.94')
L8	N57°59'20"E	46.63'	R2(N57°59'20"E)	R2(46.63')
L9	S89°35'23"E	91.28'	R2(S89°35'23"E)	R2(91.28')
L10	N89°56'36"E	167.15'	R1(S89°56'36"W)	R1(167.15')
L11	N00°24'44"E	74.00'	R1(N00°24'44"E)	R1(74.00')
L12	N89°35'55"E	98.43'	R1(N89°35'55"E)	R1(98.43')
L13	S45°03'22"E	17.44'	R1(S45°03'22"E)	R1(17.44')
L14	N89°35'55"E	50.00'	R1(N89°35'55"E)	R1(50.00')
L15	N00°00'40"W	117.87'	R1(N00°00'40"W)	R1(117.87')
L16	N45°28'57"E	17.28'	R1(N45°28'57"E)	R1(17.28')
L17	N00°00'40"W	64.00'	R1(N00°00'40"W)	R1(64.00')
L18	S44°48'02"E	17.49'	R1(S44°48'02"E)	R1(17.49')
L19	S00°00'40"E	80.10'	R1(S00°00'40"E)	R1(80.10')
L20	N89°59'20"E	37.24'	R1(N89°59'20"E)	R1(37.24')
L21	S45°00'40"E	17.46'	R1(S45°00'40"E)	R1(17.46')
L22	N89°59'20"E	50.00'	R1(N89°59'20"E)	R1(50.00')
L23	N44°59'20"E	17.46'	R1(N44°59'20"E)	R1(17.46')
L24	N89°59'20"E	34.27'	R1(N89°59'20"E)	R1(34.26')
L67	N00°24'37"E	159.67'		

CURVE TABLE						
MEASURED				RECORD		
CURVE	RADIUS	LENGTH	DELTA	RADIUS	LENGTH	DELTA
C1	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")
C2	50.00'	111.13'	127°20'36"	R1(50.00')	R1(111.13')	R1(127°20'36")
C3	45.00'	14.66'	18°40'18"	R1(45.00')	R1(14.66')	R1(18°40'18")

YAMABE & HORN ENGINEERING, INC.

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FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

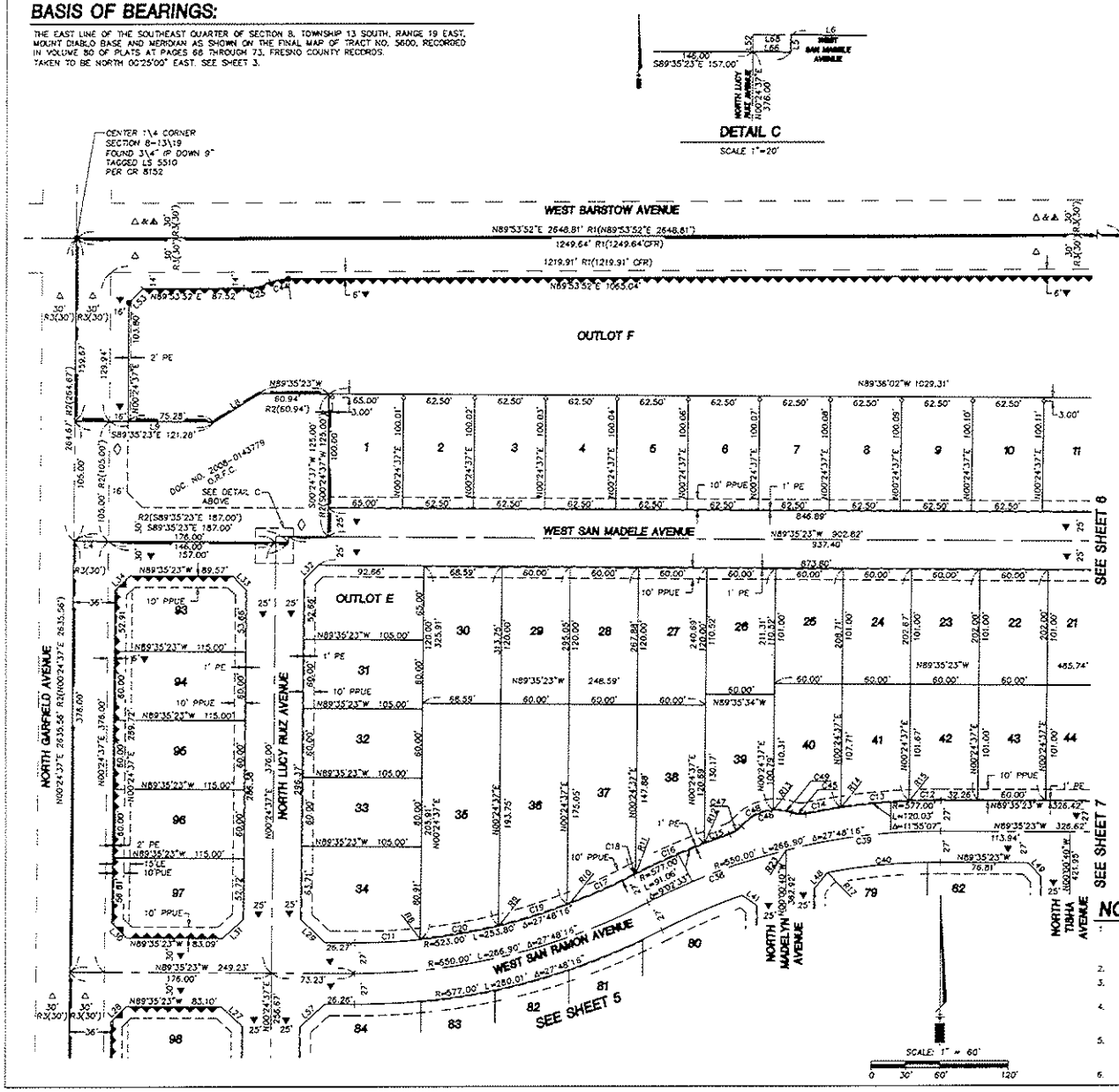
BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.

CONSISTING OF SEVEN SHEETS. SHEET 4 OF 7

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST. SEE SHEET 3.



DETAIL C

SCALE 1" = 20'

LEGEND

●	MONUMENT FOUND AND ACCEPTED AS NOTED
⊗	SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" BELOW GROUND, TAGGED LS 7923
○	SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923
R1 ( )	RECORD DATA PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
R2 ( )	RECORD DATA PER GRANT DEED RECORDED OCTOBER 7, 2008 AS DOCUMENT NO. 2008-0143779, O.R.F.C.
R3 ( )	RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 10 OF RECORD OF SURVEYS AT PAGE 33, F.C.R.
R4 ( )	RECORD DATA PER GRANT DEED, RECORDED MAY 18, 2005 AS DOCUMENT NO. 2005-0109506, O.R.F.C.
R5 ( )	RECORD DATA PER GRANT DEED, RECORDED MARCH 23, 1999 AS DOCUMENT NO. 98039777, O.R.F.C.
▪	HERNDON CANAL RIGHT OF WAY RECORDED IN BOOK 107, PAGE 1, AS DOCUMENT NO. 20302, O.R.F.C.
△	PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBUARY 7, 1913 AND FILED IN VOLUME 29 OF MISCELLANEOUS AT PAGE 9, F.C.R.
▲	PREVIOUSLY GRANTED FOR PUBLIC ROAD PURPOSES PER BOOK 310 OF DEEDS AT PAGE 465, F.C.R.
▲	PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68-73, F.C.R.
◊	PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES PER DEED OF EASEMENT RECORDED JANUARY 19, 2011 AS DOCUMENT NO. 2011-0007841, O.R.F.C.
	THE REAL PROPERTY DESCRIBED BELOW IS NOW OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:
▼	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PPUE	PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
CR	CORNER RECORDS ON FILE WITH THE FRESNO COUNTY SURVEYOR
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
F.C.R.	FRESNO COUNTY RECORDS
CFR	CALCULATED FROM RECORD
FCBCM	FRESNO COUNTY BRASS CAP MONUMENT
IP	IRON PIPE
— · — · —	SECTION LINE
— — —	EXISTING PROPERTY LINE
- - - - -	EASEMENT LINE
▬▬▬	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
▲▲▲▲▲▲	RELINQUISHMENT OF DIRECT ACCESS RIGHTS
·	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
— · —	CENTERLINE

NOTE:

1. OUTLOTS A AND E ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
2. OUTLOTS B, C, AND D ARE FOR FUTURE DEVELOPMENT PURPOSES.
3. OUTLOT F TO BE DEDICATED IN FEE TO THE FRESNO IRRIGATION DISTRICT FOR IRRIGATION PURPOSES.
4. SET 3/4" X 30" IRON PIPE DOWN 6", TAGGED "LS 7923", AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
5. OFFSET MONUMENTS SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923 AT 3.00 FEET ON LINE FROM LOT CORNER POSITION UNLESS OTHERWISE NOTED.
6. SEE SHEET 2 FOR COMPLETE LINE, CURVE AND RADIAL TABLES.

YAMABE & HORN ENGINEERING, INC.

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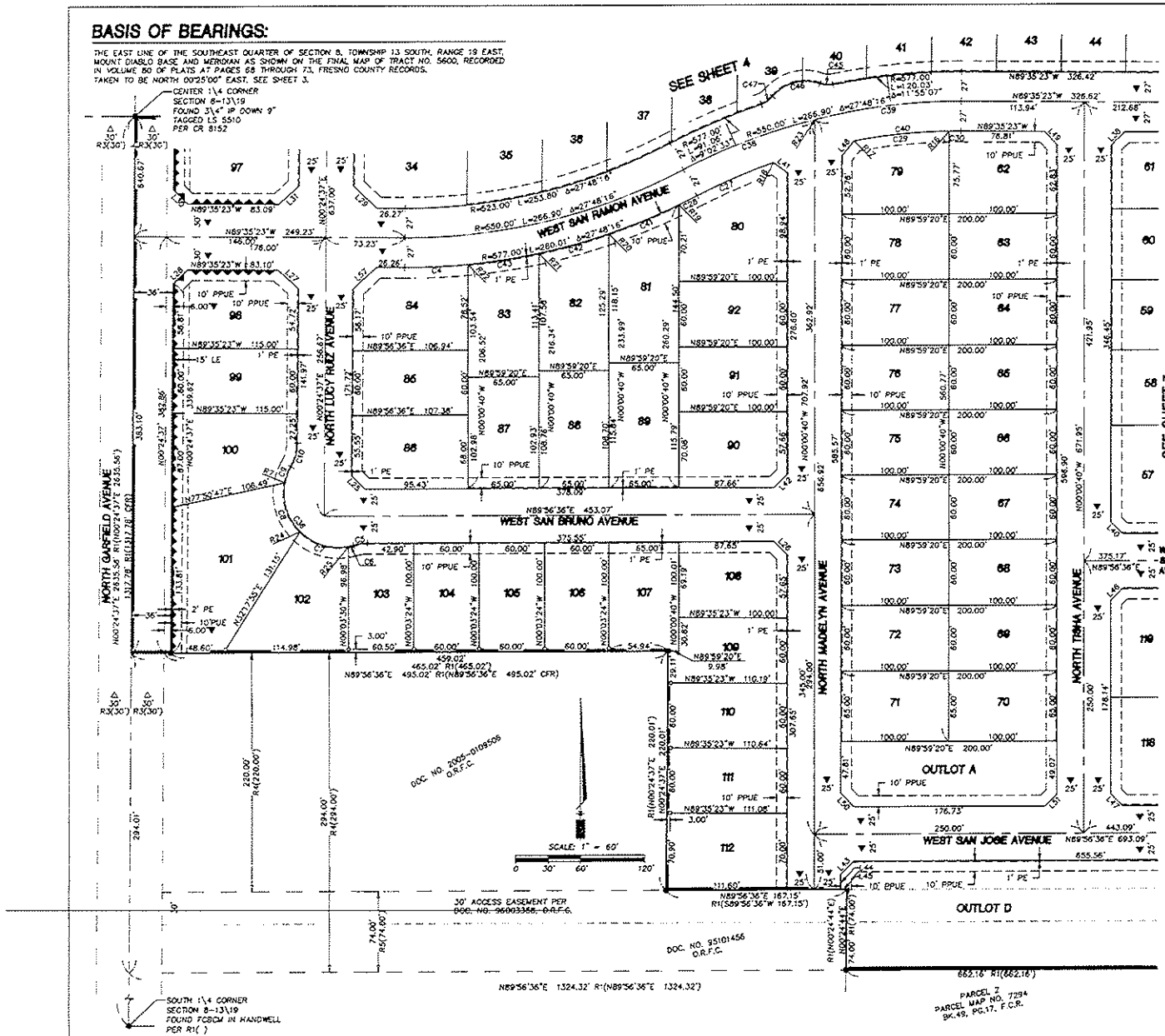
BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST. SEE SHEET 3.



FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.

CONSISTING OF SEVEN SHEETS, SHEET 5 OF 7

LEGEND

●	MONUMENT FOUND AND ACCEPTED AS NOTED
⊙	SET 3/4" X 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" BELOW GROUND, TAGGED LS 7923
o	SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923
R1 ( )	RECORD DATA PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
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CR	CORNER RECORDS ON FILE WITH THE FRESNO COUNTY SURVEYOR
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
F.C.R.	FRESNO COUNTY RECORDS
FCBCM	FRESNO COUNTY BRASS CAP MONUMENT
CFR	CALCULATED FROM RECORD
IP	IRON PIPE
— — —	SECTION LINE
———	EXISTING PROPERTY LINE
— — —	EASEMENT LINE
▬▬▬	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
▲▲▲▲▲▲▲	RELINQUISHMENT OF DIRECT ACCESS RIGHTS
.....	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
——— — ———	CENTERLINE

NOTE:

1. OUTLOTS A AND E ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
2. OUTLOTS B, C, AND D ARE FOR FUTURE DEVELOPMENT PURPOSES.
3. OUTLOT F TO BE DEDICATED IN FEE TO THE FRESNO IRRIGATION DISTRICT FOR IRRIGATION PURPOSES.
4. SET 3/4" X 30" IRON PIPE DOWN 6", TAGGED "LS 7923", AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
5. OFFSET MONUMENTS SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923 AT 3.00 FEET ON LINE FROM LOT CORNER POSITION UNLESS OTHERWISE NOTED.
6. SEE SHEET 2 FOR COMPLETE LINE, CURVE AND RADIAL TABLES.

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BASIS OF BEARINGS:

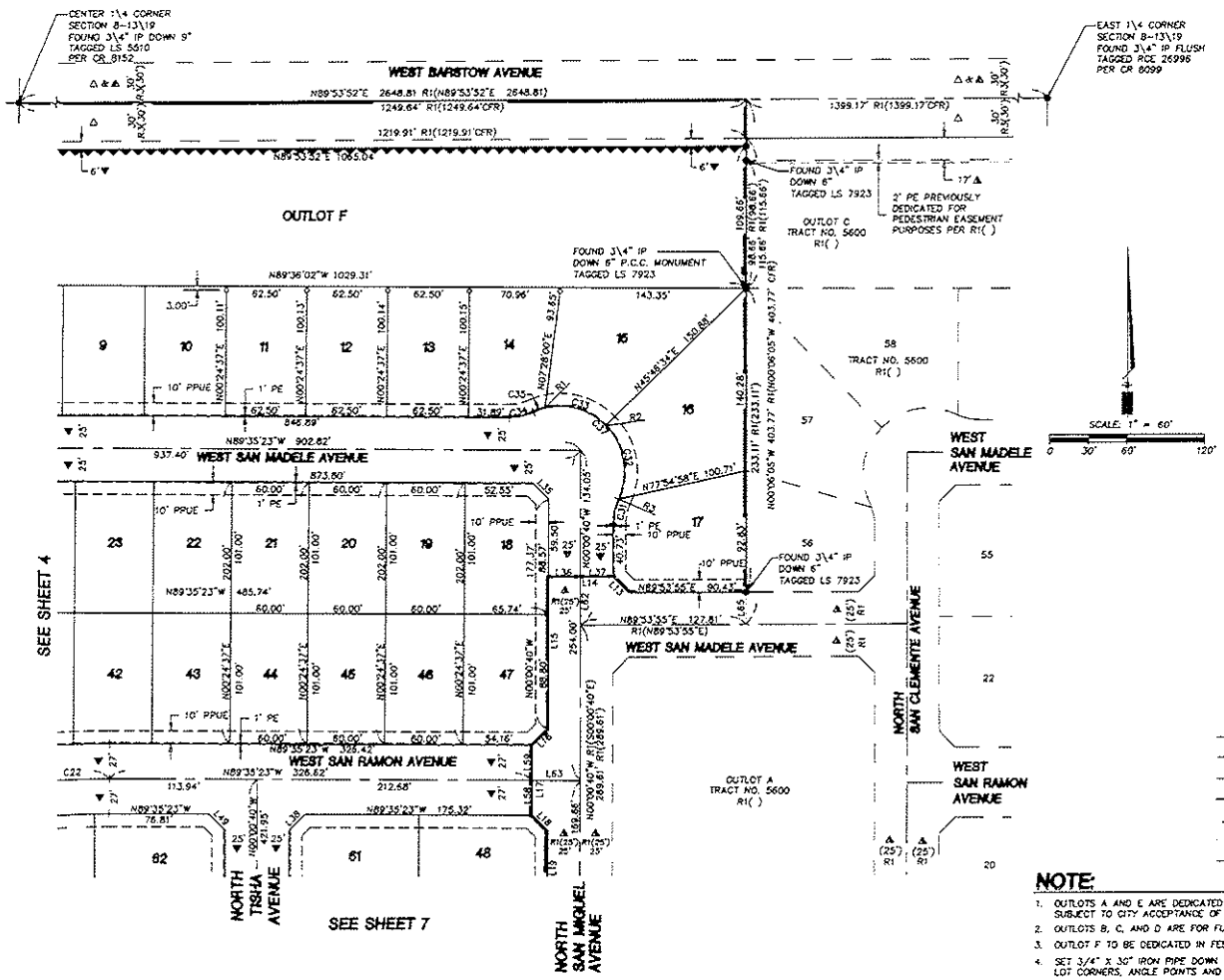
THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS. TAKEN TO BE NORTH 00°25'00" EAST. SEE SHEET 3.

FINAL MAP OF

TRACT NO. 5869

PHASE 2 OF VESTING TENTATIVE MAP NO. 5600

BEING A MERGER AND RESUBDIVISION OF PORTIONS OF LOTS 18 & 23 OF THE PLAT OF MUSCATEL ESTATE, RECORDED IN VOLUME 4 OF PLATS AT PAGE 67, F.C.R. AND OUTLOT E OF TRACT NO. 5600 RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R. IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
SURVEYED AND PLATTED IN DECEMBER 2009 BY YAMABE & HORN ENGINEERING, INC.
CONSISTING OF SEVEN SHEETS. SHEET 6 OF 7



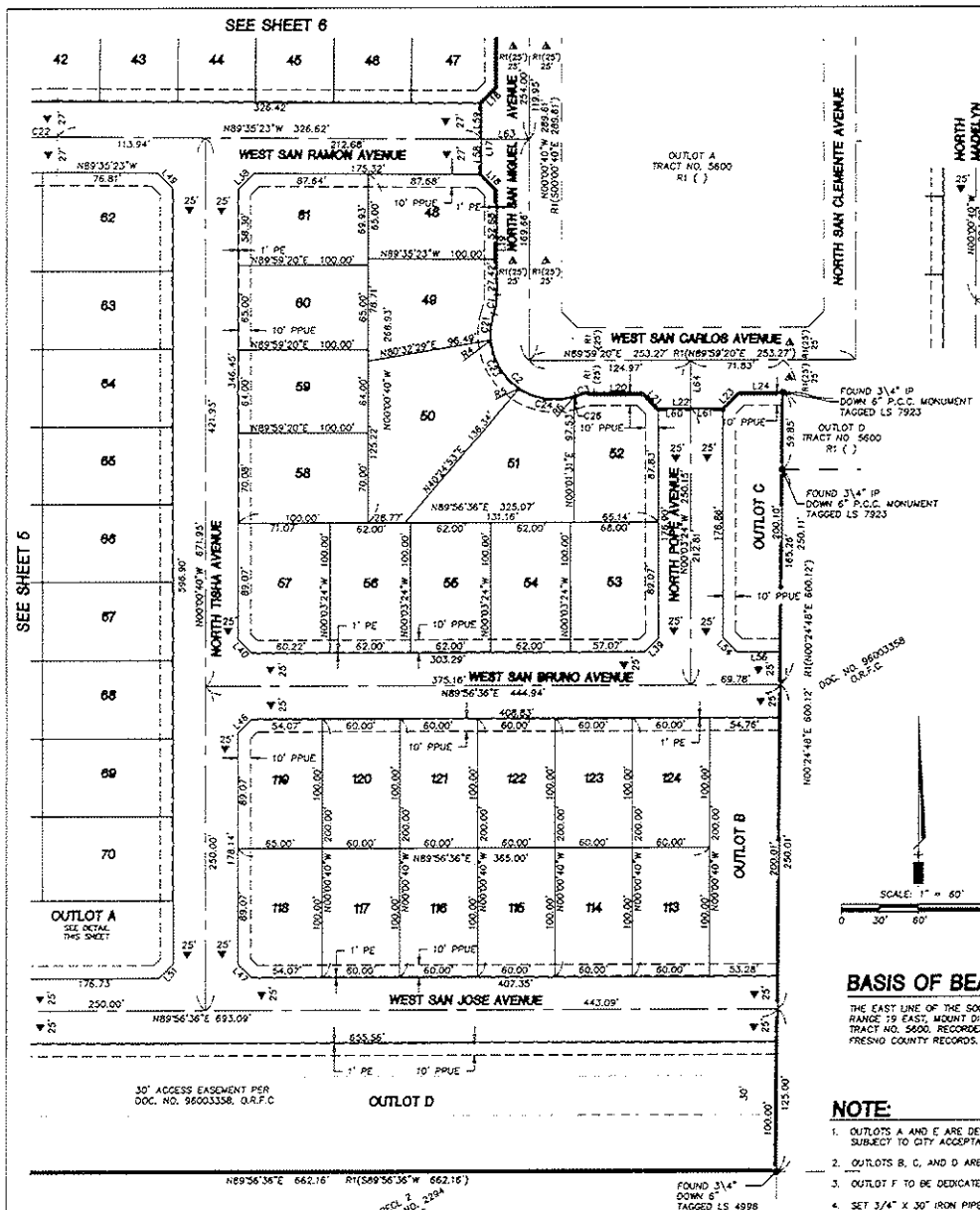
LEGEND

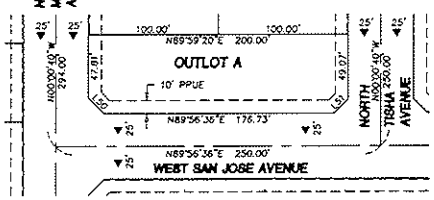
●	MONUMENT FOUND AND ACCEPTED AS NOTED
⊕	SET 3/4" x 30" IRON PIPE, UP 4" IN 6" DIAMETER X 30" P.C.C. MONUMENT DOWN 6" BELOW GROUND, TAGGED LS 7923
○	SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923
R1 ( )	RECORD DATA PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 – 73, F.C.R.
R2 ( )	RECORD DATA PER GRANT DEED RECORDED OCTOBER 7, 2008 AS DOCUMENT NO. 2008-0143779, O.R.F.C.
R3 ( )	RECORD DATA PER RECORD OF SURVEY, RECORDED IN BOOK 10 OF RECORD OF SURVEYS AT PAGE 33, F.C.R.
R4 ( )	RECORD DATA PER GRANT DEED RECORDED MAY 18, 2005 AS DOCUMENT NO. 2005-0109506, O.R.F.C.
R5 ( )	RECORD DATA PER GRANT DEED RECORDED MARCH 23, 1998 AS DOCUMENT NO. 98039777, O.R.F.C.
▲	HERNDON CANAL RIGHT OF WAY RECORDED IN BOOK 107, PAGE 1, AS DOCUMENT NO. 20302, O.R.F.C.
△	PREVIOUSLY ACCEPTED FOR PUBLIC ROAD PURPOSES PER FRESNO COUNTY BOARD OF SUPERVISORS RESOLUTION ENDORSED FEBRUARY 7, 1913 AND FILED IN VOLUME 29 OF MISCELLANEOUS AT PAGE 9, F.C.R.
▲	PREVIOUSLY GRANTED FOR PUBLIC ROAD PURPOSES PER BOOK 310 OF DEEDS AT PAGE 465, F.C.R.
△	PREVIOUSLY DEDICATED FOR PUBLIC STREET EASEMENT PURPOSES PER FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68-73, F.C.R.
	THE REAL PROPERTY DESCRIBED BELOW IS NOW OFFERED FOR DEDICATION AS AN EASEMENT FOR PUBLIC PURPOSES:
▼	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET EASEMENT PURPOSES
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PPUE	PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
CR	CORNER RECORDS ON FILE WITH THE FRESNO COUNTY SURVEYOR
O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY
F.C.R.	FRESNO COUNTY RECORDS
CFR	CALCULATED FROM RECORD
FCBCM	FRESNO COUNTY BRASS CAP MONUMENT
IP	IRON PIPE
———	SECTION LINE
———	EXISTING PROPERTY LINE
———	EASEMENT LINE
———	BLUE BORDER INDICATES LIMITS OF SUBDIVISION
▲▲▲▲▲▲▲	RELINQUISHMENT OF DIRECT ACCESS RIGHTS
.....	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
———	CENTERLINE

NOTE:

1. OUTLOTS A AND E ARE DEDICATED IN FEE TO THE CITY OF FRESNO FOR OPEN SPACE PURPOSES SUBJECT TO CITY ACCEPTANCE OF DEVELOPER INSTALLED REQUIRED IMPROVEMENTS.
2. OUTLOTS B, C, AND D ARE FOR FUTURE DEVELOPMENT PURPOSES.
3. OUTLOT F TO BE DEDICATED IN FEE TO THE FRESNO IRRIGATION DISTRICT FOR IRRIGATION PURPOSES.
4. SET 3/4" X 30" IRON PIPE DOWN 6", TAGGED "LS 7923", AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
5. OFFSET MONUMENTS SET 3\4"x 30" IRON PIPE DOWN 6" TAGGED LS 7923 AT 3.00 FEET ON LINE FROM LOT CORNER POSITION UNLESS OTHERWISE NOTED.
6. SEE SHEET 2 FOR COMPLETE LINE, CURVE AND RADIAL TABLES.

YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE.
SUITE 101
FRESNO, CA 93727
TEL (559) 244-3123
FAX (559) 244-3120





OUTLOT A DETAIL

SCALE 1"=60'

FINAL MAP OF

TRACT NO. 5869

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SURVEYED AND PLATTED IN DECEMBER 2009

BY YAMABE & HORN ENGINEERING, INC.

CONSISTING OF SEVEN SHEETS, SHEET 7 OF 7

LEGEND

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. . . . .	INDICATES EXTENSION OF LINE TO DIMENSION POINT AS SHOWN
———	CENTERLINE

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON THE FINAL MAP OF TRACT NO. 5600, RECORDED IN VOLUME 80 OF PLATS AT PAGES 68 THROUGH 73, FRESNO COUNTY RECORDS, TAKEN TO BE NORTH 00°25'00" EAST. SEE SHEET 3.

NOTE:

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SUITE 101
FRESNO, CA 93727

TEL (559) 244-3325
FAX (559) 244-3120

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT

CONDITIONS OF APPROVAL

December 6, 2006
(Revised March 17, 2010)
(Revised August 03, 2010)

VESTING TENTATIVE TRACT MAP NO. 5600/UGM

North side of West Barstow Avenue between North Garfield and North Grantland Avenues

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code, City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative map. The Urban Growth Management (UGM) Service Delivery Plan requirements are included in the following conditions of approval and are designated by the caption "Urban Growth Management Requirements."

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. 5600/UGM entitled Exhibit A, dated ~~November 8, 2006~~ **February 25, 2010**, the subdivider may prepare a Final Map in accordance with the approved tentative map. Related Rezone Application No. R-06-01 shall be approved by the City Council to become effective prior to Final Map approval.

2. Submit grading plans and a soils report to the City of Fresno Planning and Development Department for verification prior to Final Map approval (Reference: Sections 12-1022 and 12-1023 of the Fresno Municipal Code). 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.

3. 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.

4. 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.

5. 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.

6. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Article 10, Chapter 12, "Subdivision of Real Property"; Resolution No. 68-187, "City Policy with Respect to Subdivisions"; and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.

7. The developer/owner shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water service, sewering, 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 maps.

8. 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 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.

9. 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.

10. Relinquish access rights to North Grantland, North Garfield and West Barstow Avenues from all residential lots which abut these streets. Reference Section 12-1011-f-3 of the Fresno Municipal Code.

11. Prior to final map approval, the owner of the subject property shall execute a "Right to Farm" covenant with the City of Fresno. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts located in the County of Fresno and that the residents of said 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 the Final Map of Tentative Tract No. 5600.

Landscaping and Walls

12. Pursuant to West Area Community Plan Policy No. W-3-b provide a 20-foot landscaped easement (and irrigation system) along the side or rear property lines of all lots which side-onto or back-onto North Grantland Avenue. Reference Section 12-1011-f-3 of the Fresno Municipal Code.

13. Pursuant to West Area Community Plan Policy No. W-3-c provide a 15-foot landscaped easement (and irrigation system) along the side or rear property lines of all lots which side-onto or back-onto North Garfield Avenue. Reface Section 12-1011-f-3 of the Fresno Municipal Code.

14. When the grading plan establishes a top of slope beyond the required landscape easement noted and the construction of the required wall 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. Maintenance of the required easements along North Grantland and North Garfield Avenues and Outlots A, B, C, D, and E may be the responsibility of the City's Community Facilities District No. 2. Contact the Public Works Department, Engineering Services Division, for information regarding the City's District and comply with the requirements noted in the memorandum from the Public Works Department, Engineering Services Division, dated July 28, 2006. The property owner shall petition the City for annexation to the City's District prior to Final Map approval.

16. If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. **The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.**

17. Should the City Council not approve the annexation of such landscape areas into Community Facilities District No. 2, the property owner/developer shall create a homeowner's association for the maintenance of the landscape areas. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) 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 owner's association for landscaping and other provisions as stated in the Development Department Guidelines for preparation of CC&Rs dated January 11, 1985.

18. Improvement plans for all required landscaping and irrigation systems shall be submitted to the Planning and Development Department for review prior to Final Map approval.

19. Construct a 6-foot high solid masonry wall along the rear or side property lines of all lots which back onto or side onto North Garfield and North Grantland Avenues and along the rear property line of all lots abutting the Herndon No. 39 canal (solid wall to meet the requirements of Section 12-306-H, Fresno Municipal Code). Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Planning and Development Department for review prior to Final Map approval.

20. Provide a corner cut-off area at each of the intersections to the project on North Garfield and North Grantland Avenues in accordance with Section 12-306-H-3-d of the FMC. 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 diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet. The corner cut-off area shall be landscaped (including an irrigation system), and may be included within the City's Community Facilities District.

21. Outlots A, B, C, D, and E on Vesting Tentative Tract No. 5600 shall be used as aggregate open space for landscaping and recreational purposes.

22. The developer/owner shall provide a 10 foot landscape easement (and irrigation system) along the property lines of lots and/or easements which side-onto and/or back-onto the following streets:

    i) West San Madele Avenue
    ii) West San Ramon Avenue

~~Lot 47:~~	~~northern property line~~	~~West San Madele Avenue~~
~~Lot 51:~~	~~southern property line~~	~~West San Ramon Avenue~~
~~Lot 4:~~	~~northern property line~~	~~West San Madele Avenue~~
~~Lot 264:~~	~~southern property line~~	~~West San Ramon Avenue~~
~~Lot 263:~~	~~northern property line~~	~~West San Ramon Avenue~~

23. Provide a five foot landscape easement (and irrigation system) along the property lines of lots and/or easements which side-onto the following streets:

    i) North Pope Avenue
    ii) West San Ramon Avenue

~~Lot 216 and Lot 229:~~	~~western property line~~	~~Street C~~
~~Lot 215 and Lot 230:~~	~~eastern property line~~	~~Street C~~
~~Lots 177-181, 189, 206, 207, 234:~~	~~northern property line~~	~~West San Ramon Avenue~~
~~Lots 86-90, 93, 94, 98, 99, 224, 225:~~	~~northern property line~~	~~West San Ramon Avenue~~

Lot Dimensions

24. Pursuant to Section 12-211.5-B of the FMC, all parcels within the R-1 zone district must provide the following minimum standards:

Width	
Interior lots:	50 feet
Corner lots:	60 feet

Reversed corner lots:	65 feet
Curved/cul-de-sac lots:	40 feet
Depth	
Lots facing local streets:	90 feet

Building Setbacks

25. Building setbacks shall be in accordance with the R-1/UGM zone district ~~as shown on Exhibit A of Vesting Tentative Map Tract No. 5600/UGM dated November 8, 2006,~~ the provisions of Section 12-211.5-E of the FMC, ~~unless otherwise noted in these conditions~~, and the following:

    i) On all reversed corner lots, the side yard abutting the street shall be not less than 15 feet.

    ii) For a Key Lot, as defined in Subsection 12-1002.1(k) of the FMC, the side yard main building setback shall be the District standard plus five (5) feet.

        - NOTE: For exceptions for the main building side yards, Subsection 12-306-E-4 of the FMC shall apply.

    ~~The following setbacks are required for the following key lots:~~

~~Lots 52, 184, 247:~~	~~southern property line~~	~~10 foot setback~~
~~Lot 168, 181~~	~~northern property line~~	~~10 foot setback~~
~~Lot 220~~	~~eastern property line~~	~~10 foot setback~~
~~Lot 241~~	~~western property line~~	~~10 foot setback~~

Information

27. 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 schedule of fees. Comply with the attached correspondence from the Clovis Unified School District dated August 17, 2006; with the following exception(s):

    a) A permanent school bus pull-out is not required to be installed along Garfield Avenue as stipulated within the above referenced memorandum from Central Unified School District.

28. The proposed tentative tract map shall be annexed to the City of Fresno concurrent with, or prior to, final tract map approval, pursuant to all required fees and policies of the Fresno County Local Agency Formation Commission and the City of Fresno including any cost incurred to the City of Fresno by the detachment of the property from the North Central Fire Protection District.

29. Contact the United States Postal Service, Fresno Office, for the location and type of mailboxes to be installed in this subdivision.

30. 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 Fresno Municipal Code Chapter 12, Article 10, Subdivision of Real Property.

31. 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 Fresno Municipal Code.

32. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.

33. 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. 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 measures.

34. If animal fossils are uncovered, the Museum of Paleontology at U.C. 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.

35. 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.

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.

36. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

37. The subdivider shall obtain any and all permits required for the removal or demolition of any building or structure located within the subdivision boundaries. The developer shall also obtain any and all permits required for the closure of any septic tank, cesspool, or water well. All permits shall be obtained prior to commencement of such work in accordance with Chapter 13 of the Fresno Municipal Code.

SOLID WASTE SERVICE

38. 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 the attached memorandum from the Solid Waste Division dated July 10, 2006.

PARK SERVICE

39. Comply with the attached memorandum from the Department of Public Works dated July 28, 2006.

40. Pay appropriate park facilities fees and/or dedicate lands for park and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.

FIRE SERVICE

41. Fire service will be provided by City of Fresno Fire Station No. 18. Provide residential fire hydrants and fire flows per Public Works Standards with two sources of water.

42. Comply with the memorandum from the Fire Department dated June 28, 2006 and specify street width at divided entry intersection of San Ramon and Garfield.

43. The subdivider shall be required to pay the appropriate Fire Station Capital Fee at the time of final map approval.

STREETS AND RIGHTS-OF-WAY

44. 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 and the State Subdivision Map Act.

45. 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 (i.e., 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.

46. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition).

47. The subdivider shall install all existing and proposed utility systems underground in accordance with Fresno Municipal Code Section 12-1011, 8-801 and Resolution No. 78-522/88-229.

48. The subdivider shall construct an underground street lighting system per Public Works Standards E-1 and E-2 within the limits of the tract. Spacing and design shall conform to Public Works Standards for local streets. Height, type, spacing, etc., of standards and luminaires shall be in accordance with Resolutions 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.

49. 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 Engineer.

50. 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.

51. All required signing and striping shall be done and paid for by the developer/owner. The signing and striping plans shall be done per the current Caltrans standards and shall be submitted along with the street construction, traffic signal, streetlight and trail lighting plans for this tentative map to the Planning and Development Department.

52. Comply with the attached memoranda from the Traffic Planning Section dated September 6, 2006 and November 29, 2006; except as modified within the revised memorandum dated March 10, 2010 (Revision III).

SANITARY SEWER SERVICE

The nearest existing sewer main is a 60-inch trunk main located in North Grantland Avenue. The following conditions are required to provide sanitary sewer service to the tract.

53. Construct a 12-inch sanitary sewer main in West Barstow Avenue from North Grantland Avenue west approximately 600 linear feet.

54. Construct a 10-inch sanitary sewer main in West Barstow Avenue from the 12-inch sewer main west to North Garfield Avenue.

55. Construct an 8-inch sewer main in North Garfield Avenue from West Barstow Avenue south across the project frontage.

56. Sanitary sewer mains shall be extended within the proposed tract to provide sewer service to each lot created.

57. Separate sewer house branches shall be provided to each lot created within the subdivision.

58. All public sewer facilities shall be constructed in accordance with Public Works Department standards, specifications, and policies.

59. A preliminary sewer layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approval prior to submittal or acceptance of the developer's final map and engineered plan and profile improvement drawing for City review.

60. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approval for proposed additions to the sanitary sewer system.

61. Abandon all existing on-site private sanitary sewer systems.

62. All underground street utilities shall be installed prior to permanent street paving.

63. Street easements and/or deeds shall be recorded prior to approval of improvements plans

Urban Growth Management Requirements

64. Sewer lateral, Oversize Sewer, Trunk Sewer and Wastewater Facilities charges are due and shall be paid for the project.

WATER SERVICE

There is an existing water main in North Grantland Avenue, north of West Barstow Avenue. The following conditions are required to provide water service to the tract. Water mains shall be installed before street improvements and paving.

65. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Grantland Avenue from approximately 400 feet south of West Roberts Avenue south across the frontage of the tract.

66. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in West Barstow from North Grantland Avenue west to North Garfield Avenue.

67. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Garfield Avenue from West Barstow Avenue south across the frontage of the tract.

68. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide water service to each lot created.

69. Separate water services with meter boxes shall be provided to each lot created.

70. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Water Systems Manager.

71. All public water facilities shall be constructed in accordance with City of Fresno standards, specifications, and policies.

72. Construct a water supply well(s) on a site(s) dedicated to the City of Fresno. The well(s) shall be capable of producing a flow amount to meet a total demand of 800 gallons per minute, sufficient to serve peak water demand for the project and for fire suppression purposes, or an alternative flow amount that is acceptable to the Public Utilities Director and Fire Department Chief (or their designees). Well sites shall be of a size and at a location acceptable to the Water Systems Manager. The cost of acquiring the well site and construction of the well shall be reimbursed from UGM Water Supply Well Service Area Fund 201s, in accordance with established UGM policies.

73. Water well construction shall include wellhead treatment facilities, if required. The cost of constructing wellhead treatment facilities shall be reimbursed from UGM Wellhead Treatment Service Area Fund 201s, in accordance with established UGM policies.

74. Existing on-site wells within the boundaries of the proposed development shall be sealed and abandoned in compliance with the California Well Standards, Bulletin 74-90 or current revisions, issued by California Department of Water Resources, and City of Fresno standards.

75. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.

Urban Growth Management Requirements

76. Payment of appropriate water connection charges at the time of final map approval subject to deferral to building permit issuance as appropriate.

77. Payment for installation of water service(s) and/or meter(s) is required

78. Pay UGM water fees for Water Service Area No. 201S.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

80. 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

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

82. 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.

83. 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.

84. 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.

85. 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.

FLOOD CONTROL AND DRAINAGE

86. The subdivider shall be required to pay any applicable storm drainage fees to comply with Fresno Municipal Code Chapter 13, Article 13.

87. 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 letter to the Planning and Development Department dated August 29, 2006.

88. The FMFCD August 29, 2006, Notice of Requirements states that permanent drainage service is not available, and recommends that temporary facilities be provided until permanent service is available. Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to final map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational, and fencing shall conform to City of Fresno Public Works Standard No. P-45. The Fresno Mosquito and Abatement District shall be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-62 for temporary on-site ponding basins, and a copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004.

- NOTE: Fencing required for the enclosure of the proposed temporary ponding basin shall incorporate privacy slats of a vinyl or other comparable material which will screen the basin from adjacent and neighboring residential property. The color of the Slats shall be an "earth tone" and shall not be obnoxious to adjacent or neighboring residential property.

FRESNO IRRIGATION DISTRICT

89. Comply with the attached correspondence from the Fresno Irrigation District dated June 28, 2006.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

90. Comply with the attached memorandum from the San Joaquin Valley Air Pollution Control District dated June 29, 2006.

PACIFIC GAS AND ELECTRIC COMPANY

91. Comply with the attached memorandum from the Pacific Gas and Electric Company dated June 29, 2006.

CALTRANS

92. Prior to the approval of any Final Tract Map for this tentative tract map, the subdivider/developer shall pay its share of costs for improvements to interchanges affected by vehicular travel related to this subdivision as provided below. The following share of cost was derived by the California Department of Transportation (Caltrans) Division 6 Office of Transportation Planning from its review of the Traffic Impact Study prepared for Vesting Tentative Tract No. 5600/UGM and Rezone No. R-06-01 pursuant to the February 23, 2006 agreement between the City of Fresno and Caltrans. See attached letter dated July 12, 2006, for more information.

- Subdivider/Developer shall pay $36,330 for improvements to the State Route 99 interchanges at Herndon and Shaw Avenues.

DEVELOPMENT FEES AND CHARGES

93. This project is subject to the following development fees and charges:

PARKS DEPARTMENT	FEE / RATE
a. Street Tree Landscape Plan Review fee	$56.00
b. Street Tree Installation fee City-installed tree	$129.00/tree
c. Street Tree Inspection fee Developer-installed tree	$30.00/tree
d. Maintenance District Plan Review fee	$176.00
e. Maintenance District Inspection fee	$305.00
f. Reinspection fee	$29.00

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT	FEE / RATE
g. Metropolitan Flood Control District fee	* Contact FMFCD for new fees. Rates increased March 1, 2004.

SEWER CONNECTION CHARGES	FEE / RATE
h. Lateral Sewer Charge♠	$0.10/sq. ft. (to 100' depth)
i. Oversize Charge♠	$0.05/sq. ft. (to 100' depth)
j. Trunk Sewer Charge♥ Service Area: Grantland	$419/living unit
k. Wastewater Facilities Charge♣	$2,119/living unit
l. House Branch Sewer Charge♥	N/A

WATER CONNECTION CHARGES	FEE / RATE
m. 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.
n. Frontage Charge♠	$6.50/lineal foot
o. Transmission Grid Main Charge♠	$643/gross acre (parcels 5 gross acres or more)

p. Transmission Grid Main Bond Debt Service Charge♠	$243/gross acre (parcels 5 gross acres or more)
q. UGM Water Supply Fee♥ Service Area: 201s	$407/living unit
r. Well Head Treatment Fee♥ Service Area: 201	$0/living unit
s. Recharge Fee♥ Service Area: 201	$0/living unit
t. 1994 Bond Debt Service♠ Service Area: 201	$0/living unit

DEVELOPMENT IMPACT FEE	**FEE / RATE**
u. Fire Facilities Impact Fee - Citywide♦**	$539/living unit
v. Park Facility Impact Fee - Citywide♦**	$3398/living unit
w. *Quimby Parkland Dedication Fee♥**	$1120/living unit
x. Police Facilities Impact Fee - Citywide♦**	$624/living unit
y. Traffic Signal Charge♠	$414.69/living unit

URBAN GROWTH MANAGEMENT	**FEE / RATE**
z. Major Street Charge♠ Service Area: E-4	$3531/adj. acre
aa. Major Street Bridge Charge♠ Service Area: E-4	$196/adj. acre
bb. UGM Grade Separation Fee♠ Service Area: E-4-A	N/A
cc. UGM Trunk Sewer Charge♠ Service Area:	N/A
dd. Street Acquisition/Construction Charge♥	N/A

Notes:
*This amount if paid is creditable against the Park Facility Impact Fee.

** Fee applicable to all maps accepted for filing after August 30, 2005

♥ Due at time of subdivision.

♣ Due at time of development.

♦ Due at occupancy.

♠ Deferrable through Fee Deferral Covenant.

City of
FRESNO

Planning & Development Department

2600 Fresno Street • Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1026

John M. Dugan, AICP
Director

August 03, 2010

Please reply to:
Will Tackett
(559) 621-8063

Yamabe & Horn Engineering, Inc.
1300 East Shaw Avenue, Suite 176
Fresno, California 93710

SUBJECT: NOTICE OF APPROVAL OF REVISED CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 5600/UGM DATED FEBRUARY 25, 2010; PROPOSING A 265-LOT CONVENTIONAL SINGLE FAMILY RESIDENTIAL SUBDIVISION FOR PROPERTY LOCATED ON THE SOUTH SIDE OF WEST BARSTOW AVENUE BETWEEN NORTH GARFIELD AND NORTH GRANTLAND AVENUES.

The City of Fresno Planning Division has completed its review of the proposed revisions to the Conditions of Approval for Vesting Tentative Tract Map No. 5600/UGM. Pursuant to Section 12-1005.2(a)(10) of the Fresno Municipal Code, this letter is written to advise you that the Director of the Planning and Development Department has approved the proposed minor revisions as noted within the Revised Conditions of Approval for Vesting Tentative Tract Map No. 5600/UGM dated August 03, 2010; these changes have been deemed to be limited to changes which do not substantially alter the street pattern, lot configuration or overall design scheme

EXPIRATION: The approval or conditional approval of this revised vesting tentative tract map expires two years from the date of approval of the original tentative tract map on December 06, 2006. The approval of the subject revised vesting tentative parcel map shall not affect the anniversary date of the approved original tentative map. The expiration shall terminate all proceedings and a Final Map (tract) may not be filed without first processing a new Tentative Map (tract).

EXTENSION: Modification of a tentative tract map after approval or conditional approval does not extend the two year time limit. The divider may request an extension of the tentative map expiration date by filing a written application together with the fee set forth in the Master Fee Schedule at the time of the request with the Director of the Planning & Development Department at least thirty days before the expiration date of the map. The applicant must state the reasons for requesting the extension. New conditions may be imposed if an extension is granted.
Discretionary extensions may not exceed an aggregate of six years.

If you wish additional information, please contact the City of Fresno, Planning and Development Department, Planning Division, 2600 Fresno Street, Fresno, California 93721-3604; phone, (559) 621-8277. Your inquiry should be directed to either Jon Bartel (engineering or improvements issues) or Will Tackett (planning or zoning issues).

Sincerely,
PLANNING DIVISION

Will Tackett, Planner III
Planning and Development Department

Enclosures: Revised Conditions of Approval for Vesting Tentative Tract Map No. 5600/UGM dated March 17, 2010.

Will Tackett

From: Michael Schmidt
Sent: Thursday, May 27, 2010 10:39 AM
To: Will Tackett
Cc: Jon Bartel; Chris Weibert; Alan Kawakami; John Allen
Subject: FW: t-5869, phase-2 of vtm-5600
Attachments: Revised Solid Waste Conditions of Approval T5869.doc; Rev T-5600 redline.pdf

Will,
Phase II of this Tract will need a temporary turn-around at the east end of San Jose Ave near lot #122. The only other option would be to not develop lots #120 thru 125 until San Jose Ave goes through with Phase III.
Any phasing of Phase II would necessitate additional review.
Mike

From: Alan Kawakami
Sent: Wednesday, May 26, 2010 10:04 AM
To: Michael Schmidt; John Allen
Cc: Jon Bartel; Chris Weibert; Alan Kawakami
Subject: t-5869, phase-2 of vtm-5600

Mike/john,
Please review phase-2 as shown on the attached revised attached vtm-5600. Phase-1 is recorded ... phase-3 is still outstanding.

Also attached is solid waste's revised memo ... please note their special conditions and provide Fire and pw's requirements in regards to these special conditions.

City of
FRESNO
DEPARTMENT OF PUBLIC UTILITIES

May 26, 2010

TO: Alan Kawakami, Chief Engineering Technician
Planning and Development Department

FROM: Chris Weibert, Management Analyst II
Department of Public Utilities, Administration

SUBJECT: TT 5869 (Phase II of T5600), Solid Waste Conditions of Approval
Location: South side of West Barstow Avenue between North Grantland and North Garfield Avenues

The Department of Public Utilities, Solid Waste Division, has completed a review of the Vesting Tentative Tract Map 5869 that was submitted by Yamabe & Horn Engineering, Inc., on behalf of Lennar Homes, Inc., Cambridge Homes. The following requirements and conditions are to be placed on this vesting tentative tract map as a condition of approval by the Department of Public Utilities.

General Requirements:

- Tract 5869 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

- The owners, lessees or other tenants of the residential dwellings on service day, before 5:30 a.m., shall place their solid waste containers at the edge of the curb approximately 4 feet apart and shall not block any vehicle accesses, nor be placed within any traffic circle, in accordance with the City of Fresno's Solid Waste Management Division Standards.

- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Subsection (c)(11). No solid waste container nor residential rubbish shall be allowed to remain at the curbline after 8:00 p.m. on the collection day.

- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Subsection (c)(10). No material container shall be stored in the front yard or side yard on a street as said yards are described in Chapter 12, Articles 2 and 3 of this Code, unless the container is screened from view from the street in accordance with that article of the Code.

Special Conditions:

If project is going to be constructed in phases, all streets shall connect to one another or a temporary turnaround shall be provided. Turnaround shall be clear of all vehicles and shall be large enough to accommodate a solid waste vehicle with a turning radius of 44' feet.

Covenant Requirements:

Those lots that are part of a dead-end street shall place their containers at another location on the solid waste service day by 5:30 a.m. until the street connects to the south:

- Lot 112 on North Meegan Avenue shall place their containers on the south side of Outlot A

File No. 210.45

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

TRACT No. 5869

PUBLIC AGENCY

Arnoldo Rodriguez
Planning & Development Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721

DEVELOPER

LENNAR FRESNO, INC.
7690 N. PALM AVE., SUITE 102
FRESNO, CA 93711

MAP NO. **5869**
DRAINAGE AREA(S) " EN " " EM "
DATE 04/05/10

PRELIMINARY FEE(S) (See below)

DRAINAGE AREA	" EN "	$319,138.00
DRAINAGE AREA	" EM "	$8,437.00
TOTAL FEE		$327,575.00

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

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

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

a) Fees related to undeveloped or phased portions of the project may be deferrable.

b) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

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Two sided document

f) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

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

1. _____ a. Drainage from the site shall be directed to _____

   _____

   X b. Grading and drainage patterns shall be as identified on Exhibit No. 1 ~~#2~~

   _____ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

   X Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".

   _____ None required.

3. The following final improvement plans shall be submitted to the District for review prior to final development approval:

   X Grading Plan X Storm Drain Plan X Final Map

   X Street Plan X Water & Sewer Plan _____ Other

4. Availability of drainage facilities:

   _____ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).

   _____ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

   X c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
   ~~Temporary service is available through~~ _____

   _____

   X d. See Exhibit No. 2.

5. The proposed development:

   _____ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

TRACT No. 5869

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

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

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

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

   a. State General Permit for Storm Water Discharges Associated with Construction Activities, approved August 1999, (modified December 2002.) A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

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

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c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

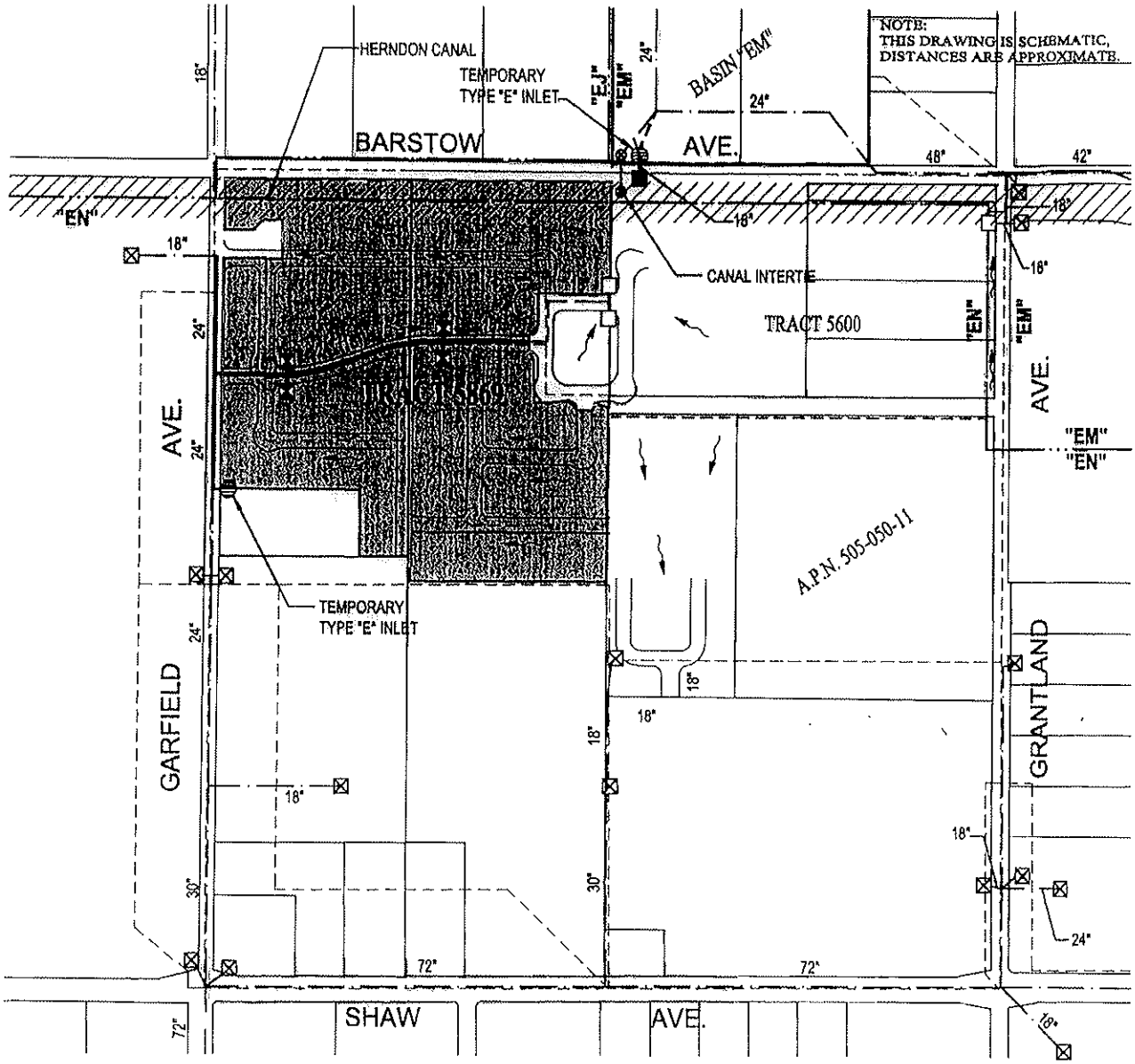
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. X See Exhibit No. 2 for additional comments, recommendations and requirements.

Gerald E. Lakeman,
District Engineer

Project Engineer: Mitzi M. Molina

C: YAMABE & HORN
2985 N. BURL AVE.
FRESNO, CA 93727



LEGEND

- Master Plan Facilities To Be Constructed By Developer - Pipeline (Size Shown) & Inlet (Eligible For Fee Credit).
- 24" (18") Master Plan 18" Pipeline To Be Constructed As 24" Pipeline-Eligible For Fee Credit As 18"
- Non-master Plan Inlets To Be Constructed By Developer - (Not Eligible For Fee Credit)
- Temporary 18" PVC Pipe To Be Constructed By Developer (Not Eligible For Fee Credit)
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Temporary Inlet To Be Constructed By Developer (Not Eligible For Fee Credit)
- Inlet Boundary
- Direction Of Drainage
- Stand
- Drainage Area Boundary

SCALE = 1"=500'

TRACT 5869
Ph. II of TRACT 5600
DRAINAGE AREAS: "EN"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

K:\AutocadDWGS\EXHIBIT\TRACTS5869.dwg

DRAWN BY: RH DATE 4/1/10
REVISED BY: WT DATE 4/1/10

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

Development No. Tract 5869

City of
FRESNO

Planning & Development Department

2600 Fresno Street • Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1026

John M. Dugan, AICP
Director

March 17, 2010

Please reply to:
Will Tackett
(559) 621-8063

Yamabe & Horn Engineering, Inc.
1300 East Shaw Avenue, Suite 176
Fresno, California 93710

SUBJECT: NOTICE OF APPROVAL OF REVISED VESTING TENTATIVE TRACT MAP NO. 5600/UGM DATED FEBRUARY 25, 2010; PROPOSING A 265-LOT CONVENTIONAL SINGLE FAMILY RESIDENTIAL SUBDIVISION FOR PROPERTY LOCATED ON THE SOUTH SIDE OF WEST BARSTOW AVENUE BETWEEN NORTH GARFIELD AND NORTH GRANTLAND AVENUES.

The City of Fresno Planning Division has completed its review of the proposed subject vesting tentative tract map revisions. Pursuant to Section 12-1205(d)(1) of the Fresno Municipal Code, this letter is written to advise you that the Director of the Planning and Development Department has approved the proposed minor revisions as noted on Revised Vesting Tentative Tract Map No. 5600/UGM dated February 25, 2010; these changes have been deemed to be limited to changes which do not substantially alter the street pattern, lot configuration or overall design scheme

The approved revised vesting tentative tract map shall become, for all purposes, the approved tentative map for the proposed subdivision and the tentative map exhibit which was originally approved shall be deemed withdrawn and shall no longer be of any force or effect for any purpose.

The Conditions of Approval for Vesting Tentative Tract Map No. 5600/UGM, dated December 06, 2006, remain in effect with the following exceptions:

1. Revised Vesting Tentative Tract Map No. 5600/UGM dated February 25, 2010 is hereby approved subject to the attached revised Conditions of Approval dated March 17, 2010.

EXPIRATION: The approval or conditional approval of this revised vesting tentative tract map expires two years from the date of approval of the original tentative tract map on December 06, 2006. The approval of the subject revised vesting tentative parcel map shall not affect the anniversary date of the approved original tentative map. The expiration shall terminate all proceedings and a Final Map (tract) may not be filed without first processing a new Tentative Map (tract).

EXTENSION: Modification of a tentative tract map after approval or conditional approval does not extend the two year time limit. The divider may request an extension of the tentative map expiration date by filing a written application together with the fee set forth in the Master Fee Schedule at the time of the request with the Director of the Planning & Development Department at least thirty days before the expiration date of the map. The applicant must state the reasons for requesting the extension. New conditions may be imposed if an extension is granted.

Discretionary extensions may not exceed an aggregate of six years.

If you wish additional information, please contact the City of Fresno, Planning and Development Department, Planning Division, 2600 Fresno Street, Fresno, California 93721-3604; phone, (559) 621-8277. Your inquiry should be directed to either Jon Bartel (engineering or improvements issues) or Will Tackett (planning or zoning issues).

Sincerely,
PLANNING DIVISION

Will Tackett, Planner III
Planning and Development Department

Enclosures: Revised Vesting Tentative Tract Map No. 5600/UGM dated February 25, 2010
Conditions of Approval for Revised Vesting Tentative Tract Map No. 5600/UGM dated March 17, 2010.
Memorandum from the Public Works Department, Engineering Division, Traffic Planning Section dated March 10, 2010.

City of
FRESNO

DATE: March 10, 2010 Revision III

TO: Will Tackett
Development Department, Planning Division

THROUGH: Bryan D. Jones, T.E., Traffic Engineering Manager
Public Works Department, Engineering Division

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

SUBJECT: Public Works Conditions of Approval
TT 5600, (South side of Barstow from Garfield to Grantland)
Lennar Homes, Inc / Yamabe & Horn Engineering, Inc.

The Public Works Department, Traffic Planning Section, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

Frontage Improvement Modifications Phase II and III:

Major Streets:

Garfield Avenue: Modified 3-Lane Collector (No parking)

1. Dedicate 36'- 46' of property, from center line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards.
   a. Midblock: 36'= 10' sw - 7' bike- 13' thru- 6' portion of two-way left turn
   b. Intersection: 46'= 10' sw – 12' right turn - 5' bike - 13' thru - 6' portion of two way left turn

Barstow Avenue: Modified 3-Lane Collector (No parking)

1. Dedicate 36'- 44' of property, from center line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards.
   a. Midblock: 36'= 10' sw - 7' bike- 13' thru- 6' portion of two-way left turn
   b. Intersection: 44'= 10' sw – 10' bus bay - 5' bike - 13' thru - 6' portion of two way left turn

T:\TRAFFIC ENGINEERING\Traffic Planning\Tract Maps\5600\T-5600 Revision III.doc

City of
FRESNO

Planning & Development Department

2600 Fresno Street - Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1012

Nick P. Yovino
Director

February 8, 2007

Please reply to:
David Braun
(559) 621-8038

Lennar Homes, Inc.
Cambridge Homes
7485 N. Palm Avenue, Suite 101
Fresno, CA 93711

SUBJECT: FINAL ACTION BY THE FRESNO CITY COUNCIL REGARDING REZONE APPLICATION NO. R-06-01 LOCATED ON THE SOUTH SIDE OF WEST BARSTOW AVENUE BETWEEN NORTH GARFIELD AND NORTH GRANTLAND AVENUES (APN: 505-050-6, 7, 10, 23, 24, 25, 27)

At is regular scheduled meeting on January 23, 2007, the Fresno City Council took the following action regarding the above-referenced application:

1. Approved the environmental finding of Environmental Assessment No. R-06-01/T-5600 dated September 11, 2006, that the project conforms to the provisions of the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130).
2. Approved Rezone Application No. R-06-01 requesting to rezone approximately 64.3 acres of property from the R-R (*County*) zone district to the R-1/UGM (*Single Family Residential District/Urban Growth Management*) zone district.

On December 6, 2006, the City of Fresno Planning Commission approved the following:

1. Approved Vesting Tentative Tract Map No. 5600/UGM requesting to subdivide approximately 64.3 acres of property into a 264-lot single family residential subdivision.

Enclosed is a copy of the Planning Commission Resolution and City Council Ordinance Bill adopted for the rezone and tentative tract map.

If you have any questions regarding these items please contact me at the number listed above.

Sincerely,

PLANNING DIVISION

David Braun

David Braun, Planner III

Enclosures: Planning Commission Resolution No. 12618
City Council Ordinance Bill No. 2007-06

Cc: Yamabe and Horn Engineering

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 12618

The Fresno City Planning Commission at its regular meeting on December 6, 2006, adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno.

WHEREAS, Vesting Tentative Tract Map No. 5600/UGM was filed with the City of Fresno and proposes to subdivide the subject property into a 264-lot single family residential subdivision on approximately 64.3 (net) acres of property located on the south side of West Barstow Avenue between North Grantland and North Garfield Avenues; and,

WHEREAS, on August 7, 2006, the West Area Community Plan Advisory Committee recommended approval of the tract map and related rezone application; and,

WHEREAS, the Planning and Development Department staff recommended approval of the proposed project subject to all conditions of approval contained in the staff report dated December 6, 2006; and,

WHEREAS, at that same hearing the Commission reviewed related Rezone Application No. R-06-01 proposing to reclassify the subject site from the R-R (*County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing on December 6, 2006, to review the proposed subdivision and considered the staff report and invited testimony with respect to the proposed subdivision; and,

WHEREAS, no neighbors spoke in opposition to the project.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Vesting Tentative Tract Map No. 5600/UGM may have a significant effect on the environment as identified by the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) dated September 11, 2006, prepared for Environmental Assessment No. R-06-01/T-5600.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of the tentative tract map is consistent with the adopted 2025 Fresno General Plan and the West Area Community Plan and the findings required pursuant to Section 66410 et. seq. of the Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Vesting Tentative Tract Map No. 5600/UGM subject to the Planning and Development Department Conditions of Approval dated December 6, 2006 and the following modification to said conditions:

Condition No. 19 is modified as follows: Construct a 6-foot high solid masonry wall along the rear or side property lines of all lots which back onto or side onto North Garfield and North Grantland Avenues and **construct a 6-foot high solid masonry wall or an approved alternative as determined by the Planning and Development Director** along the rear property line of all lots abutting the Herndon No. 39 canal (solid wall to meet the requirements of Section 12-306-H, Fresno Municipal Code). Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Planning and Development Department for review prior to Final Map approval.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Kissler, seconded by Commissioner DiBuduo.

VOTING:	Ayes	-	Kissler, DiBuduo, Vang, Vasquez
	Noes	-	None
	Not Voting	-	None
	Absent	-	Cherry, Holt, Torossian

DATED: December 6, 2006

NICK P. YOVINO, Secretary
Fresno City Planning Commission

Resolution No. 12618
Tentative Tract Map No. 5600/UGM
Filed by Lennar Homes, Inc.
Action: Approve with conditions

Recording Requested by:
City Clerk, Fresno, California
No Fee-Govt. Code 6103

Return to City Clerk, Fresno

Space above this line reserved for Fresno County Recorder=s Office

ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO
PROPOSED AND INITIATED BY _____
MOVED BY Calhoun SECONDED BY Dages

BILL NO. B-6

ORDINANCE NO. 2007-6

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF FRESNO HERETOFORE ADOPTED BY ARTICLES 1 TO 4.5 INCLUSIVE, CHAPTER 12, OF THE FRESNO MUNICIPAL CODE, BEING THE ZONING ORDINANCE OF THE CITY OF FRESNO

WHEREAS, Rezone Application No. R-06-01 has been filed with the City of Fresno by Lennar Homes, Inc., property owner, to rezone property as described hereinbelow; and,

WHEREAS, the West Area Community Plan Advisory Committee considered this application at its meeting of August 7, 2006, and recommended approval; and,

WHEREAS, pursuant to the provisions of Article 4, Chapter 12, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on the 6th day of December, 2006; to consider Rezone Application No. R-06-01 and related Environmental Assessment No. R-06-01/T-5600, during which the Commission considered the environmental assessment and recommended to the Council of the City of Fresno approval of the rezone application which proposes to amend the City's Zoning Ordinance on real property described hereinbelow from the R-R (*County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district; and,

WHEREAS, the Council of the City of Fresno, on the 23rd day of January, 2007, received the recommendation of the Planning Commission.

Adopted 1/23/07
Approved 1/23/07
Effective SEE SEC. 4

2007-6

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that the rezoning may have a significant effect on the environment as identified by the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) dated September 11, 2006, prepared for Environmental Assessment No. R-06-01/T-5600. Accordingly, Environmental Assessment No. R-06-01/T-5600 is hereby approved.

SECTION 2. The Council finds the requested R-1/UGM zone district is consistent with the medium and medium low density residential planned land use designations of the 2025 Fresno General Plan and the West Area Community Plan pursuant to Section 12-403-B-2 of the Fresno Municipal Code.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, is reclassified from the R-R (*County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.

ALL THAT PORTION OF LOTS 17,18,23,24 AND 25 OF MUSCATEL ESTATES, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 OF PLATS AT PAGE 67, FRESNO COUNTY RECORDS, BEING IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SAID POINT BEING THE NORTHWEST CORNER OF THE SOUTH 294.00 FEET OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°56'36" EAST ALONG A LINE 294.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 0°24'37" EAST ALONG SAID PARALLEL LINE ALSO BEING THE WEST LINE OF LOTS 23 AND 18 OF SAID MUSCATEL ESTATES, A DISTANCE OF 993.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, SAID CORNER BEING AT THE INTERSECTION OF A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°53'52" EAST ALONG SAID PARALLEL LINE ALSO BEING THE NORTH LINE OF SAID LOTS 17 AND 18, A DISTANCE OF 1941.61 FEET TO THE INTERSECTION OF SAID PARALLEL LINE AND THE NORTHERLY PROLONGATION OF THE WEST LINE OF PARCEL MAP NO. 4620, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 30, OF PARCEL MAPS AT PAGE 77, FRESNO COUNTY RECORDS; THENCE SOUTH 0°24'57" WEST ALONG THE NORTHERLY

PROLONGATION OF SAID PARCEL MAP NO. 4620 A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 4620, SAID NORTHWEST CORNER ALSO BEING A POINT ON A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89°53'52" EAST ALONG SAID PARALLEL LINE ALSO BEING THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 647.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID CORNER BEING AT THE INTERSECTION OF A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 0°25'00" WEST ALONG SAID PARALLEL LINE ALSO BEING THE EAST LINE OF SAID PARCEL MAP NO. 4620 A DISTANCE OF 635.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MAP NO. 4620; THENCE CONTINUING SOUTH 0°25'00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 60.01 FEET TO THE SOUTH LINE OF 60.00 FOOT STRIP OF LAND ACCORDING TO THE MAP OF SURVEY IN SECTION 8, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, THEREOF RECORDED IN BOOK 10 OF RECORD OF SURVEYS AT PAGE 33, FRESNO COUNTY RECORDS; THENCE SOUTH 89°58'43" WEST ALONG THE SOUTH LINE OF SAID 60.00 FOOT STRIP A DISTANCE OF 862.89 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THE DEED RECORDED JANUARY 10, 1996 AS DOCUMENT NO. 96003358, OFFICIAL RECORDS OF FRESNO COUNTY; THENCE SOUTH 0°24'53" WEST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE 914.60 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°59'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 431.34 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT 25 OF SAID MUSCATEL ESTATES; THENCE NORTH 0°24'48" EAST ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 374.28 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID MUSCATEL ESTATES, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°56'36" WEST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE 662.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 0°24'44" EAST ALONG THE EAST LINE OF SAID WEST HALF A DISTANCE OF 74.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 74.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°56'36" WEST ALONG THE NORTH LINE OF SAID SOUTH 74.00 FEET A DISTANCE OF 167.15 FEET TO THE SOUTHEAST CORNER OF THE WEST 495.00 FEET OF THE NORTH 220.00 FEET OF THE SOUTH 294.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 0°24'37" EAST ALONG A LINE 495.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 220.01 FEET TO THE NORTHEAST CORNER OF THE WEST 495.00 FEET OF THE NORTH 220.00 FEET OF THE SOUTH 294.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 89°56'36" WEST ALONG THE NORTH LINE OF THE SOUTH 294.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 465.02 FEET TO THE POINT OF BEGINNING.

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01a.m. on the thirty-first day after its passage and upon annexation of the subject property into the City of Fresno and upon payment of required fire district "transitional fees".

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CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 23rd day of January, 2007, by the following vote:

Ayes: Calhoun, Dages, Duncan, Sterling, Westerlund, Xiong, Perea
Noes: None
Absent: None
Abstain: None

REBECCA E. KLISCH
City Clerk

By Rebecca E. Klisch

APPROVED AS TO FORM:

JAMES C. SANCHEZ
City Attorney

By _____
Deputy

Rezone Application No. R-06-01
Filed by Lennar Homes, Inc.
Assessor' s Parcel No. 505-050-6, 7, 10, 23, 24, 25, 27

K:\MASTER FILES - TRACT MAPS\TRACT 5600 Dave Braun (R-06-01)\R-06-01 CC ORDINANCE BILL.DOC

City of FRESNO

REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.
COUNCIL MEETING
APPROVED BY DEPARTMENT DIRECTOR, FOR
CITY MANAGER

January 23, 2007

FROM: NICK P. YOVINO, Director
Planning and Development Department

BY: GILBERT J. HARO, Planning Manager
Planning Division

SUBJECT: CONSIDERATION OF REZONE APPLICATION NO. R-06-01 AND ENVIRONMENTAL FINDING FOR ENVIRONMENTAL ASSESSMENT NO. R-06-01/T-5600

KEY RESULT AREA

One Fresno

RECOMMENDATION

1. APPROVE the environmental finding for Environmental Assessment No. R-06-01/T-5600 dated September 11, 2006, that the project proposal conforms to the provisions of the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130.

2. APPPROVE Rezone Application No. R-06-01 which proposes to rezone the project site from the R-R *(County)* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management)* zone district.

EXECUTIVE SUMMARY

Rezone Application No. R-06-01 proposes to change the zone district from the R-R *(County)* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management)* zone district for 64.3 acres (net) of property located on the south side of West Barstow Avenue between North Garfield and North Grantland Avenues. The applicant, Lennar Homes, Inc., has also filed Vesting Tentative Tract Map No. 5600/UGM proposing to subdivide the subject property into a 264-lot (plus six outlots) single family residential subdivision at an overall density of 4.1 units per acre. **The applications would bring the subject property into conformance with the 2025 Fresno General Plan and the West Area Community Plan.** On December 6, 2006 the Fresno City Planning Commission recommended approval of the rezone application to the City Council. The Planning Commission also took action to approve related Vesting Tentative Tract No. 5600/UGM on the subject property. It is noted that the Planning Commission action on the tentative tract map is final and, therefore, no action is required by the City Council.

KEY OBJECTIVE BALANCE

Council action regarding this proposed land use application optimizes the three Key Objectives of Customer Satisfaction, Employee Satisfaction, and Financial Management. Affirmative action by the Council will result in timely deliverance of the review and processing of the application as is reasonably expected by the applicant/customer. Prudent financial management is demonstrated by the expeditious completion of this land use application inasmuch as the applicant/customer has paid to the city a fee for the processing of this application and that fee is, in turn, funding the operations of the Planning and Development Department. Employee satisfaction is derived from the fact that the professional and technical staff, who have reviewed and made a recommendation on this land use application, have done so in a thorough and professional manner, thereby enhancing the sense of accomplishment in the completion of the application process.

PROJECT INFORMATION

PROJECT	A 264-lot (plus six outlots) single-family residential subdivision on 64.3 acres (net) of property to be developed at an overall density of 4.1 dwelling units per acre
APPLICANT	Lennar Homes, Inc. (Engineer: Yamabe and Horn Engineering)
LOCATION	South side of West Barstow Avenue between North Garfield and North Grantland Avenues **(Council District 2, Councilmember Calhoun)**
SITE SIZE	64.3 acres (net)
LAND USE	Existing - Vacant Proposed - Single Family Residential
ZONING	Existing - R-R *(County)* Proposed - R-1/UGM *(Single Family Residential/Urban Growth Management)*
PLAN DESIGNATION AND CONSISTENCY	The proposed R-1/UGM zone district and 264-lot single family residential subdivision is consistent with the 2025 Fresno General Plan and West Area Community Plan designation of the site for medium density and medium low density residential planned land uses
ENVIRONMENTAL FINDING	Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 dated September 11, 2006
PLAN COMMITTEE RECOMMENDATION	**The West Area Community Plan Advisory Committee reviewed the project on August 7, 2006, and recommended that the project be approved by a 4-0 vote.**

STAFF RECOMMENDATION — Approve rezone application

PLANNING COMMISSION RECOMMENDATION — On December 6, 2006 the Fresno City Planning Commission recommended approval of the rezone application by a 4-0 vote.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium High Density Residential Open Space	**R-R (County)**	Rural Residential
South	Medium Low Density Residential Medium Density Residential	**R-R (County)**	Rural Residential
East	Office Commercial Medium High Density Residential	**AE-5/UGM** **(Exclusive Five Acre Agricultural/Urban Growth Management)**	Rural Residential
West	Not in Sphere of Influence	**AE-20 (County)**	Rural Residential

ENVIRONMENTAL FINDING

The initial study prepared for Environmental Assessment No. R-06-01/T-5600 considered potential environmental impacts associated with the subject rezone application and subdivision map request. The study indicates that the project, if approved, would conform to the land use designation and land use policies of the 2025 Fresno General Plan and is within the scope of Master Environmental Impact Report No. 10130. Therefore, staff has issued a finding that the project proposal is in conformance to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 dated September 11, 2006, which incorporates a MEIR Mitigation Monitoring Checklist. This environmental finding was properly noticed with no comments filed within the 20-day review and comment period.

BACKGROUND / ANALYSIS

The applicant, Lennar Homes, Inc., has filed Rezone Application No. R-06-01 and Vesting Tentative Tract Map No. 5600/UGM for approximately 64.3 (net) acres of property located on the south side of West Barstow Avenue between North Garfield and North Grantland Avenues. The rezone application proposes to reclassify the subject property from the R-R *(County)* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management)* zone district. Vesting Tentative Tract Map No. 5600/UGM proposes to subdivide the 64.3-acre site into a 264-lot (plus six outlots) single family residential subdivision at an overall density of 4.1 dwelling units per acre.

On November 19, 2002, the City Council, through Resolution No. 2002-379, adopted the 2025 Fresno General Plan which also adopted the West Area Community Plan. The West Area Community Plan designates the subject property for medium low (2.19 to 4.98 dwelling units per acre) and medium (4.99

to 10.37 dwelling units per acre) density residential land uses. The applicant wishes to pursue development of the subject property with 264 single family homes. The requested R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district is considered consistent with the medium low density residential land use designation and is consistent with the medium density residential land use designation pursuant to Section 12-403-B-2 of the Fresno Municipal Code. Furthermore, the proposed development with a density of 4.1 dwelling units per acre demonstrates that the project site will be developed within the overall density of dwelling units anticipated by the 2025 Fresno General Plan and West Area Community Plan.

West Area Community Plan Advisory Committee

The West Area Community Plan Advisory Committee reviewed the proposed rezone and tentative tract map applications at its meeting on August 7, 2006. The Committee recommended approval of the project by a 4-0 vote, with three members absent.

Fresno City Planning Commission

On December 6, 2006 the Fresno City Planning Commission considered Rezone Application No. 06-01 and after a complete hearing took action to recommend approval of the rezone application to the City Council by a 4-0 vote. The Commission, by the same vote, also approved related Vesting Tentative Tract No. 5600

Water Resources and Public Water Supply

The Water Division of the Department of Public Utilities has determined that there is an adequate source of water available to serve the project with the implementation of the UGM service delivery requirements and environmental impact mitigation measures. The nearest presently available water service line is located in North Grantland Avenue, to the north of the subject property.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that permanent flood control service is currently not available for this project.

Implementation of the 2025 Fresno General Plan policies, mitigation measures of Master Environmental Impact Report No. 10130, the Water Resources Management Plan, and the mitigation measures identified by the project environmental assessment/initial study will provide an adequate, reliable and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

Sewage Collection System Capacity

The Cities of Fresno and Clovis share jointly in the treatment capacity of the Fresno-Clovis Regional Wastewater Treatment and Reclamation Facility. In 1998, the treatment capacity was expanded to accommodate up to 80 million gallons per day, and was upgraded with modernized equipment to safeguard against equipment failures. However, in an attempt to serve the anticipated 790,000 metropolitan area population for the year 2025, one or more sub-regional treatment and reclamation facilities will be required.

The Department of Public Utilities has determined that adequate sanitary sewer service is available to serve the project, subject to the mitigation measures imposed with the environmental assessment. The nearest public sanitary sewer main to serve this project is located in North Grantland Avenue.

Central Unified School District

The project site is served by the Central Unified School District and is within the attendance boundaries of the Herndon-Barstow Elementary School, Rio Vista Middle School and Central High School.

Because of the rapid growth occurring within the district's boundaries, the school district has advised the city that future adjustments of school attendance areas could occur such that students residing in the proposed project will attend an elementary or middle school other than noted above. Furthermore, the school district has adopted development fees in accordance with current state law and currently levies a development fee based on square footage, which the project site will be subject to at the time of development.

Circulation Element Plan Policies and Major Street System Traffic Capacity

The 2025 Fresno General Plan designates North Garfield Avenue and East Barstow Avenue as collector streets, with a 94-foot right-of-way. The 2025 Fresno General Plan designates North Grantland Avenue as an arterial street, with a 110-foot right-of-way. The applicant will be required to dedicate and construct improvements on North Garfield, West Barstow and North Grantland Avenues. Other improvements include the construction of curb, gutter, sidewalk, and transition paving within the limits of the tract; construction of an underground street lighting system; and relinquishment of access rights to North Garfield, West Barstow and North Grantland Avenues for all residential lots adjacent to these major street frontages. These street improvements are outlined in more detail in the Vesting Tentative Tract Map No. 5600/UGM Conditions of Approval dated December 6, 2006.

A Traffic Impact Study (TIS) was prepared for the proposed project by TPG Consulting Inc. dated June 2006. The proposed development of a 264-lot single family residential subdivision on the 64.3-acre project site can be expected to generate an average of 2,526 vehicle trips per day (VTD), which includes 197 a.m. and 265 p.m. peak hour trips.

The traffic study analyzed the intersections of West Barstow and North Grantland Avenues, West Barstow and North Garfield Avenues and West Herndon and North Parkway Avenues. In addition, the study analyzed the project's impact on the State Route 99 Interchange with Shaw Avenue and the State Route 99 interchange with Herndon Avenue.

An important goal is to maintain acceptable levels of service along the highway and street network. To accomplish this, local agencies adopt minimum levels of service (LOS) in an attempt to control congestion that may result as new development occurs. Caltrans' minimum LOS is C except where prohibitive, according to information specified in Caltrans' *A Guide For Traffic Impact Studies*. The City of Fresno's minimum LOS design standard is LOS D. Traffic impacts are considered to occur whenever the LOS exceeds D on the City street system, or C on the State highway system

The results of the study determined that the intersection of Herndon and Parkway Avenues should be signalized with or without the proposed project. Signalization of the intersection of Herndon and Parkway Avenues is a condition of approval of this project. The intersection of Barstow and Grantland Avenues is operating at an acceptable level of service at this time and is projected to continue to operate at an acceptable level of service in the year 2025, with the eventual signalization and widening of the intersection to City standards. The intersection of Barstow and Garfield Avenues is operating at an acceptable level of service at this time and is projected to continue to operate at an acceptable level of service in the year 2025.

Because the immediately surrounding properties are not developed, the planned major street and intersection improvements have not yet been completed as required by adopted plans, policies and development standards. However, the proposed project as well as other urban land uses developed as planned by the 2025 Fresno General Plan will be required to construct the planned major street system consistent with the public facility and service delivery requirements of the Urban Growth Management Program. In addition, the developer of this project, in accordance with the mitigation measures of Master Environmental Impact Report (No. 10130) certified by the Council with the adoption of the 2025 Fresno General Plan, will be required to pay impact fees specific to the traffic signalization of the major street intersections.

State Department of Transportation (Caltrans)

Caltrans submitted the attached correspondence on the project dated July 12, 2006. Caltrans staff determined that trips generated from this project would impact the Herndon/99 and Shaw/99 interchanges. Applying the formula(s) accepted by the City and the State in the February 23, 2006 Caltrans/City of Fresno interim agreement, Caltrans determined that this project is responsible to pay $36,330 in State highway facilities fees. This fee has been imposed on this project as a condition of Vesting Tentative Tract Map No. 5600/UGM.

Subdivision Design/Streets and Access Points

This subdivision is proposed to have two access points to both North Garfield and North Grantland Avenues. The project also proposes two stub streets to properties to the south. It is noted that the subdivision does not propose access to West Barstow Avenue as a Fresno Irrigation District Canal (Herndon No. 39) lies along the south side of Barstow Avenue between the street and the proposed project. The Fresno Irrigation District has indicated that the canal is too large to feasibly pipe and therefore will remain as an open canal. The Public Works Department, Transportation Planning Section has reviewed the rezone application and tentative tract map. Public Works staff has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic generated, subject to the dedication and improvement of adjacent portions of North Garfield, North Grantland and West Barstow Avenues to their ultimate planned width.

Landscaping/Open Space/Walls

Given that the proposed subdivision abuts a planned collector (Garfield) and arterial (Grantland) street, the developer will be required to install 15 feet of landscaping along North Garfield Avenue and 20-feet of landscaping along North Grantland Avenue. In addition, the applicant will be required to install a solid wall at the rear of the required landscape setback, which will mitigate the adverse effect of noise generated by vehicles traveling on the adjacent major streets.

In addition to providing landscaping and wrap-around walls at the entry points of the subdivision from the adjacent major streets, thereby improving the overall appearance of the project, the applicant is also proposing an approximately 48,000 square foot park in the central portion of the project. The park will be accessed by public streets on all four sides and will also be connected to the subdivision by sidewalks that will provide access to residents, and will encourage both "walkability" and active and passive recreation opportunities. The project also proposes three pocket parks ranging between 6,800 and 12,000 square feet. These pocket parks are located in the east, west and south portions of the project.

The parks and enhanced entryways, will help meet several of the goals of the 2025 Fresno General Plan, including Goal No. 10 which states that we (i.e. the City along with developers) "provide quality

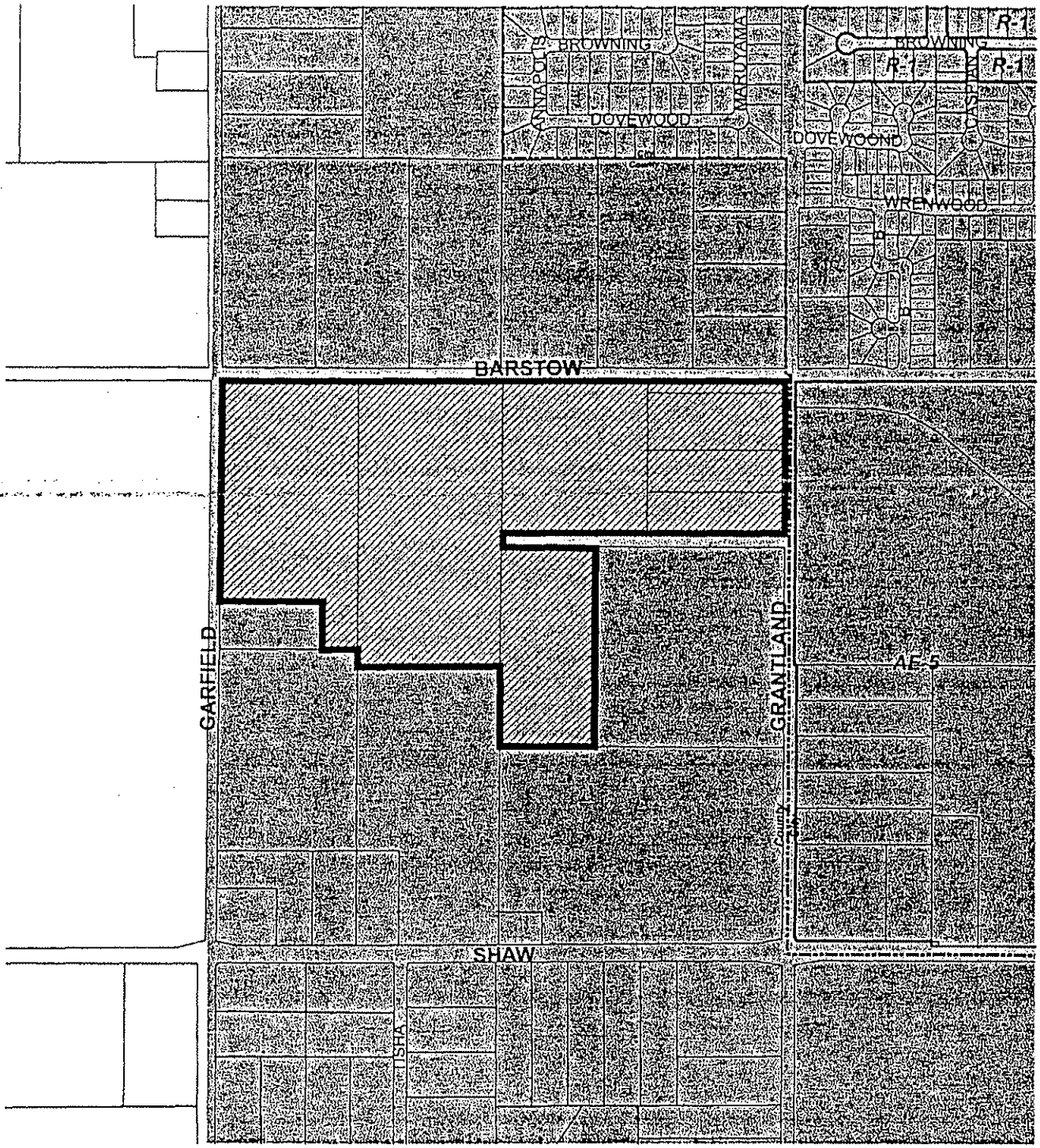
open space, park and recreational facilities..." and also Policy F-3-i which states that "the location of park and recreation sites should be central and accessible to the population served, while preserving the integrity of the surrounding neighborhood." The setting of the main park at the location as depicted on the tentative tract map and being open on all four sides, will allow passers-by and residents the opportunity to monitor the park resulting in a safe environment and focal point for the neighborhood.

CONCLUSION / RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the West Area Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Rezone Application No. R-06-01 is appropriate for the project site.

DEB:lel:\K\Common\Master Files Tract Maps\T-5600\R-06-01, T-5600 CC Rpt 1-23-06.doc

Attachments: Vicinity Map
Aerial Photo
Vesting Tentative Tract Map No. 5600/UGM dated November 8, 2006
Correspondence from Caltrans dated July 12, 2006.
Environmental Assessment No. R-06-01/T-5600, Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 dated September 11, 2006
Planning Commission Resolution No. 12617 (Rezone Application No. R-06-01)
Planning Commission Resolution No. 12618 (Tentative Tract No. 5600)
Ordinance Bill



LEGEND

Subject Property

U.G.M. Area

VICINITY MAP

TENTATIVE MAP OF TRACT NO. 5600

REZONE APPLICATION NO. R-06-001
From R-R (County) to R-1/UGM

West Barstow Ave. Betw. N. Garntand and N. Garfield Aves.

NOT TO SCALE

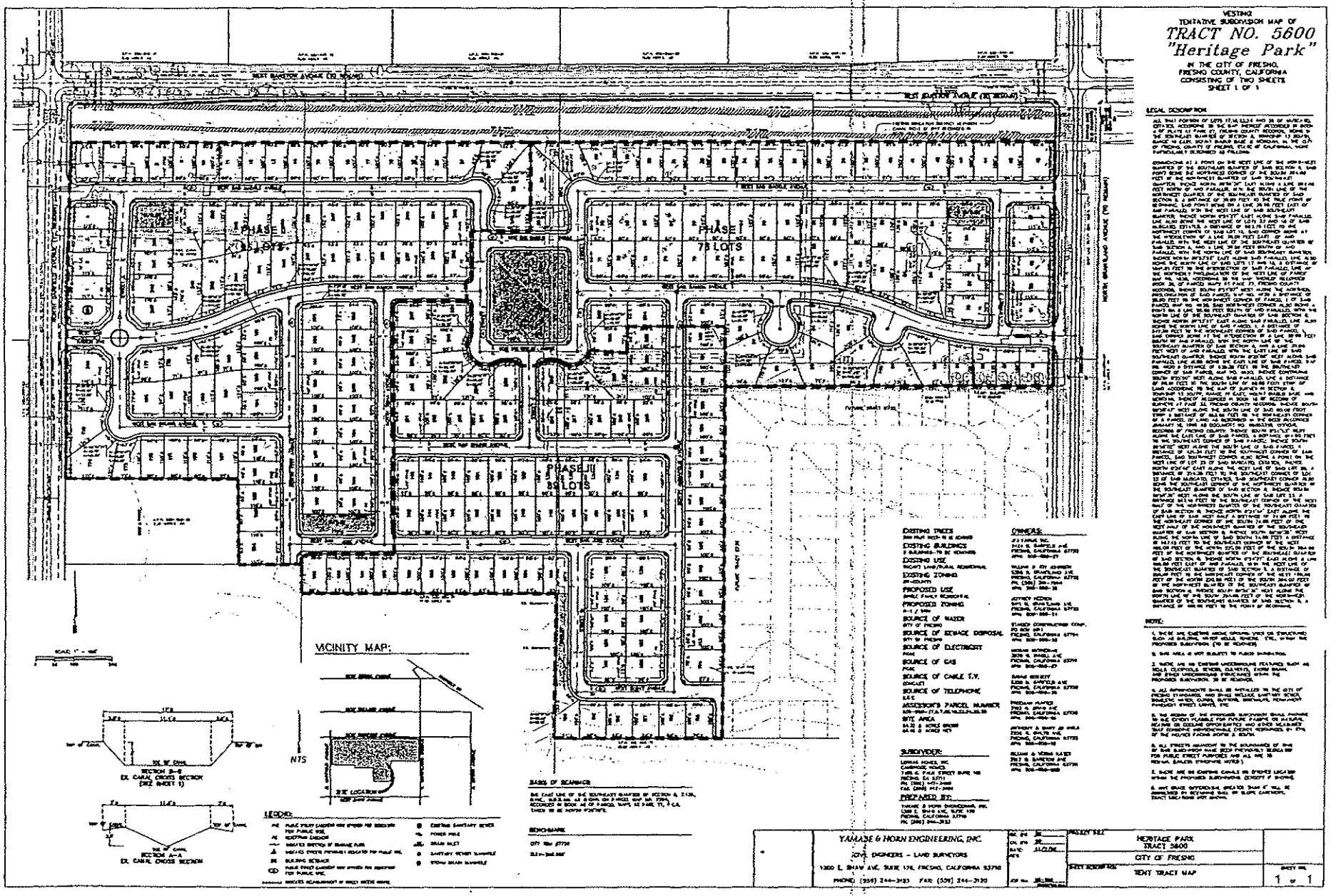
PLANNING & DEVELOPMENT DEPARTMENT

A.P.N.: 505-050-06,07,10,23,24,25,27

ZONE MAP: 1943

BY/DATE: D.N. / 11-21-06

W. Barstow Ave
Project Site
N. Garfield Ave
N. Grantland Ave
N
Copyright 2005 AirPhotoUSA, LLC, All Rights Reserved



VESTING
TENTATIVE SUBDIVISION MAP OF

TRACT NO. 5600
"Heritage Park"

IN THE CITY OF FRESNO,
FRESNO COUNTY, CALIFORNIA
CONSISTING OF TWO SHEETS
SHEET 1 OF 2

LEGAL DESCRIPTION

NOTE:

EXISTING USE
EXISTING BUILDINGS
EXISTING ZONING
PROPOSED USE
PROPOSED ZONING
SOURCE OF WATER
SOURCE OF SEWAGE DISPOSAL
SOURCE OF ELECTRICITY
SOURCE OF GAS
SOURCE OF CABLE T.V.
SOURCE OF TELEPHONE
ASSESSOR'S PARCEL NUMBER
SITE AREA

OWNER:

SUBDIVIDER:

PREPARED BY:

EX. CANAL CROSS SECTION (SEE SHEET 1)

EX. CANAL CROSS SECTION

YAMABE & HORN ENGINEERING, INC.		PROJECT NO.	HERITAGE PARK TRACT 5600
CIVIL ENGINEERS – LAND SURVEYORS			CITY OF FRESNO
1300 E. SHAW AVE., SUITE 150, FRESNO, CALIFORNIA 93710		SHEET DESCRIPTION	TENT TRACT MAP
PHONE: (559) 244-4123 FAX: (559) 244-4120			SHEET NO. 1 OF 1

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT

CONDITIONS OF APPROVAL

December 6, 2006

VESTING TENTATIVE TRACT MAP NO. 5600/UGM

North side of West Barstow Avenue between North Garfield and North Grantland Avenues

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code, City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative map. The Urban Growth Management (UGM) Service Delivery Plan requirements are included in the following conditions of approval and are designated by the caption "Urban Growth Management Requirements."

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. 5600/UGM entitled Exhibit A, dated November 8, 2006, the subdivider may prepare a Final Map in accordance with the approved tentative map. Related Rezone Application No. R-06-01 shall be approved by the City Council to become effective prior to Final Map approval.

2. Submit grading plans and a soils report to the City of Fresno Planning and Development Department for verification prior to Final Map approval (Reference: Sections 12-1022 and 12-1023 of the Fresno Municipal Code). 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.

3. 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.

4. 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.

5. 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.

6. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Article 10, Chapter 12, "Subdivision of Real Property"; Resolution No. 68-187, "City Policy with Respect to Subdivisions"; and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.

7. The developer/owner shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water service, sewering, 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 maps.

8. 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 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.

9. 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.

10. Relinquish access rights to North Grantland, North Garfield and West Barstow Avenues from all residential lots which abut these streets. Reference Section 12-1011-f-3 of the Fresno Municipal Code.

11. Prior to final map approval, the owner of the subject property shall execute a "Right to Farm" covenant with the City of Fresno. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts located in the County of Fresno and that the residents of said 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 the Final Map of Tentative Tract No. 5600.

Landscaping and Walls

12. Pursuant to West Area Community Plan Policy No. W-3-b provide a 20-foot landscaped easement (and irrigation system) along the side or rear property lines of all lots which side-onto or back-onto North Grantland Avenue. Reference Section 12-1011-f-3 of the Fresno Municipal Code.

13. Pursuant to West Area Community Plan Policy No. W-3-c provide a 15-foot landscaped easement (and irrigation system) along the side or rear property lines of all lots which side-onto or back-onto North Garfield Avenue. Reface Section 12-1011-f-3 of the Fresno Municipal Code.

14. When the grading plan establishes a top of slope beyond the required landscape easement noted and the construction of the required wall 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. Maintenance of the required easements along North Grantland and North Garfield Avenues and Outlots A, B, C, D, and E may be the responsibility of the City's Community Facilities District No. 2. Contact the Public Works Department, Engineering Services Division, for information regarding the City's District and comply with the requirements noted in the memorandum from the Public Works Department, Engineering Services Division, dated July 28, 2006. The property owner shall petition the City for annexation to the City's District prior to Final Map approval.

16. If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. **The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.**

17. Should the City Council not approve the annexation of such landscape areas into Community Facilities District No. 2, the property owner/developer shall create a homeowner's association for the maintenance of the landscape areas. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) 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 owner's association for landscaping and other provisions as stated in the Development Department Guidelines for preparation of CC&Rs dated January 11, 1985.

18. Improvement plans for all required landscaping and irrigation systems shall be submitted to the Planning and Development Department for review prior to Final Map approval.

19. Construct a 6-foot high solid masonry wall along the rear or side property lines of all lots which back onto or side onto North Garfield and North Grantland Avenues and along the rear property line of all lots abutting the Herndon No. 39 canal (solid wall to meet the requirements of Section 12-306-H, Fresno Municipal Code). Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Planning and Development Department for review prior to Final Map approval.

20. Provide a corner cut-off area at each of the intersections to the project on North Garfield and North Grantland Avenues in accordance with Section 12-306-H-3-d of the FMC. 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 diagonal line adjoining points on the property lines, measured a specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet. The corner cut-off area shall be landscaped (including an irrigation system), and may be included within the City's Community Facilities District.

21. Outlots A, B, C, D, and E on Vesting Tentative Tract No. 5600 shall be used as aggregate open space for landscaping and recreational purposes.

22. The developer/owner shall provide a 10 foot landscape easement (and irrigation system) along the property lines of lots and/or easements which side-onto and/or back-onto the following streets:

Lot 47:	northern property line	West San Madele Avenue
Lot 51:	southern property line	West San Ramon Avenue
Lot 4:	northern property line	West San Madele Avenue
Lot 264:	southern property line	West San Ramon Avenue
Lot 263:	northern property line	West San Ramon Avenue

23. Provide a five foot landscape easement (and irrigation system) along the property lines of lots and/or easements which side-onto the following streets:

Lot 216 and Lot 229:	western property line	Street C
Lot 215 and Lot 230:	eastern property line	Street C
Lots 177-181, 189, 206, 207, 234:	northern property line	West San Ramon Avenue
Lots 86-90, 93, 94, 98, 99, 224, 225:	northern property line	West San Ramon Avenue

Lot Dimensions

24. Pursuant to Section 12-211.5-B of the FMC, all parcels within the R-1 zone district must provide the following minimum standards:

Width	
Interior lots:	60 feet
Corner lots:	65 feet
Reversed corner lots:	70 feet
Curved/cul-de-sac lots:	40 feet
Depth	
Lots facing local streets:	100 feet

Building Setbacks

25. Building setbacks shall be in accordance with the R-1/UGM zone district as shown on Exhibit A of Vesting Tentative Map Tract No. 5600/UGM dated November 8, 2006, and the provisions of Section 12-211.5-E of the FMC, unless otherwise noted in these conditions.

26. The following setbacks are required for the following key lots:

Lots 52, 184, 247:	southern property line	10 foot setback
Lot 168, 181	northern property line	10 foot setback
Lot 220	eastern property line	10 foot setback
Lot 211	western property line	10 foot setback

Information

27. 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 schedule of fees. Comply with the attached correspondence from the Clovis Unified School District dated August 17, 2006.

28. The proposed tentative tract map shall be annexed to the City of Fresno concurrent with, or prior to, final tract map approval, pursuant to all required fees and policies of the Fresno County Local Agency Formation Commission and the City of Fresno including any cost incurred to the City of Fresno by the detachment of the property from the North Central Fire Protection District.

29. Contact the United States Postal Service, Fresno Office, for the location and type of mailboxes to be installed in this subdivision.

30. 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 Fresno Municipal Code Chapter 12, Article 10, Subdivision of Real Property.

31. 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 Fresno Municipal Code.

32. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.

33. 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. 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 measures.

34. If animal fossils are uncovered, the Museum of Paleontology at U.C. 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.

35. 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.

    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.

36. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

37. The subdivider shall obtain any and all permits required for the removal or demolition of any building or structure located within the subdivision boundaries. The developer shall also obtain any and all permits required for the closure of any septic tank, cesspool, or water well. All permits shall be obtained prior to commencement of such work in accordance with Chapter 13 of the Fresno Municipal Code.

SOLID WASTE SERVICE

38. 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 the attached memorandum from the Solid Waste Division dated July 10, 2006.

PARK SERVICE

39. Comply with the attached memorandum from the Department of Public Works dated July 28, 2006.

40. Pay appropriate park facilities fees and/or dedicate lands for park and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.

FIRE SERVICE

41. Fire service will be provided by City of Fresno Fire Station No. 18. Provide residential fire hydrants and fire flows per Public Works Standards with two sources of water.

42. Comply with the memorandum from the Fire Department dated June 28, 2006 and specify street width at divided entry intersection of San Ramon and Garfield.

43. The subdivider shall be required to pay the appropriate Fire Station Capital Fee at the time of final map approval.

STREETS AND RIGHTS-OF-WAY

44. 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 and the State Subdivision Map Act.

45. 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 (i.e., 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.

46. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition).

47. The subdivider shall install all existing and proposed utility systems underground in accordance with Fresno Municipal Code Section 12-1011, 8-801 and Resolution No. 78-522/88-229.

48. The subdivider shall construct an underground street lighting system per Public Works Standards E-1 and E-2 within the limits of the tract. Spacing and design shall conform to Public Works Standards for local streets. Height, type, spacing, etc., of standards and luminaires shall be in accordance with Resolutions 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.

49. 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 Engineer.

50. 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.

51. All required signing and striping shall be done and paid for by the developer/owner. The signing and striping plans shall be done per the current Caltrans standards and shall be submitted along with the street construction, traffic signal, streetlight and trail lighting plans for this tentative map to the Planning and Development Department.

52. Comply with the attached memoranda from the Traffic Planning Section dated September 6, 2006 and November 29, 2006.

SANITARY SEWER SERVICE

The nearest existing sewer main is a 60-inch trunk main located in North Grantland Avenue. The following conditions are required to provide sanitary sewer service to the tract.

53. Construct a 12-inch sanitary sewer main in West Barstow Avenue from North Grantland Avenue west approximately 600 linear feet.

54. Construct a 10-inch sanitary sewer main in West Barstow Avenue from the 12-inch sewer main west to North Garfield Avenue.

55. Construct an 8-inch sewer main in North Garfield Avenue from West Barstow Avenue south across the project frontage.

56. Sanitary sewer mains shall be extended within the proposed tract to provide sewer service to each lot created.

57. Separate sewer house branches shall be provided to each lot created within the subdivision.

58. All public sewer facilities shall be constructed in accordance with Public Works Department standards, specifications, and policies.

59. A preliminary sewer layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approval prior to submittal or acceptance of the developer's final map and engineered plan and profile improvement drawing for City review.

60. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approval for proposed additions to the sanitary sewer system.

61. Abandon all existing on-site private sanitary sewer systems.

62. All underground street utilities shall be installed prior to permanent street paving.

63. Street easements and/or deeds shall be recorded prior to approval of improvements plans

Urban Growth Management Requirements

64. Sewer lateral, Oversize Sewer, Trunk Sewer and Wastewater Facilities charges are due and shall be paid for the project.

WATER SERVICE

There is an existing water main in North Grantland Avenue, north of West Barstow Avenue. The following conditions are required to provide water service to the tract. Water mains shall be installed before street improvements and paving.

65. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Grantland Avenue from approximately 400 feet south of West Roberts Avenue south across the frontage of the tract.

66. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in West Barstow from North Grantland Avenue west to North Garfield Avenue.

67. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Garfield Avenue from West Barstow Avenue south across the frontage of the tract.

68. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide water service to each lot created.

69. Separate water services with meter boxes shall be provided to each lot created.

70. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Water Systems Manager.

71. All public water facilities shall be constructed in accordance with City of Fresno standards, specifications, and policies.

72. Construct a water supply well(s) on a site(s) dedicated to the City of Fresno. The well(s) shall be capable of producing a flow amount to meet a total demand of 800 gallons per minute, sufficient to serve peak water demand for the project and for fire suppression purposes, or an alternative flow amount that is acceptable to the Public Utilities Director and Fire Department Chief (or their designees). Well sites shall be of a size and at a location acceptable to the Water Systems Manager. The cost of acquiring the well site and construction of the well shall be reimbursed from UGM Water Supply Well Service Area Fund 201s, in accordance with established UGM policies.

73. Water well construction shall include wellhead treatment facilities, if required. The cost of constructing wellhead treatment facilities shall be reimbursed from UGM Wellhead Treatment Service Area Fund 201s, in accordance with established UGM policies.

74. Existing on-site wells within the boundaries of the proposed development shall be sealed and abandoned in compliance with the California Well Standards, Bulletin 74-90 or current revisions, issued by California Department of Water Resources, and City of Fresno standards.

75. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.

Urban Growth Management Requirements

76. Payment of appropriate water connection charges at the time of final map approval subject to deferral to building permit issuance as appropriate.

77. Payment for installation of water service(s) and/or meter(s) is required

78. Pay UGM water fees for Water Service Area No. 201S.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

80. 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

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

82. 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.

83. 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.

84. 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.

85. 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.

FLOOD CONTROL AND DRAINAGE

86. The subdivider shall be required to pay any applicable storm drainage fees to comply with Fresno Municipal Code Chapter 13, Article 13.

87. 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 letter to the Planning and Development Department dated August 29, 2006.

88. The FMFCD August 29, 2006, Notice of Requirements states that permanent drainage service is not available, and recommends that temporary facilities be provided until permanent service is available. Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to final map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational, and fencing shall conform to City of Fresno Public Works Standard No. P-45. The Fresno Mosquito and Abatement District shall be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-62 for temporary on-site ponding basins, and a copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004.

- NOTE: Fencing required for the enclosure of the proposed temporary ponding basin shall incorporate privacy slats of a vinyl or other comparable material which will screen the basin from adjacent and neighboring residential property. The color of the Slats shall be an "earth tone" and shall not be obnoxious to adjacent or neighboring residential property.

FRESNO IRRIGATION DISTRICT

89. Comply with the attached correspondence from the Fresno Irrigation District dated June 28, 2006.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

90. Comply with the attached memorandum from the San Joaquin Valley Air Pollution Control District dated June 29, 2006.

PACIFIC GAS AND ELECTRIC COMPANY

91. Comply with the attached memorandum from the Pacific Gas and Electric Company dated June 29, 2006.

CALTRANS

92. Prior to the approval of any Final Tract Map for this tentative tract map, the subdivider/developer shall pay its share of costs for improvements to interchanges affected by vehicular travel related to this subdivision as provided below. The following share of cost was derived by the California Department of Transportation (Caltrans) Division 6 Office of Transportation Planning from its review of the Traffic Impact Study prepared for Vesting Tentative Tract No. 5600/UGM and Rezone No. R-06-01 pursuant to the February 23, 2006 agreement between the City of Fresno and Caltrans. See attached letter dated July 12, 2006, for more information.

- Subdivider/Developer shall pay $36,330 for improvements to the State Route 99 interchanges at Herndon and Shaw Avenues.

DEVELOPMENT FEES AND CHARGES

93. This project is subject to the following development fees and charges:

PARKS DEPARTMENT	**FEE / RATE**
a. Street Tree Landscape Plan Review fee	$56.00
b. Street Tree Installation fee City-installed tree	$129.00/tree
c. Street Tree Inspection fee Developer-installed tree	$30.00/tree
d. Maintenance District Plan Review fee	$176.00

e. Maintenance District Inspection fee	$305.00
f. Reinspection fee	$29.00
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT	**FEE / RATE**
g. Metropolitan Flood Control District fee	* Contact FMFCD for new fees. Rates increased March 1, 2004.
SEWER CONNECTION CHARGES	**FEE / RATE**
h. Lateral Sewer Charge♠	$0.10/sq. ft. (to 100' depth)
i. Oversize Charge♠	$0.05/sq. ft. (to 100' depth)
j. Trunk Sewer Charge♥ Service Area: Grantland	$419/living unit
k. Wastewater Facilities Charge♣	$2,119/living unit
l. House Branch Sewer Charge♥	N/A
WATER CONNECTION CHARGES	**FEE / RATE**
m. 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.
n. Frontage Charge♠	$6.50/lineal foot
o. Transmission Grid Main Charge♠	$643/gross acre (parcels 5 gross acres or more)
p. Transmission Grid Main Bond Debt Service Charge♠	$243/gross acre (parcels 5 gross acres or more)
q. UGM Water Supply Fee♥ Service Area: 201s	$407/living unit
r. Well Head Treatment Fee♥ Service Area: 201	$0/living unit
s. Recharge Fee♥ Service Area: 201	$0/living unit

t.	1994 Bond Debt Service♠ Service Area: 201	$0/living unit

DEVELOPMENT IMPACT FEE		**FEE / RATE**
u.	Fire Facilities Impact Fee - Citywide♦**	$539/living unit
v.	Park Facility Impact Fee - Citywide♦**	$3398/living unit
w.	*Quimby Parkland Dedication Fee♥**	$1120/living unit
x.	Police Facilities Impact Fee - Citywide♦**	$624/living unit
y.	Traffic Signal Charge♠	$414.69/living unit

URBAN GROWTH MANAGEMENT		**FEE / RATE**
z.	Major Street Charge♠ Service Area: E-4	$3531/adj. acre
aa.	Major Street Bridge Charge♠ Service Area: E-4	$196/adj. acre
bb.	UGM Grade Separation Fee♠ Service Area: E-4-A	N/A
cc.	UGM Trunk Sewer Charge♠ Service Area:	N/A
dd.	Street Acquisition/Construction Charge♥	N/A

Notes:
*This amount if paid is creditable against the Park Facility Impact Fee.

** Fee applicable to all maps accepted for filing after August 30, 2005

♥ Due at time of subdivision.

♣ Due at time of development.

♦ Due at occupancy.

♠ Deferrable through Fee Deferral Covenant.

File No. 210.45

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

TRACT No. 5600

PUBLIC AGENCY	DEVELOPER
Mr. Gil Haro, Planning Manager Planning & Development Department City of Fresno 2600 Fresno Street Fresno, CA 93721	LENNAR HOMES, INC. CAMBRIDGE HOMES 7485 N. PALM AVE., SUITE 101 FRESNO, CA 93711

MAP NO. 5600
DRAINAGE AREA(S) " EN " " EM "
DATE 8/29/06

PRELIMINARY FEE(S) (See below)

DRAINAGE AREA	" EN "	$703,152.00
DRAINAGE AREA	" EM "	$6,435.00
TOTAL FEE		$709,587.00

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

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

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

a) Fees related to undeveloped or phased portions of the project may be deferrable.

b) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

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e) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

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

1. _____ a. Drainage from the site shall be directed to _____

   _____

   X b. Grading and drainage patterns shall be as identified on Exhibit No. 1 ~~1 2~~

   _____ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

   X Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".

   _____ None required.

3. The following final improvement plans shall be submitted to the District for review prior to final development approval:

X	Grading Plan	X	Storm Drain Plan	X	Final Map
X	Street Plan	X	Water & Sewer Plan	_____	Other

4. Availability of drainage facilities:

   _____ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).

   _____ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

   X c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
   ~~Temporary service is available through~~ _____

   _____

   _____ d. See Exhibit No. 2.

5. The proposed development:

   _____ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessating appropriate floodplain management action. (See attached Floodplain Policy.)

TRACT No. 5600

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

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

6. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, approved August 1999, (modified December 2002.) A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

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

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c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

7. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

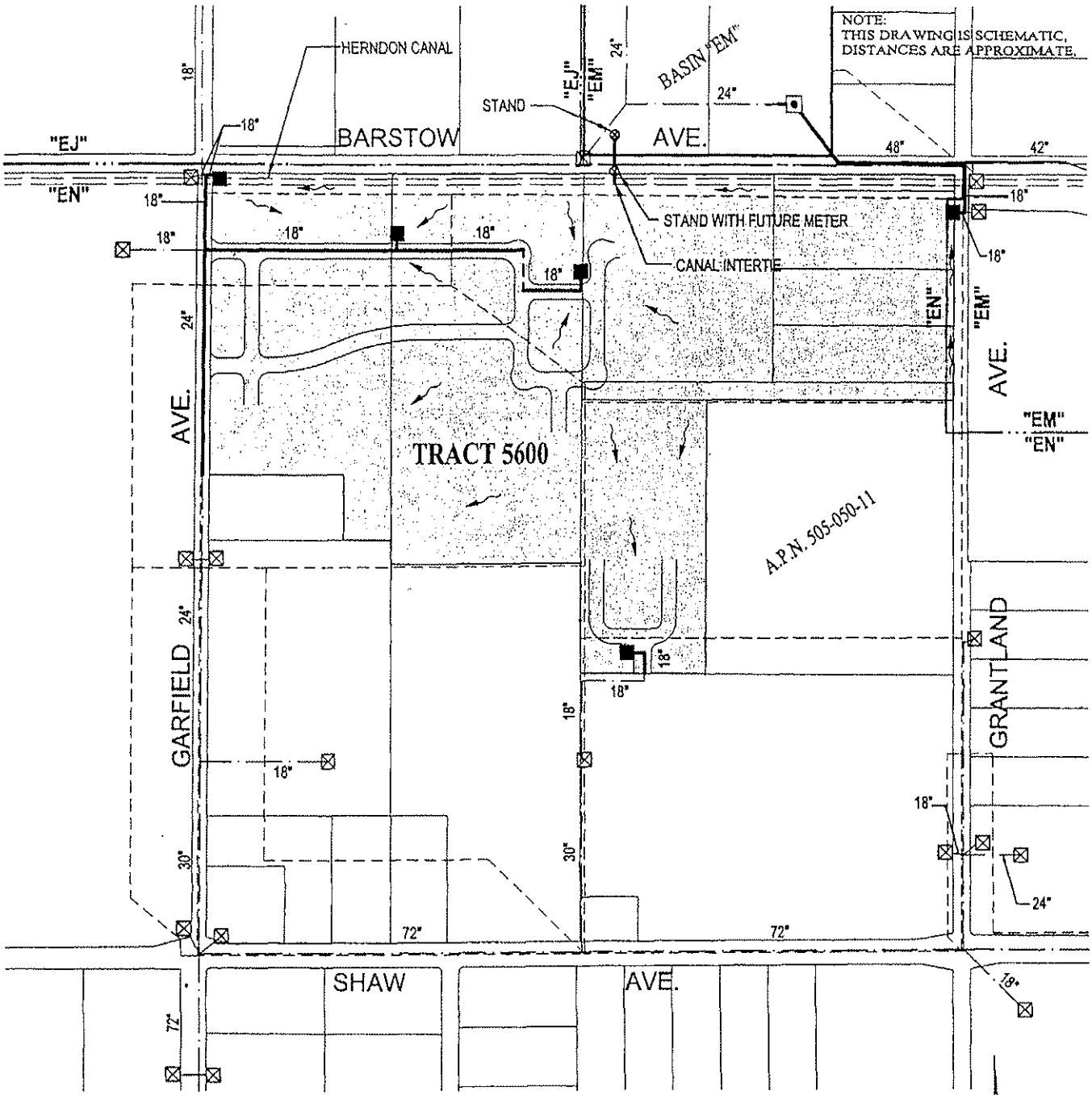
8. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

9. X See Exhibit No. 2 for additional comments, recommendations and requirements.

Gerald E. Lakeman,
District Engineer

Project Engineer: Rick Lyons

C: YAMABE & HORN ENGINEERING, INC.
1300 E. SHAW AVE., SUITE 176
FRESNO, CA 93710



LEGEND

- Master Plan Facilities To Be Constructed By Developer - Pipeline (Size Shown) & Inlet (Eligible For Fee Credit).
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Non-master Plan Facilities To Be Constructed By Developer - (Not Eligible For Fee Credit)
- Inlet Boundary
- Drainage Area Boundary
- Master Plan Outfall To Be Constructed
- Direction Of Drainage
- Stand

SCALE 1"=500'

N

TRACT 5600

DRAINAGE AREAS: "EN", "EM"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

K:\Autocad\DWGS\0EXHIBIT\TRACTS\5600.dwg

DRAWN BY: KVE DATE: 7/17/08
REVISED BY: — DATE: —

OTHER REQUIREMENTS
EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District. The District shall implement interfund loans between Drainage Areas "EM" and "EN" as necessary to apply credit against the drainage fee obligation of Tract 5600.

Tract 5600 is required to grant a drainage covenant for Parcel 505-050-11 to allow surface runoff to reach future Master Plan facilities inlet located in Tract 5600.

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

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

The District requires that the developer of Tract 5600 maintain the stub street to the east between Lots 106 and 107 as shown on the vesting tentative map. In addition, the developer of Tract 5600 shall provide a stub street to the south of West Scott Avenue at Lot 117 to provide a means of drainage to future Master Plan facilities shown on Exhibit No. 1.

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

Development No. Tract 5600

San Joaquin Valley
Air Pollution Control District

June 29, 2006

Reference No. C200601455

City of Fresno
Attn: Dave Braun
2600 Fresno Street, 3rd Floor
Fresno, CA 93721-3604

RECEIVED
JUN 30 2006
Planning Division
Development Department
CITY OF FRESNO

Subject: Vesting Tentative Tract Map No. 5600/UGM

Dear Mr. Braun:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above and offers the following comments:

The entire San Joaquin Valley Air Basin is designated non-attainment for ozone and particulate matter (PM10 and PM2.5). This project would contribute to the overall decline in air quality due to construction activities in preparation of the site, and ongoing traffic and other operational emissions. Based on the size of the project, the District expects that the project would not exceed the District's thresholds of significance for ozone precursors of 10 tons per year of reactive organic gases (ROG) and oxides of nitrogen (NOx).

It appears that this project will be subject to the District's Indirect Source Review Rule (Rule 9510). This rule was adopted to reduce the impacts of growth in emissions from all new development in the San Joaquin Valley. Rule 9510 requires applicants subject to the rule to provide information that enables the District to quantify construction, area and operational PM10 and NOx emissions, and potentially mitigate a portion of those emissions. Preliminary analysis indicates that this project may generate emissions in excess of the Rule's 2.0 tons per year baseline for ROG and NOx that would require emissions to be reduced. An application must be filed with the District no later than concurrent with application with a local agency for the final discretionary approval. For more information and instruction, please contact the District's ISR staff by phone at (559) 230-5800 or by email at ISR@valleyair.org.

The 262 single-family lot subdivision itself will not have a significant impact on air quality; however, if this development is part of a larger project, it may be subject to further environmental study and review.

Based on the information provided, the proposed project will be subject to the following District rules. The following items are rules that have been adopted by the District to reduce emissions throughout the San Joaquin Valley, and are required. This project may be subject to additional District Rules not enumerated below. To identify additional rules or regulations that apply to this project, or for further information, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found at http://www.valleyair.org/rules/1ruleslist.htm.

Regulation VIII (Fugitive PM10 Prohibitions) Rules 8011-8081 are designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track out, landfill operations, etc. The District's compliance assistance bulletin for construction sites can be found at http://www.valleyair.org/busind/comply/PM10/Reg%20VIII%20CAB.pdf.

If a residential project is 10.0 or more acres in area or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials on at least three days, a Dust Control Plan must be submitted as specified in Section 6.3.1 of Rule 8021. Construction activities shall not commence until the District has approved the Dust Control Plan. A template of the District's Dust Control Plan is available at http://www.valleyair.org/busind/comply/PM10/forms/DCP-Form%20-%2012-01-2005.doc.

Rule 4102 (Nuisance) This rule applies to any source operation that emits or may emit air contaminants or other materials. In the event that the project or construction of the project creates a public nuisance, it could be in violation and be subject to District enforcement action.

Rule 4103 (Open Burning) This rule regulates the use of open burning and specifies the types of materials that may be open burned. Agricultural material shall not be burned when the land use is converting from agriculture to non-agricultural purposes (e.g., commercial, industrial, institutional, or residential uses). Section 5.1 of this rule prohibits the burning of trees and other vegetative (non-agricultural) material whenever the land is being developed for non-agricultural purposes. In the event that the project applicant burned or burns agricultural material, it would be in violation of Rule 4103 and be subject to District enforcement action.

Rule 4601 (Architectural Coatings) This rule limits volatile organic compounds from architectural coatings by specifying architectural coatings storage, clean up and labeling requirements and applies to any person who supplies, sells, offers for sale, applies, or solicits the application of any architectural coating.

Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations) If asphalt paving will be used, then paving operations of this project will be subject to Rule 4641. This rule applies to the manufacture and use of cutback asphalt, slow cure asphalt and emulsified asphalt for paving and maintenance operations.

Rule 4901 (Wood Burning Fireplaces and Wood Burning Heaters) This rule limits PM10 and PM2.5 emissions from residential development. Construction plans for residential developments may be affected by section 5.3, specifically:

- 5.3.1 No person shall install a wood burning fireplace in a new residential development with a density greater than two (2) dwelling units per acre.
- 5.3.2 No person shall install more than two (2) EPA Phase II Certified wood burning heaters per acre in any new residential development with a density equal to or greater than three (3) dwelling units per acre.
- 5.3.3 No person shall install more than one (1) wood burning fireplace or wood burning heater per dwelling unit in any new residential development with a density equal to or less than two (2) dwelling units per acre.

More information about Rule 4901 can be found on our website at www.valleyair.org. For compliance assistance, please contact Mr. Wayne Clarke, Air Quality Compliance Manager, at (559) 230-5968.

Rule 9510 (Indirect Source Review) This rule was adopted to reduce the impacts of growth in emissions from all new development in the San Joaquin Valley. Rule 9510 requires applicants subject to the rule to provide information that enables the District to quantify construction, area and operational PM10 and NOx emissions, and potentially mitigate a portion of those emissions. An application must be filed with the District no later than concurrent with application with a local agency for the final discretionary approval. For more information and instruction, please contact the District's ISR staff by phone at (559) 230-5800 or by email at ISR@valleyair.org.

The District encourages innovation in measures to reduce air quality impacts. There are a number of features that could be incorporated into the design/operation of this project to provide additional reductions of the overall level of emissions. (Note: Some of the measures may already exist as the City of Fresno development standards. Any measure selected should be implemented to the fullest extent possible.) The suggestions listed below should not be considered all-inclusive and remain options that the agency with the land-use authority should consider for incorporation into the project.

- Large canopy trees should be carefully selected and located to protect the building(s) from energy consuming environmental conditions, and to shade 50% of paved areas within 15 years. Also, trees should be planted adjacent to all sidewalks. Structural soil should be used under paved areas to improve tree growth. For information on Structural Soil see http://www.hort.cornell.edu/uhi/outreach/csc/. For information on Tree Selection see http://www.ufei.org/. For Urban Forestry see http://www.coolcommunities.org, http://wcufre.ucdavis.edu and http://www.lgc.org/bookstore/energy/downloads/sjv_tree_guidelines.pdf.

- Sidewalks and bikeways should be installed throughout as much of the project as possible and should be connected to any nearby existing and planned open space areas, parks, schools, residential areas, commercial areas, etc., to encourage walking and bicycling. Connections to nearby public uses and commercial areas should be made as direct as possible to promote walking for some trips. Pedestrian and bike-oriented design reduces motor vehicle usage and their effects on air quality. Sidewalks and bikeways should be designed to separate pedestrian and bicycle pathways from vehicle paths. Sidewalks and bikeways should be designed to be accommodating and appropriately sized for anticipated future pedestrian and bicycle use. Such pathways should be easy to navigate, designed to facilitate pedestrian movement through the project, and create a safe environment for all potential users (pedestrian, bicycle and disabled) from obstacles and automobiles. Pedestrian walkways should be created to connect all buildings throughout the project. The walkways should create a safe and inviting walking environment for people wishing to walk from one building to another. Walkways should be installed to direct pedestrians from the street sidewalk to the building(s). Safe and convenient pathways should be provided for pedestrian movement in large parking lots. Mid-block paths should be installed to facilitate pedestrian movement through long blocks (over 500' in length) and cul-de-sacs. Sidewalks should be designed for high visibility (brightly painted, different color of concrete, etc.) when crossing parking lots, streets and similar vehicle paths. Clearly marked and highly visible pedestrian accesses create a safer environment for both pedestrians and vehicles. Pathways through the project should be built in anticipation of future growth/development.

- As many energy conserving and emission reducing features as possible should be included in the project. Energy conservation measures include both energy conservation through design and operational energy conservation. Examples include (but are not limited to):
  - Increased energy efficiency (above California Title 24 Requirements) See http://www.energy.ca.gov/title24/.
  - Energy efficient widows (double pane and/or Low-E), lighting, appliances, and heating and cooling systems. See http://www.energystar.gov/
  - Programmable thermostats for all heating and cooling systems
  - Use Low and No-VOC coatings and paints. See South Coast's site for No-VOC Coatings at http://www.aqmd.gov/prdas/brochures/paintguide.html
  - High-albedo (reflecting) roofing material. See http://eetd.lbl.gov/coolroof/
  - Cool Paving. "Heat islands" created by this and similar projects contribute to the reduced air quality in the valley by heating ozone precursors. See http://www.harc.edu/harc/Projects/CoolHouston/ and http://eande.lbl.gov/heatisland/
  - Radiant heat barrier. See http://www.eere.energy.gov/consumerinfo/refbriefs/bc7.html
  - Features to promote energy self-sufficiency (solar water-heating systems, photovoltaic cells, solar thermal electricity systems, small wind turbines, etc.) Rebate and incentive programs are offered for alternative energy equipment. See http://www.dsireusa.org/, http://rredc.nrel.gov/, and http://www.energy.ca.gov/renewables/
  - Awnings or other shading mechanism for windows
  - Porch, patio and walkway overhangs
  - Ceiling fans, whole house fans
  - Utilize passive solar cooling and heating designs. (e.g. natural convection, thermal flywheels) See http://www.eere.energy.gov/RE/solar_passive.html
  - Utilize daylighting (natural lighting) systems such as skylights, light shelves, interior transom windows etc. See http://www.advancedbuildings.org
  - Electrical outlets around the exterior of the unit(s) to encourage use of electric landscape maintenance equipment

- Natural gas fireplaces (instead of wood-burning fireplaces or heaters)
- Natural gas lines (if available to this area) in backyard or patio areas to encourage the use of gas barbecues
- Construct paths to connect the development to nearby bikeways or sidewalks. See http://www.vtpi.org/tdm/tdm85.htm and http://www.bicyclinginfo.org/
- Pre-wire the unit(s) with high speed modem connections/DSL and extra phone lines
- Exits to adjoining streets should be designed to reduce time to re-enter traffic from the project site
- More information can be found at http://www.ciwmb.ca.gov/GreenBuilding/, http://www.lgc.org, http://www.sustainable.doe.gov/, and http://www.consumerenergycenter.org/index.html

- Project design should use models put forward by the Local Government Commission (LGC) in the "Smart Growth Guidebook," such as; street block patterns that form an interconnected grid, short block faces, numerous alleys and narrow streets. The LGC website http://www.lgc.org contains valuable information and resources on subjects from street design to energy efficiency.

- The applicant should implement measures to reduce the amount of vehicle traffic to and from the residential area(s) that further reduce air pollution in the valley. This could include providing an information center for residents to coordinate carpooling. Check out the "Spare the Air" section of our website www.valleyair.org

- Construction activity mitigation measures include:
  - Limit area subject to excavation, grading, and other construction activity at any one time
  - Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use
  - Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)
  - Require that all diesel engines be shut off when not in use to reduce emissions from idling.
  - Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways, and "Spare the Air Days" declared by the District.
  - Implement activity management (e.g. rescheduling activities to reduce short-term impacts)
  - During the smog season (May through October), lengthen the construction period to minimize the number of vehicles and equipment operating at the same time.
  - Off road trucks should be equipped with on-road engines when possible.
  - Minimize obstruction of traffic on adjacent roadways.

- Construction equipment may be powered by diesel engines fueled by alternative diesel fuel blends or Ultra Low Sulfur Diesel (ULSD). The California Air Resources Board (CARB) has verified specific alternative diesel fuel blends for NOx and PM emission reduction. Only fuels that have been certified by CARB should be used. Information on biodiesel can be found on CARB's website at http://www.arb.ca.gov/fuels/diesel/altdiesel/altdiesel.htm and the EPA's website at http://www.epa.gov/oms/models/biodsl.htm. The applicant should also use CARB certified alternative fueled engines in construction equipment where practicable. Alternative fueled equipment may be powered by Compressed Natural Gas (CNG), Liquid Propane Gas (LPG), electric motors, or other CARB certified off-road technologies. To find engines certified by the CARB, see their certification website http://www.arb.ca.gov/msprog/offroad/cert/cert.php. For more information on any of the technologies listed above, please contact Mr. Chris Acree, Senior Air Quality Specialist, at (559) 230-5829.

- Construction equipment may be used that meets the current off-road engine emission standard (as certified by the CARB), or be re-powered with an engine that meets this standard. Tier I, Tier II and Tier III engines have significantly less NOx and PM emissions compared to uncontrolled engines. To find engines certified by the CARB, see http://www.arb.ca.gov/msprog/offroad/cert/cert.php. This site lists engines by type, then manufacturer. The "Executive Order" shows what Tier the engine is certified as. Rule 9510 requires construction exhaust emissions to be reduced by 20 percent for NOx and 45 percent for PM10 when compared to the statewide fleet average or to pay an in lieu mitigation fee. For more

information on heavy-duty engines, please contact Mr. Thomas Astone, Air Quality Specialist, at (559) 230-580

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call either myself, or Mr. Dave Mitchell, Planning Manager, at (559) 230-5800 and provide the reference number at the top of this letter.

Sincerely,

Chris J. Kalashian
Air Quality Specialist
Central Region

c: file

City of
FRESNO

DEPARTMENT OF PUBLIC UTILITIES

Date: July 5, 2006

To: Sandra Brock, Planner III
Planning and Development Department

From: DOUG HECKER, Supervising Engineering Technician
Public Utilities Department, Planning and Engineering Division

Subject: SANITARY SEWER REQUIREMENTS FOR T-5600/UGM AND R-06-01

General

Vesting Tentative T-5600/UGM and R-06-01 propose a 262-lot single-family residential subdivision, rezoning from R-R (county) to R-1/UGM on 64.3 acres located on the south side of West Barstow Avenue between North Garfield and North Grantland Avenues.

Environmental Recommendations

A NEGATIVE DECLARATION MAY BE ISSUED: The project may have adverse impacts but impacts can be mitigated without further study or are not serious enough to warrant an Environment Impact Report.

Sanitary Sewer Requirements

The nearest sanitary sewer main capable of serving the proposed project is a 60-inch trunk main located in North Grantland Avenue. Sanitary sewer facilities will be available to provide service to the site subject to the following requirements:

The following off-site sanitary sewer main extensions (including sewer house branch installations to adjacent properties) are required:

1. Construct a 12-inch sanitary sewer main in the West Barstow Avenue from North Grantland Avenue west approximately 600 linear feet.

2. Construct a 10-inch sanitary sewer main in the West Barstow Avenue from the 12-inch sewer main west to North Garfield Avenue.

3. Construct an 8-inch sewer main in North Garfield Avenue from West Barstow Avenue south across the project frontage.

4. Sewer mains shall be extended within the proposed tract to provide sewer service to each lot created.

5. Separate sewer house branches shall be provided for each lot created.

6. Abandon all existing on-site private sanitary sewer systems.

7. Street easements and/or deeds shall be recorded prior to approval of improvement plans.

8. All underground street utilities shall be installed prior to permanent street paving.

9. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review.

10. Public sewer facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.

11. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge

2. Oversize Sewer Charge

3. Trunk Sewer Charge: Grantland

4. Wastewater Facilities Charge (Residential Only)

Sanitary Sewer UGM

Sewer Oversize Reimbursement S.A. #19

Water Requirements

Comply with attached City of Fresno Water Division memo, dated June 29, 2006, for water requirements for Tentative Tract 5600.

City of
FRESNO
WATER DIVISION

Date: June 29, 2006

To: DOUG HECKER, Supervising Engineering Technician
Department of Public Utilities, Administration

Through: NEIL MONTGOMERY, Chief Engineering Technician
Department of Public Utilities, Water Division

From: ANITA LUERA, Engineering Technician II
Department of Public Utilities, Water Division

Subject: WATER REQUIREMENTS FOR TENTATIVE TRACT NO. 5600/UGM

The following conditions are required to provide water service to the tract.

1. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Grantland Avenue from approximately 400' south of West Roberts Avenue south across the frontage of the tract.

2. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in West Barstow Avenue from North Grantland Avenue west to North Garfield Avenue.

3. Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Garfield Avenue from West Barstow Avenue south across the frontage of the tract.

4. Construct a water supply well(s) on a site(s) dedicated to the City of Fresno. The well(s) shall be capable of producing a total of 800 gallons per minute. Well sites shall be of a size and at a location acceptable to the Water Systems Manager. The cost of acquiring the well site(s) and construction of the well(s) shall be reimbursed from the UGM Water Supply Well Service Area Fund 301s, in accordance with established UGM policies.

5. Water well construction shall include wellhead treatment facilities, if required. The cost for constructing wellhead treatment facilities shall be reimbursed from UGM Wellhead Treatment Service Area Fund 301s, in accordance with established UGM policies.

6. Separate water services with meter boxes shall be provided to each lot created.

7. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through a combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Water Systems Manager.

8. All public water facilities shall be constructed in accordance with Public Works Department standards, specifications, and policies.

9. Seal and abandon existing on-site well(s) in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

City of
FRESNO
DEPARTMENT OF PUBLIC UTILITIES

July 10, 2006

TO: Dave Braun, Planner III
Planning and Development Department, Planning Division

THROUGH: Robert Weakley, Chief of Operations
Department of Public Utilities, Solid Waste Division

FROM: Chris Weibert, Management Analyst II
Department of Public Utilities, Administration

SUBJECT: TT 5600, Solid Waste Conditions of Approval
Location: South side of West Barstow Avenue between North Grantland and North Garfield Avenues

The Department of Public Utilities, Solid Waste Division, has completed a review of the Vesting Tentative Tract Map 5600 that was submitted by Yamabe & Horn Engineering, Inc., on behalf of Lennar Homes, Inc., Cambridge Homes. The following requirements and conditions are to be placed on this vesting tentative tract map as a condition of approval by the Department of Public Utilities.

General Requirements:

- Tract 5600 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

- The owners, lessees or other tenants of the residential dwellings on service day, before 6:00 a.m., shall place their solid waste containers at the edge of the curb approximately 4 feet apart and not blocking any vehicle accesses in accordance with the City of Fresno's Solid Waste Management Division Standards.

- Per Municipal Code, Section 9-404 Solid Waste Disposal Regulations, Section C,10. No Solid Waste container nor residential rubbish shall be allowed to remain at the curbline after 8:00 p.m. on the collection day.

- Per Municipal Code, Section 9-405 Solid Waste, Recycling and Green Waste Regulations, Section 10, I. No material container shall be stored in the front yard or side yard on a street as said yards are described in Chapter 12, Articles 2 and 3 of this Code, unless the container is screened from view from the street in accordance with that article of the Code.

Covenant Requirements:

There shall be no parking allowed in any cul-de-sac on the solid waste service day. All lots that are part of a cul-de-sac shall be clear of all vehicles by 6:00 a.m.

- Lots 94, 95, 96, 97 and 98 on West San Ramon Avenue
- Lots 90, 91, 92, and 93 on West San Ramon Avenue

DEPARTMENT OF PUBLIC WORKS

TO: Dave Braun, Planner III
Planning Division

FROM: **Ann Lillie, Senior Engineering Technician (559.621.8690)**

DATE: July 28, 2006

SUBJECT: Tentative Subdivision Map T-5600 (Located south side of West Barstow Avenue between North Grantland and Garfield Avenues)

The Department of Public Works has reviewed the Vesting Tentative Subdivision Map proposed by Lennar Homes, Inc., on engineering plans prepared by Yamabe & Horn Engineering, Inc., dated June 21, 2006. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in street right-of-ways, landscape easements, trails, outlots and Median Islands.

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages and for the dedication of planting and buffer landscaping easements. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards. Tree species to be planted as follows:

STREET NAME	STREET TREE SPECIES/COMMON NAME
North Grantland Avenue	Cinnamomum camphora - camphor
North Garfield Avenue	Pistacia chinensis - Chinese Pistache
West Barstow Avenue	Platanus acerifolia 'Columbia' - London Plane Tree

2. **Street Tree Planting by Developer:** For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Street trees shall be planted within a ten (10) Planting & Utility easement. Street trees shall be planted within a ten (10) Planting & Utility easement.

   a. Street tree inspection fees shall be collected for each 60' of public street frontage or one tree per lot whichever is greater.

   b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."

   c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.

   d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.

e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

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

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

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

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

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

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

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

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

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, **applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.**

2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.

3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23. The Public Works Department requires all proposed median islands to be constructed with 2 foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.

4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

OUTLOTS

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

TRAIL REQUIREMENTS

1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.

City of
FRESNO

PUBLIC WORKS DEPARTMENT:

DATE: July 20, 2006

TO: Dave Braun,
Development Department, Planning Division

THROUGH: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Engineering Division

FROM: Justin Steffler, Engineering Technician I,
Public Works Department, Engineering Division

JS

REZONE APPLICATION NO. R-06-001
OWNER (S): Lennar-Fresno Cambridge Homes
APN (S): 505-050-06, 07, 10, 23, 24, 25, & 27
FROM: R-R TO: R-1/UGM
LOCATION: Barstow between Garfield and Grantland

1. **Trip Generation**
   a. Existing: 30 Average Daily Trips (ADT)
   b. Proposed: 2507 Average Daily Trips (ADT)
      AM Total Peak: 197 Trips
      PM Total Peak: 265 Trips
2. **Highway Capacity**
   a. Grantland Avenue: Arterial
      1. Existing Lanes: 2 lane roadway 10,000 ADT
      2. Year Counted: 2006; 700 ATD
      3. Projected Lanes: 4 lanes divided 32,000 ADT
   b. Garfield Avenue: Collector
      1. Existing Lanes: 2 lanes roadway 10,000 ADT
      2. Year Counted: Current Counts Unavailable
      3. Projected Lanes: 4 lanes undivided 24,000 ADT
   c. Barstow Avenue: Collector
      1. Existing Lanes: 2 lanes roadway 10,000 ADT
      2. Year Counted: Current Counts Unavailable
      Projected Lanes: 4 lanes undivided 24,000 ADT
3. **Traffic Impact Study (TIS) required:** Yes
   If yes, the Developer/Owner should consult with the City of Fresno Traffic Engineering Section for the scope of the Traffic Impact Study (TIS). A trip distribution for the proposed project should be provided prior to consulting with the Traffic Engineering Section. The TIS shall identify the mitigation measures, which would mitigate the project and/or other related projects' significant impacts to a level of insignificance.

Note: All projects that are projected to generate 100 or more peak hour trips (AM or PM) shall prepare a Traffic Impact Study, as identified in the 2025 Fresno General Plan, Traffic Mitigation Measure B-4, b.

4.

City of
FRESNO

DATE: July 20, 2006

TO: Dave Braun, Planner III
Development Department, Planning Division

THROUGH: Scott Mozier, P.E., Traffic Engineering Manager
Public Works Department, Engineering Division

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

SUBJECT: Public Works Conditions of Approval
TT 5600 (Barstow between Garfield and Grantland)
Lennar Homes, Inc., Cambridge Homes / Yamabe & Horn Engineering

The Public Works Department, Traffic Planning Section, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

General Conditions:

Provide curb ramps at all corners within the limits of this subdivision.

Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.

Submit a Geometric Approval Drawing (GAD) to Traffic Engineering for review and approval, per the attached checklist, prior to final map.

Submit the following plans, as applicable, in a single package, to the Planning and Development Department for review and approval: Street Construction, Signing, Striping, Traffic Signal and Streetlight and Trail Lighting, Signing and Striping.

Frontage Improvement Requirements:

Major Streets:

Garfield Avenue: Collector

1. Dedicate **47'-55'** of property, from section line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards.
2. Construct concrete curb and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D". A 2' dedication for a pedestrian easement is required.**
3. Construct 20' of permanent paving (measured from face of curb) within the limits of this subdivision.

4. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.
5. Relinquish direct vehicular access rights to Garfield Avenue from all lots within this subdivision.

Barstow Avenue: Collector

1. Dedicate **47'-55'** of property, from section line, for public street purposes from Garfield to Grantland to meet the current City of Fresno Collector Standards.
2. Construct concrete curb and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D". A 2' dedication for a pedestrian easement is required.**
3. Construct an 80' bus bay curb and gutter at the southeast corner of Barstow and Garfield to Public Works Standard **P-73**, complete with a 10' monolithic sidewalk.
4. Construct 20' of permanent paving (measured from face of curb) from Garfield to Grantland .
5. Construct an underground street lighting system to Public Works Standard **E-1** from Garfield to Grantland. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.
6. Relinquish direct vehicular access rights to Barstow Avenue from all lots within this subdivision.

Grantland Avenue: Arterial

1. Dedicate **55'-57'** of property, from section line, for public street purposes within the limits of this subdivision to meet the City of Fresno's Arterial Standards.
2. Construct concrete curb and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D". A 2' dedication for a pedestrian easement is required.**
3. Construct 20' of permanent paving within the limits of this subdivision.
4. Construct an 80' bus bay curb and gutter at the southeast corner of Grantland and Barstow to Public Works Standard **P-73**, complete with a 10' monolithic sidewalk.
5. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.
6. Relinquish direct vehicular access rights to Grantland Avenue from all lots within this subdivision.

Interior Streets:
Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standards. Sidewalk patterns shall comply with Public Works API Standards for 50' and 54' streets.

Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-44**.

Specific Mitigation Requirements:

1. This tract will generate **197 a.m. / 265 p.m.** peak hour trips; therefore, a Traffic Impact Study (TIS) **is required** to Comply with the mitigation measure requirements of the Assistant Traffic Engineering Manager. See attachment dated 07-20-06.
2. San Ramon - Local Collector: Dedicate 54' for the entire length and construct using a T.I. of 6.
3. Local street lengths exceeding 800' require traffic calming measures. Provide mini circles (7' within a 12' radius) at:

a. San Ramon at Tisha
b. San Ramon at Annapolis
c. San Ramon at Maruyama
d. San Madele at Maruyama
e. San Jose at Street D
f. San Bruno at Annapolis

No parking is allowed adjacent to the circles. Provide a detail on the tentative map one week prior to Planning Commission Hearing.

4. Relinquish direct vehicular access rights to :
   a. the north property line of lot(s) 47 and 176.
   b. the south property line of lot(s) 1 and 51.
   c. And all lots with 2 street frontages adjacent to new entrances. (San Madele at Maruyama)
5. The intersection of :
   a. Grantland and San Madele Avenues shall be limited to right-in and right-out turns.
   b. Grantland and San Ramon Avenues shall be designed with a median opening with a 150' left turn pocket, to allow for left turns-in.
6. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
7. Provide a 3rd entrance at Grantland at San Madele.
8. Provide a stub street at approximately lot 117.
9. Provide a full cross section of Barstow Avenue identifying offsite improvements, outlot "F" and the fence at the back of the lots.
10. Provide medians at the following entrances (60' R/W):
    (7' residential pattern - 18' travel lane-10' median - 18' travel lane-7' residential pattern). Provide the cross section on the map and identify required medians on the map prior to the Planning Commission Hearing. **No parking is allowed within the limits of the proposed median.**
    a. Garfield Avenue at San Ramon
    b. Grantland Avenue at San Madele
    c. Grantland Avenue at San Ramon
11. Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and approval.
12. **See Alan James comments regarding the 60' wide strip of land north of APN 505-050-10 and 11.** Verification required. (A feasibility study for all proposed vacations of existing public rights of way is required to be completed **prior** to the approval of the tentative map.)

Traffic Signal Mitigation Impact Fee:

This project shall pay its Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. The fee amount is $414.69 per single family unit, (fee rate as shown in the Master Fee Schedule).

1. Barstow Avenue: Install a signal pole with a 150-watt safety light and an oversize street sign to Public Works Standards at the southeast corner of Barstow and Garfield Avenues.
2. Grantland Avenue: Install a signal pole with a 150-watt safety light and an oversize street sign to Public Works Standards at the southwest corner of Grantland and Barstow Avenues.

3. The intersection of **Herndon and Parkway** shall be signalized to the City of Fresno Standards, complete with left turn phasing, actuation and signal pre-emption. This work is eligible for reimbursement and/or credit against Traffic Signal Mitigation Impact Fees.

UGM Requirements:

This Map is in UGM major street zone **E-4**; therefore pay all applicable UGM fees.

Garfield Avenue: Collector

1. Dedicate and construct (2) 17' center section travel lanes with 250' left turn lanes, at all major intersections **within the limits of this subdivision**. An additional 6' of paving shall be required adjacent to the 250' left turn lanes. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.
2. Design and construct at the complete **Major Street Bridge (52)** at the intersection of Garfield and the Herndon No. 39 Canal (Barstow). The timing of the bridge construction shall occur **prior** to close out of this subdivision **or** at such time that the City Engineer deems necessary, whichever is earlier.
3. Frontage Improvements required beyond the limit of development: F.M.C. Section 11-226(f) (6) and 2025 General Plan Policy numbers E-1-c, E-1-j, E-1-n and E-3-e.

Barstow Avenue: Collector

1. Dedicate and construct (2) 17' center section travel lanes with 250' left turn lanes, at all major intersections **within the limits of this subdivision**. An additional 6' of paving shall be required adjacent to the 250' left turn lanes. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.
2. Frontage Improvements required beyond the limit of development: F.M.C. Section 11-226(f) (6) and 2025 General Plan Policy numbers E-1-c, E-1-j, E-1-n and E-3-e.

Grantland Avenue:Arterial

1. Dedicate and construct (2) 17' center section travel lanes and a raised concrete median island **within the limits of this subdivision**. Construct a raised concrete median with 250' left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55** MPH design speed.
2. Dedicate and construct the two center 17-foot lanes separated by a 16' median. Construct a raised concrete median with a 250' left turn pocket for north bound traffic at Grantland and Barstow.
3. Dedicate sufficient right-of-way and construct additional paving for northbound to southbound U-turns at Grantland and Barstow. **See Exhibit "B".**

Traffic Impact Fees:

This map was accepted for processing after February 14, 2006, the date on which the Fresno City Council adopted Resolution No. 2006-61, expressing the City's intent to adopt a Citywide Impact fee for local regionally significant major streets and an impact fee based on quadrants for local major streets to implement the goals, objectives and policies of 2025 General Plan. The map is therefore subject to the

fee, in the actual amounts that are established by the Fresno City Council. Fees shall be paid prior to issuance of building permits. The following specific conditions shall apply under the new fee:

1. Pay the Regional Street Fee per Average Daily Trip (ADT) generated by the development in accordance with the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual and the Master Fee Schedule of the City of Fresno. The anticipated fee per single family dwelling unit is $1,373.

2. Pay the Northwest Quadrant Major Street Fee per Average Daily Trip (ADT) generated by the development in accordance with the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual and the Master Fee Schedule of the City of Fresno. The anticipated fee per project ADT is $5,590 per single family dwelling unit.

3. The cost of right-of-way, engineering, construction, City plan check fees and City street inspection fees for the required improvements from 5' behind the face of outside curb and 5' behind the face of outside curb are eligible for credit and/or reimbursement under this fee program. Costs for utility relocation, utility installation, storm drain inlets, sidewalks, trails, landscaping behind the curb and gutter, street lighting, traffic signals, signal interconnect / communication, developer administration costs and developer construction contract management are ineligible for credit and/or reimbursement of these fees. Eligible construction costs include curb, gutter, paving, median curb, stamped concrete median maintenance band, median landscaping, signing and striping.

CITY OF FRESNO PUBLIC WORKS DEPARTMENT
GAD PLAN CHECK GUIDE & REQUIREMENTS LIST

☐ CALL OUT TRACT NUMBER ON GAD

☐ LANE CONFIGURATIONS MATCH CONDITIONS OF APPROVAL

☐ TURN POCKET LENGTHS ARE CALLED OUT AND CORRESPOND TO QUEUE LENGTHS IN TRAFFIC IMPACT STUDY

☐ EXISTING AND PROPOSED CURBS AND MEDIAN ISLANDS ARE CLEARLY SHOWN

☐ PERTINENT FEATURES SUCH AS EXISTING PARCELS, RAILROADS, FID CANALS

☐ CONFORMS TO EXISTING CONDITIONS AT PROJECT LIMITS

☐ EXISTING LANE WIDTHS ARE CALLED OUT AT CONFORM AREAS

☐ GAD SHOWS PROPOSED WIDTH OF STREET R/W, CURB-TO-CURB DISTANCE, ALL TRAFFIC LANES, BIKE LANES, PARKING LANES AND MEDIAN ISLANDS

☐ GAD CALLS OUT TRANSITION LENGTHS AND TAPERS EXPRESSED AS TRANSITION LENGTH PER OFFSET WIDTH (I.E. 50:1 TAPER WOULD BE A 600' TRANSITION FOR A 12' OFFSET)

☐ ALL CURVE DATA IS CALLED OUT. WHERE CURVES ARE CONCENTRIC, ONLY THE C/L OR CURB LINE NEEDS TO BE CALLED OUT.

☐ THE C/L IS MATHEMATICALLY DEFINED WITH HORIZONTAL CONTROL IN CASES WHERE THE C/L DOES NOT FOLLOW THE SECTION LINE

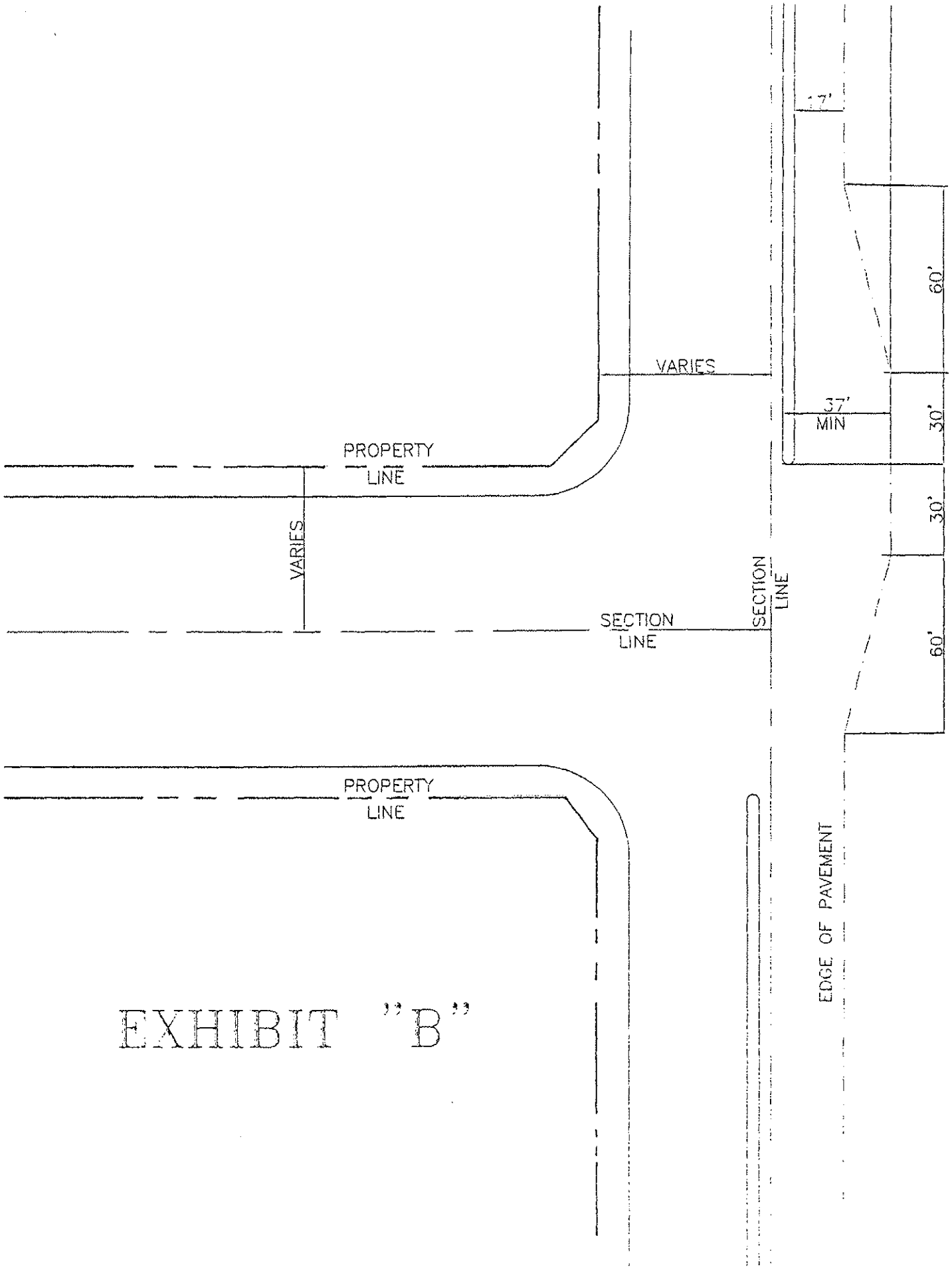
☐ BEARINGS AND DISTANCES ARE PROVIDED WHERE THE C/L OF CONSTRUCTION (NEW C/L OR SECTION LINE) IS NOT PARALLEL TO THE PROPOSED R/W, OR WHERE THE TWO SIDES OF A DIVIDED ROADWAY ARE NOT PARALLEL.

☐ SHOW TRUCK TURNING TEMPLATES FOR ALL DUAL LEFT OR DUAL RIGHT TURNS AND ROUNDABOUTS

☐ CROSSWALK LAYOUTS MEET CITY STANDARDS (4' FROM FACE OF CURB AT RAMP, 10' WIDE, NO DOGLEGS, MEDIAN NOSES CLEAR OF CROSSWALK)

☐ PLANS INCLUDE PROJECT REFERENCE INFORMATION (Site Plan No., C.U.P. No., Rezone No., Parcel Map No. or C.I.P. No. (PW ID, Fund, Org, KRA), NORTH ARROW, SCALE, TITLE BLOCK, OWNER'S NAME, ENGINEER PREPARED BY)

☐ FOR PROJECTS INCLUDING SIGNIFICANT VERTICAL GRADE CHANGES INCORPORATING MULTIPLE GRADE BREAKS OR VERTICAL CURVES, THE GAD SHOULD INCLUDE A PROPOSED MAJOR STREET C/L PROFILE (NOT NECESSARY FOR TYPICAL ROUTINE PROJECTS)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LINE
SECTION
LINE
60'
PROPERTY
LINE
EDGE OF PAVEMENT

EXHIBIT "B"

City of
FRESNO

Fire Department

450 M Street
Fresno, California 93721-3083
559-621-4000 FAX # 559-498-4261
www.fresno.gov

Randy R. Bruegman
Fire Chief

Date 11-14-06

TO Dave Braun, Planner III
Development Department, Planner

FROM: Mike Schmidt, Supervising Fire Prevention Inspector
Fire Prevention Bureau

SUBJECT: Tentative Tract No. 5600 (Revised)

The Fire Department has completed a review of the Vesting Tentative Tract Map 5600 which was submitted by Yamabe & Horn Engineering. The following requirements and conditions are to be placed on this vesting tentative tract map as a condition of approval by the Fire Department.

General Requirements:

This project is within 2 miles of temporary and permanent Fire Station No.18.

This project is subject to city wide fire service fees.

Provide residential hydrants and fire flows per Public Works standards with two sources of water.

Access is acceptable as shown. (Specify street widths at divided entry at San Ramon/Garfield.)

Note: Phasing of tract will require re-review for access requirements.

City of
FRESNO

PUBLIC WORKS DEPARTMENT

DATE: July 27, 2006

TO: DAVID BRAUN, Planner III
Planning and Development Department

FROM: JOE PAFF, Engineering Technician
Public Works Department

SUBJECT: CONDITIONS FOR VESTING TENTATIVE TRACT 5600 AND COMMUNITY FACILITIES DISTRICT

The Conditions of Approval for Vesting Tentative Tract 5600 shall include the following language to ensure that ongoing perpetual maintenance of the works of improvement described herein are the sole responsibility of the Subdivider and shall not be the responsibility of the City. As may be described below, the Subdivider may shift his/her/its responsibility for maintenance of these items to future owners of the subject parcels of the proposed tentative tract map provided the Subdivider complies with the provisions described in this memorandum.

1. The Subdivider shall be responsible for ongoing maintenance of the following items:

- Maintenance of all Landscaping and Irrigation systems as approved by the Public Works Department within the street easements (including medians) and the landscape easements along the property lines that side or back-onto W. Barstow, N. Garfield and N. Grantland Avenues.

- Maintenance of all Landscaping, Irrigation Systems and Trail facilities as approved by the Public Works Department within any public trail or open space easements (Interior Outlots) designated for this tentative map.

- Maintenance of all local street: Landscaping, Pavement, Curbs, Gutters, Sidewalks, Medians, Roundabouts and Street Furniture as approved by the Public Works Department within the boundary of the tentative map.

- Maintenance and operating costs of all local street Street Lights as approved by the Public Works Department within the boundary of the tentative map.

- Maintenance of all Street Trees as approved by the Public Works Department within the boundary of the tentative map. All trees planted shall be certified as planted to City standards and specifications by a registered landscape architect with written certification submitted to the City's Construction Management Division.

2. The CFD may NOT be used to maintain any portion of residential front yards.

3. The City will not accept ownership of property for landscaping, trails and open spaces. These will be accepted only as easements or in a form acceptable to the City Engineer.

4. The Subdivider may elect and the Council may decide to have the above listed maintenance responsibilities become the responsibility of a Community Facilities District ("CFD"). If the Subdivider elects to petition the Council to include the above listed maintenance responsibilities in a CFD, the selection of which CFD (including the creation of a new CFD) shall be the responsibility of the Public Works Director or his/her designee.

5. If the Subdivider does not elect or the Council does not decide to have the above listed maintenance responsibilities become the responsibility of a CFD, the Subdivider shall establish a Home Owners Association to perform the above listed maintenance responsibilities pursuant to a formal agreement with the City. The agreement with the City described herein, shall among other things, specify level of effort and frequency, insurance requirements, traffic control, and inspection and be subject to approval by the Director of Public Works and the City Attorney's Office.

6. The Subdivider shall utilize the following design criteria for the construction of internal streets within the development:

- The minimum pavement structural section shall be 2.5" of asphalt concrete over 4" of base rock placed on compacted subgrade per City standards. Additional structural section thicknesses may be required based on the geotechnical analysis of the sub-soils. The placement and timing of the AC lifts shall be approved by the Public Works Director. The intent of this requirement is to provide a 20 year life of the street.

- The City, at the developers cost, shall have the final streets, curbs, gutters and sidewalks certified by a registered civil engineer stating that the constructed improvements meet or exceed the approved structural section design. This will include taking core samples at a frequency and location determined by the Public Works Director. At the discretion of the Public Works Director, additional testing shall be performed to determine the remaining useful life of the pavement. In the event the testing reveals that the remaining useful life of the street is less than 20 years, the developer shall be required to take the necessary actions to increase the useful life.

- Developer warrantees the streets, curbs, gutters and sidewalks for a period of three years after acceptance and secures the warrantee with a performance bond in an amount approved by the Public Works Director.

7. Proceedings to place the Final Map into a CFD may not commence until the territory has been annexed into the City of Fresno.

8. Construction plans for all features to be maintained by a CFD for a final map shall be included with the request for CFD annexation to be submitted to the Development Department for processing. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas. Quantities for all interior: street paving, curbs, gutters, sidewalks, streetlights, street trees and street signs will be submitted with the CFD annexation request letter. Contact Ann Lillie at 621-8690 for data requirements.

Any change affecting the Items in these conditions requires revision of this letter.

If you have any questions, please call me at 621-8695

City of
FRESNO

PUBLIC WORKS DEPARTMENT

DATE: July 28, 2006

TO: Dave Braun, Planner III
Planning and Development Department

FROM: ANN LILLIE, Senior Engineering Technician
Public Works Department

SUBJECT: CONDITIONS FOR VESTING TENTATIVE MAP OF TRACT 5600 AND COMMUNITY FACILITIES DISTRICT

1. The long term maintenance of the following items is the ultimate responsibility of the owner/developer. If approved by Council, the following features may be maintained by a Community Facilities District.

- Maintenance of all Landscaping and Irrigation systems as approved by the Public Works Department within the street right-of-way (including median islands), landscape easements, trails and outlots within and adjacent to the subdivision.
- Maintenance of Sidewalks and Street Furniture as approved by the Public Works Department within the street right-of-way, landscape easements, trails and outlots within and adjacent to the subdivision.
- Maintenance of all entry treatments associated with the subdivision to include Landscape and Irrigation systems along sides and in medians, decorative concrete and pilasters.
- Maintenance of all interior Curbs, Gutters, Sidewalks and Median islands as approved by the Public Works Department within the boundary of the tentative map.
- Maintenance and operating costs of all Street Lights as approved by the Public Works Department within the boundary of the tentative map.
- Maintenance of all Street Trees as approved by the Public Works Department within the boundary of the tentative map.

2. Proceedings to place the Final Map into a CFD shall not commence until the Final Map has been annexed into the City of Fresno and the Final Map is considered to be technically correct.

3. Landscaping and Street improvement plans for all features to be maintained by a CFD for a final map shall be included in the CFD annexation request package for processing.

4. Should the Council or owner/developer choose not to include the maintenance of the items listed in section 1 above in a CFD, the property owner/developer shall provide a mechanism approved by the City for the maintenance of all of the above items.

Any change affecting the Items in these conditions requires revision of this letter of conditions.

If you have any questions, please call me at 621-8690

Fresno
All-America City
2000

City of
FRESNO

City Hall 559-621-8800
2600 Fresno Street, Rm. 4064
Fresno, CA 93721-3623
www.fresno.gov

Public Works Department
Jon Ruiz, Director

September 6, 2006

TPG Consulting Incorporated
Ruth Davis P.E.
Jill Gromley
222 N. Garden, Suite 100
Visalia, CA 93291

SUBJECT: REVIEW OF TRAFFIC IMPACT STUDY (TIS) FOR THE PROPOSED TRACT 5600 located south of Barstow Avenue between Garfield Avenue and Grantland Avenue TIS06-050 dated June 2006

TRAFFIC STUDY APPROVED FOR PLANNING COMMISSION

We reviewed the Traffic Impact Study (TIS) for the proposed 262 single-family dwelling unit project on 64 acres. The following comments are from Traffic Engineering staff's review of the study.

General Comments and Condition

1. The trip generation based on ITE Trip Generation Manual is acceptable. The proposed project is projected to generate 2,507 daily trips, 197 trips during the AM peak hour and 265 trips during the PM peak hour.

2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of $414.69 per dwelling unit at the time of building permit. Based on 270 dwelling units the current fee in place at this time the total would be $108,648.78.

3. The project shall signalize the intersection of Herndon Avenue and Parkway Avenue. All approaches shall have dedicated left-turn lanes to accommodate queue lengths determined in the TIS report. The signal is included in the TSMI fee program and is credited/reimbursable against the fee and should be constructed to the City of Fresno P69 standard. Design of the signal for this intersection should be studied in conjunction with operations at State Route (SR) 99 off-ramps so as to not impact the main line on SR 99.

4. The proposed project shall make necessary improvements and right-of-way dedications along adjacent public streets as per City of Fresno requirements. The project shall widen Garfield Avenue, Barstow Avenue, and Grantland Avenue to the ultimate roadway right-of-way width along property frontages.

5. The project shall install safety lighting and poles at the project frontage corners at the intersections of Grantland Avenue/Barstow Avenue and Garfield Avenue/Barstow Avenue. This intersection is reimbursable and/or can be credited with the Traffic Signal Mitigation Impact fee. The frontages for these intersections should be constructed to the City of Fresno P69 standard.

6. The project shall widen the westbound approach at Barstow Avenue/Grantland Avenue to a shared left turn-through lane and a shared through-right turn lane.

7. The tract shall provide roadways connections to properties to south for continuity as long as their land uses are similar and compatible. This will increase the access for the site as currently 262 homes are only served by two driveways one onto Garfield Avenue and the other to Grantland Avenue.

8. The street lengths as shown in the site plan in the Traffic Impact Study would require traffic calming to reduce speeds in residential area.

9. At this time the intersection of Barstow Avenue/Grantland Avenue and Barstow Avenue/Garfield Avenue do not meet signal warrants.

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

Sincerely,

Bryan D. Jones, T.E.
Assistant Traffic Engineering Manager
Public Works Department, Traffic Engineering Division

C: Mike Sanchez, Planning & Development Dept.
Dave Braun, Planning & Development Dept.
Louise Gilio, Traffic Planning Supervisor

City of
FRESNO

DATE: **November 29, 2006 REVISION**

TO: Dave Braun, Planner III
Development Department, Planning Division

THROUGH: Bryan D. Jones, T.E., Traffic Engineering Manager
Public Works Department, Engineering Division

THROUGH: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Engineering Division

FROM: Justin Steffler, Engineering Technician I
Public Works Department, Engineering Division

SUBJECT: Public Works Conditions of Approval
TT 5600 (Barstow between Garfield and Grantland)
Lennar Homes, Inc., Cambridge Homes / Yamabe & Horn Engineering

The Public Works Department, Traffic Planning Section, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

General Conditions:

Provide curb ramps at all corners within the limits of this subdivision.

Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.

Submit a Geometric Approval Drawing (GAD) to Traffic Engineering for review and approval, per the attached checklist, prior to final map.

Submit the following plans, as applicable, in a single package, to the Planning and Development Department for review and approval: Street Construction, Signing, Striping, Traffic Signal and Streetlight and Trail Lighting, Signing and Striping.

Frontage Improvement Requirements:

Major Streets:

Garfield Avenue: Collector

1. Dedicate **47'-55'** of property, from section line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards.

2. Construct concrete curb and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D". A 2' dedication for a pedestrian easement is required.**
3. Construct 20' of permanent paving (measured from face of curb) within the limits of this sub-division.
4. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.
5. Relinquish direct vehicular access rights to Garfield Avenue from all lots within this subdivision.

Barstow Avenue: Collector

1. Dedicate **47'-55'** of property, from **center** line, for public street purposes **from Garfield to Grantland** to meet the current City of Fresno Collector Standards. **Verify alignment due to existing canal.**
2. Construct concrete curb and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D". A 2' dedication for a pedestrian easement is required.**
3. Construct an 80' bus bay curb and gutter at the southeast corner of Barstow and Garfield to Public Works Standard **P-73**, complete with a 10' monolithic sidewalk.
4. Construct 20' of permanent paving (measured from face of curb) from Garfield to Grantland.
5. Construct an underground street lighting system to Public Works Standard **E-1** from Garfield to Grantland. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.
6. Relinquish direct vehicular access rights to Barstow Avenue from all lots within this subdivision.

Grantland Avenue: Arterial

1. Dedicate **55'-57'** of property, from section line, for public street purposes within the limits of this subdivision to meet the City of Fresno's Arterial Standards.
2. Construct concrete curb and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per **Exhibit "D". A 2' dedication for a pedestrian easement is required.**
3. Construct 20' of permanent paving within the limits of this subdivision.
4. Construct an 80' bus bay curb and gutter at the southeast corner of Grantland and Barstow to Public Works Standard **P-73**, complete with a 10' monolithic sidewalk.
5. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.
6. Relinquish direct vehicular access rights to Grantland Avenue from all lots within this subdivision.

Interior Streets:
Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standards. Sidewalk patterns shall comply with Public Works API Standards for 50' and 54' streets.

Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-44**.

Specific Mitigation Requirements:

1. This tract will generate **197 a.m. / 265 p.m.** peak hour trips; therefore, a Traffic Impact Study (TIS) **is required** to Comply with the mitigation measure requirements of the Traffic Engineering Manager. See attachment dated 07-20-06.
2. San Ramon - Local Collector: Dedicate 54' for the entire length and construct using a T.I. of 6.
3. Local street lengths exceeding 800' require traffic calming measures. Provide mini circles **at the following locations (See Exhibit "E", "F", and "G")**:
    a. **San Madele at approximately lot 62. Relocate outlot.**
    b. San Ramon at Tisha
    c. **San Ramon at approximately lot 78/79.**
    d. **San Madele at approximately lot 256. Relocate outlot.**
    e. San Jose at Street D
    f. San Bruno at Annapolis

    No parking is allowed adjacent to the circles. Provide a detail on the tentative map one week prior to Planning Commission Hearing.
4. Relinquish direct vehicular access rights to :
    a. the north property line of lot(s) **47 and 263**. and Lot 4
    b. the south property line of lot(s) **51 and 264**.
    c. And all lots with 2 street frontages adjacent to new entrances. (San Madele at Maruyama)
5. The intersection of :
    a. Grantland and San Madele Avenues shall be limited to right-in and right-out turns.
    b. Grantland and San Ramon Avenues shall be designed with a median opening with a 150' left turn pocket, to allow for left turns-in.
6. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
7. ~~Provide a 3rd entrance at Grantland at San Madele.~~
8. Provide a stub street at approximately lot **115**. Redesign- provide a minimum of a 25' dedication on the west side and a 13' minimum dedication on the east side. Construct full offsite improvements on the west side and 12' of permanent paving with a 6" asphalt concrete dike on the east side.
9. Provide a full cross section of Barstow Avenue identifying offsite improvements, outlot "F" and the fence at the back of the lots.
10. Provide medians at the following entrances (60' R/W):
    (7' residential pattern - 18' travel lane-10' median - 18' travel lane-7' residential pattern). Provide the cross section on the map and identify required medians on the map prior to the Planning Commission Hearing. **No parking is allowed within the limits of the proposed median.**
    a. Garfield Avenue at San Ramon
    b. Grantland Avenue at San Madele
    c. Grantland Avenue at San Ramon
11. Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and approval.
12. **See Alan James comments regarding the 60' wide strip of land north of APN 505-050-10 and 11.** Verification required. (A feasibility study for all proposed vacations of existing public rights of way is required to be completed **prior** to the approval of the tentative map.)
13. Grantland: Construct a temporary asphalt concrete median island with a 150' left turn pocket south of the subdivision to provide for southbound to northbound u-turns. Dedicate sufficient right-of-way and construct additional paving. See **Exhibit "B"**.

14. APN 505-050-08S: Construct full improvements along Barstow.

Traffic Signal Mitigation Impact Fee:

This project shall pay its Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. The fee amount is $414.69 per single family unit, (fee rate as shown in the Master Fee Schedule).

1. Barstow Avenue: Install a signal pole with a 150-watt safety light and an oversize street sign to Public Works Standards at the southeast corner of Barstow and Garfield Avenues.
2. Grantland Avenue: Install a signal pole with a 150-watt safety light and an oversize street sign to Public Works Standards at the southwest corner of Grantland and Barstow Avenues.
3. The intersection of **Herndon and Parkway** shall be signalized to the City of Fresno Standards, complete with left turn phasing, actuation and signal pre-emption. This work is eligible for reimbursement and/or credit against Traffic Signal Mitigation Impact Fees.

UGM Requirements:

This Map is in UGM major street zone E-4; therefore pay all applicable UGM fees.

Garfield Avenue: Collector

1. Dedicate and construct (2) 17' center section travel lanes with 250' left tum lanes, at all major intersections **within the limits of this subdivision and continue north to Barstow.** An additional 6' of paving shall be required adjacent to the 250' left turn lanes. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.
2. Design and construct at the complete **Major Street Bridge (52)** at the intersection of Garfield and the Herndon No. 39 Canal (Barstow). The timing of the bridge construction shall occur **prior** to close out of this subdivision **or** at such time that the City Engineer deems necessary, whichever is earlier.

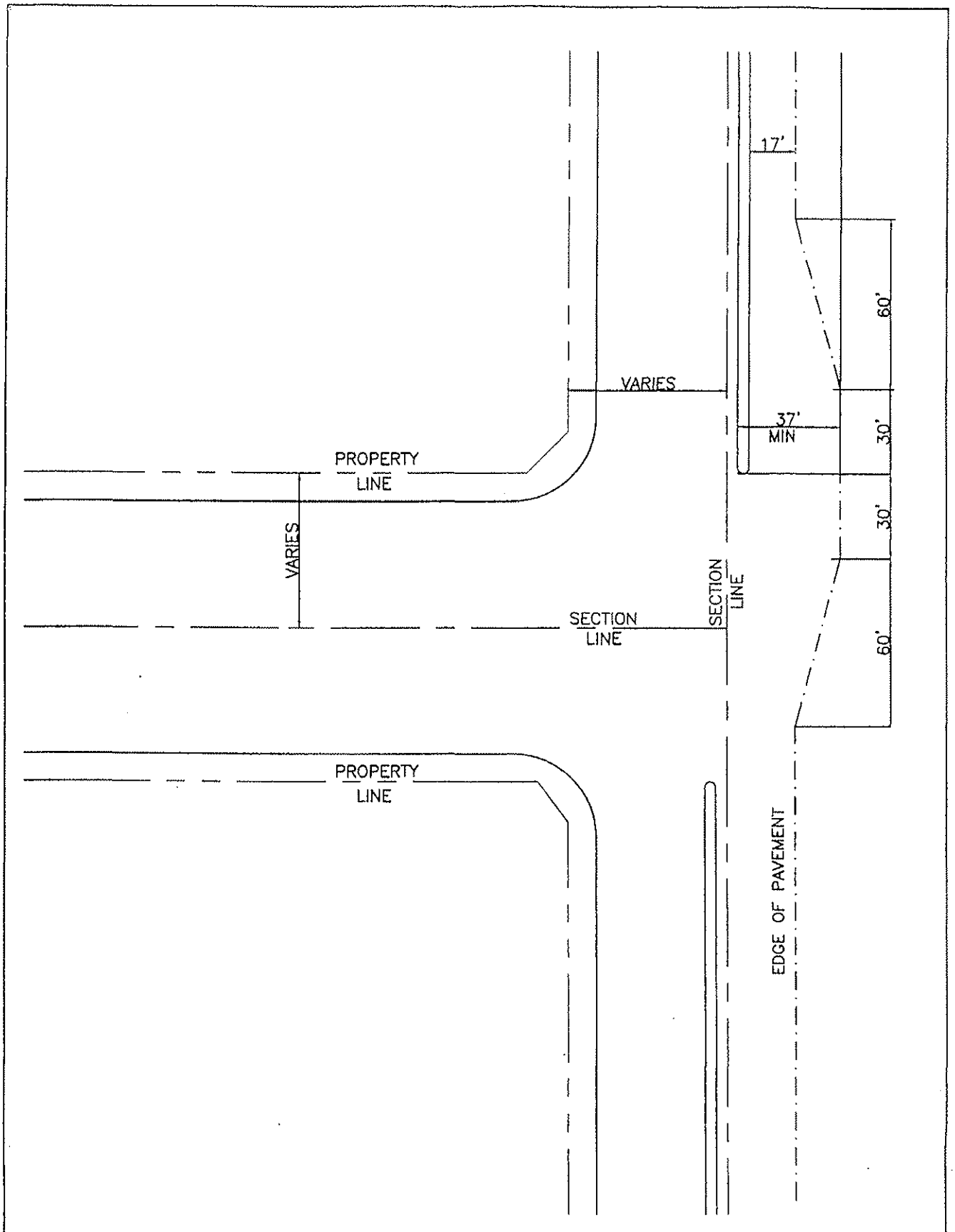
Barstow Avenue: Collector

1. Dedicate and construct (2) 17' center section travel lanes with 250' left turn lanes, at all major intersections **within the limits of this subdivision from Garfield to Grantland.** An additional 6' of paving shall be required adjacent to the 250' left turn lanes. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.

Grantland Avenue:Arterial

1. Dedicate and construct (2) 17' center section travel lanes and a raised concrete median island **within the limits of this subdivision and continue north to Barstow.** Construct a raised concrete median with 250' left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a 55 MPH design speed.

2. Dedicate and construct the two center 17-foot lanes separated by a 16' median. Construct a raised concrete median with a 250' left turn pocket for north bound traffic at Grantland and Barstow.
3. Dedicate sufficient right-of-way and construct additional paving for northbound to southbound U-turns at Grantland and Barstow. **See Exhibit "B"**.

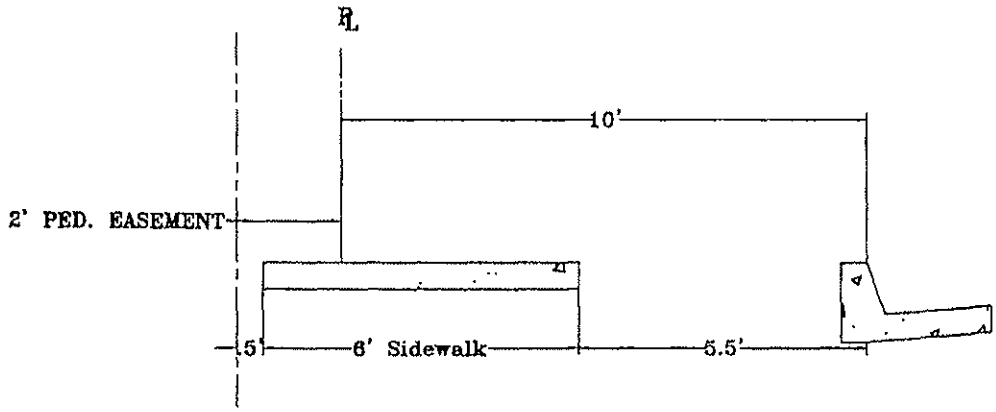


U-TURN MINIMUM CLEARANCE

REF. & REV.

EXHIBIT "B"

CITY OF FRESNO

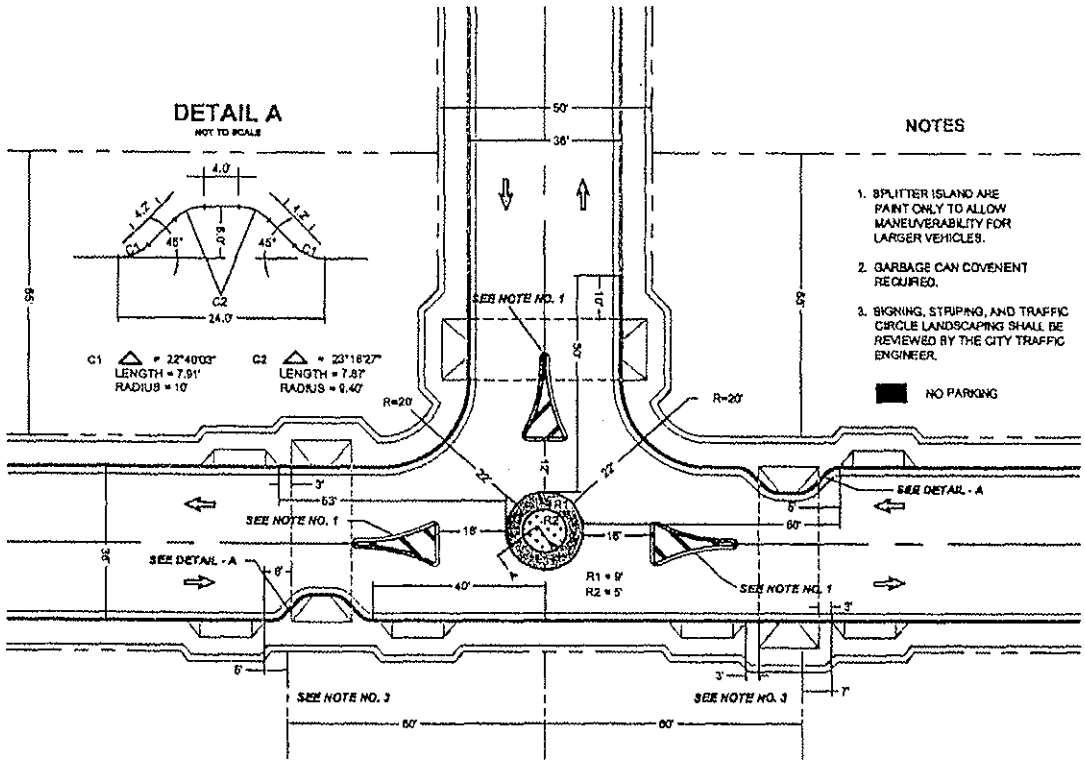


RESIDENTIAL SIDEWALK PATTERN ON MAJOR STREETS	REF. & REV. EXHIBIT "D"	CITY OF FRESNO

RESIDENTIAL TRAFFIC CIRCLE

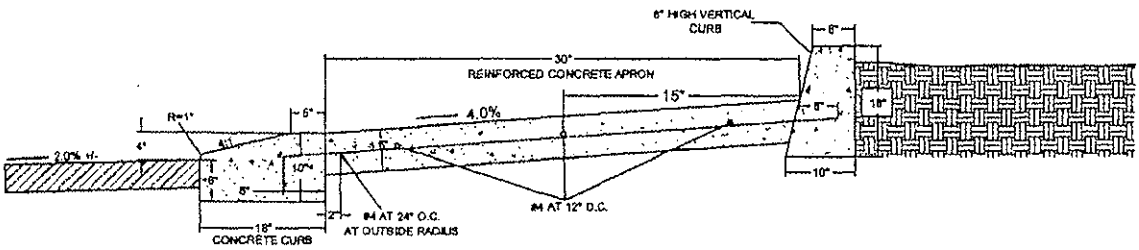
50' RIGHT OF WAY

SCALE: 1" = 40'



SECTION A-A

CURB DETAIL
NOT TO SCALE



TRAFFIC CIRCLE

REF. & REV

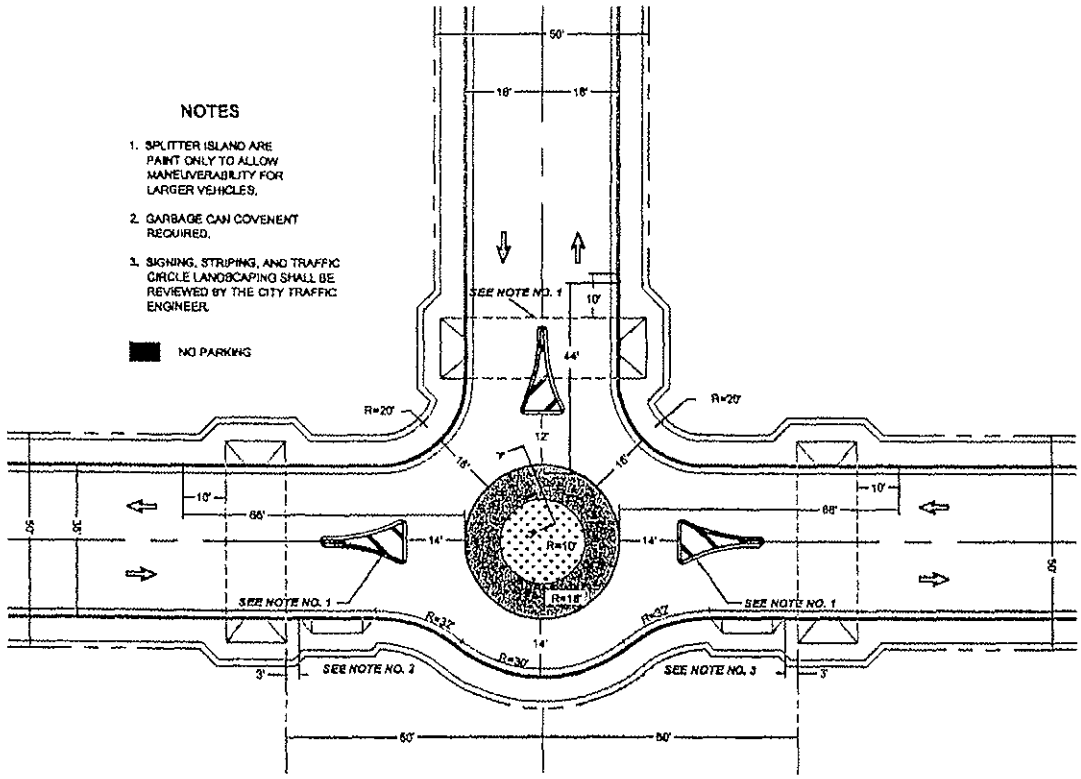
EXHIBIT "E"

CITY OF FRESNO

RESIDENTIAL TRAFFIC CIRCLE

50' RIGHT OF WAY

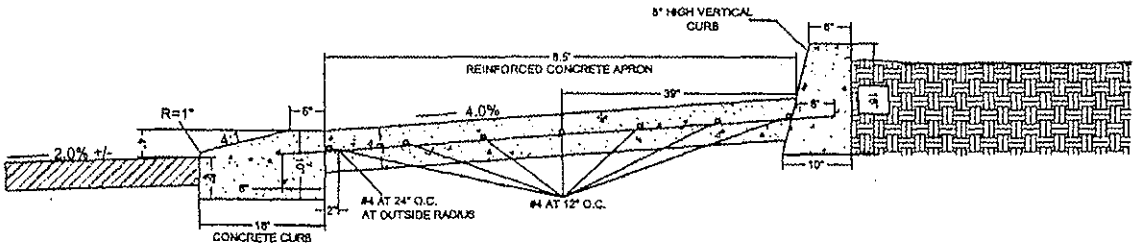
SCALE: 1" = 40'



SECTION A-A

CURB DETAIL

NOT TO SCALE



TRAFFIC CIRCLE	REF. & REV EXHIBIT "F"	CITY OF FRESNO

RESIDENTIAL TRAFFIC CIRCLE

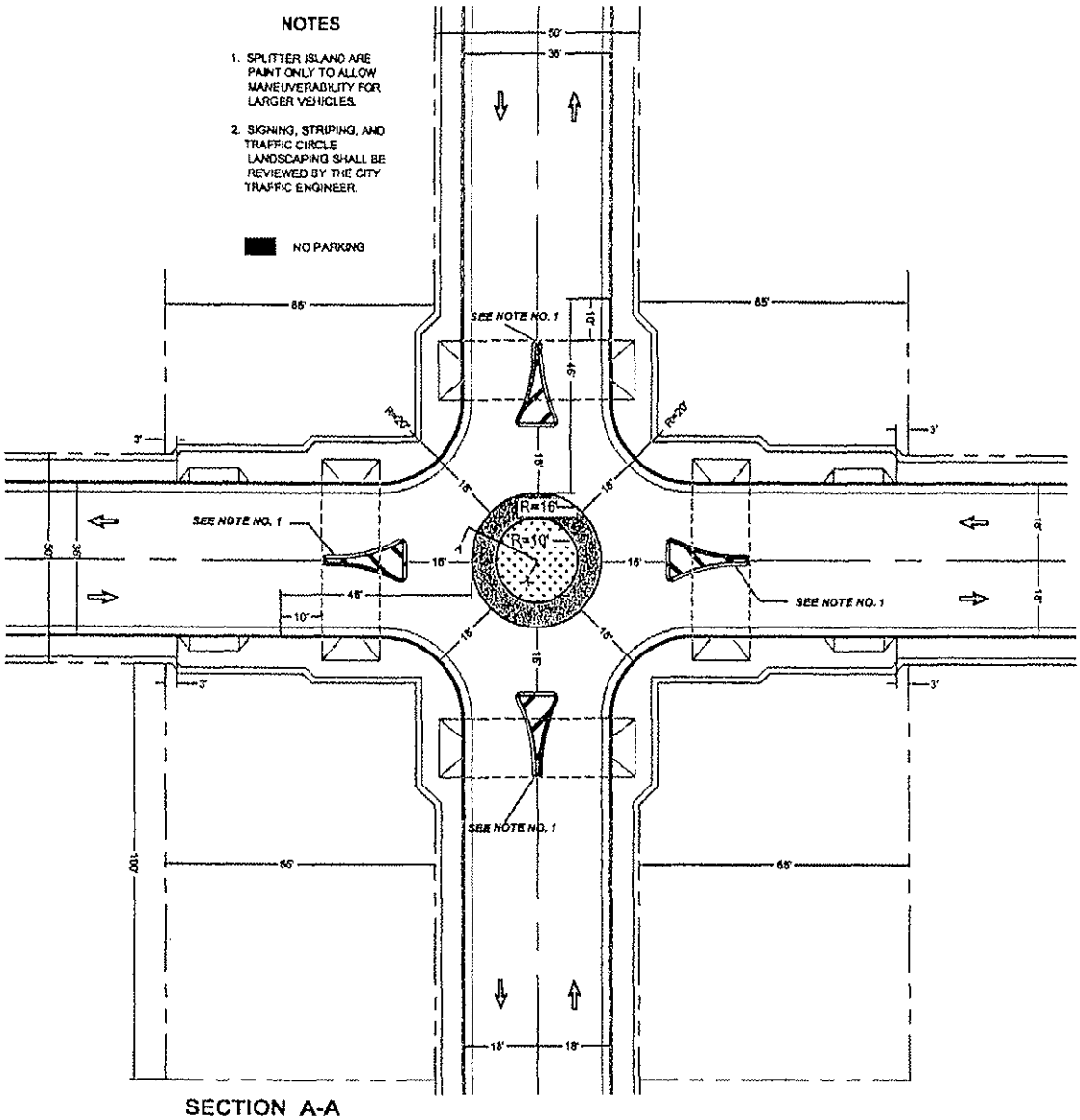
50' RIGHT OF WAY

SCALE: 1" = 40'

NOTES

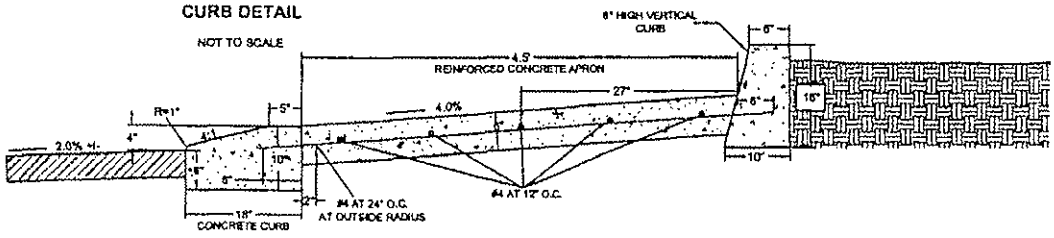
1. SPLITTER ISLAND ARE PAINT ONLY TO ALLOW MANEUVERABILITY FOR LARGER VEHICLES.
2. SIGNING, STRIPING, AND TRAFFIC CIRCLE LANDSCAPING SHALL BE REVIEWED BY THE CITY TRAFFIC ENGINEER.

NO PARKING



SECTION A-A
CURB DETAIL

NOT TO SCALE



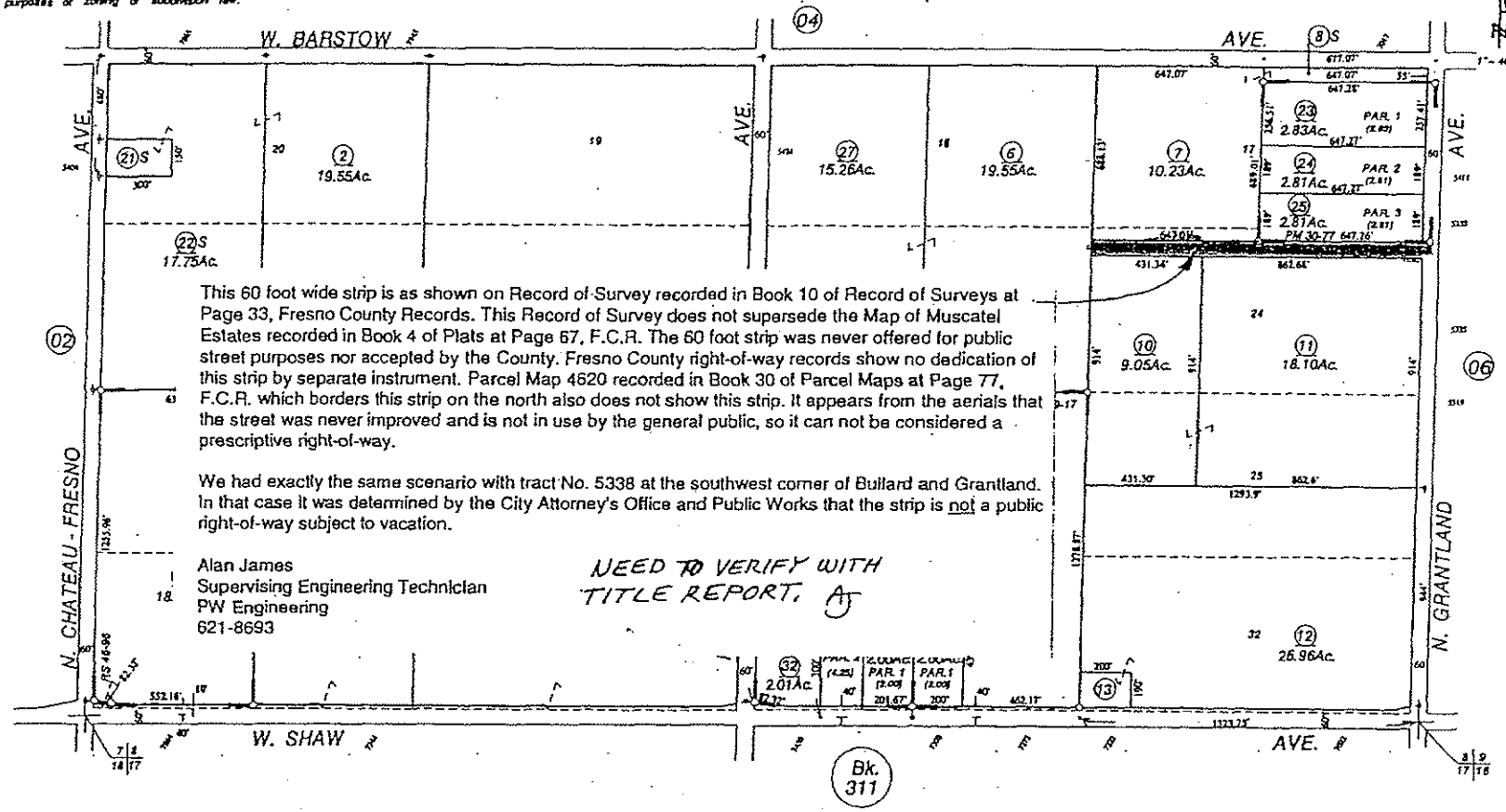
TRAFFIC CIRCLE	REF. & REV EXHIBIT "G"	CITY OF FRESNO

--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC.8, T.13S., R.19E., M.D.B.&M.

Tax Rate Area
62-008
62-028

505-05



This 60 foot wide strip is as shown on Record of Survey recorded in Book 10 of Record of Surveys at Page 33, Fresno County Records. This Record of Survey does not supersede the Map of Muscatel Estates recorded in Book 4 of Plats at Page 67, F.C.R. The 60 foot strip was never offered for public street purposes nor accepted by the County. Fresno County right-of-way records show no dedication of this strip by separate instrument. Parcel Map 4620 recorded in Book 30 of Parcel Maps at Page 77, F.C.R. which borders this strip on the north also does not show this strip. It appears from the aerials that the street was never improved and is not in use by the general public, so it can not be considered a prescriptive right-of-way.

We had exactly the same scenario with tract No. 5338 at the southwest corner of Bullard and Grantland. In that case it was determined by the City Attorney's Office and Public Works that the strip is not a public right-of-way subject to vacation.

Alan James
Supervising Engineering Technician
PW Engineering
621-8693

NEED TO VERIFY WITH TITLE REPORT. AJ

Agricultural Preserve
Muscatel Estate - Plat Bk.4, Pg.67
Parcel Map No.4620 - Bk.30, Pg.77
Parcel Map No.7294 - Bk.49, Pg.17
Parcel Map No.7604 - Bk.56, Pg.42
Record of Survey - Bk.46, Pg.96

08-06-2002

NOTE - Assessor's Block Numbers Shown In Ellipses.
Assessor's Parcel Numbers Shown In Circles.

Assessor's Map Bk.505 - Pg. 05
County of Fresno, Calif.

City of
FRESNO

Fire Department

450 M Street
Fresno, California 93721-3083
559-621-4000 FAX # 559-498-4261
www.fresno.gov

Randy R. Bruegman
Fire Chief

Date 6-28-06

TO Dave Braun, Planner III
Development Department, Planner

FROM: Mike Schmidt, Supervising Fire Prevention Inspector
Fire Prevention Bureau

SUBJECT: Tentative Tract No. 5600

The Fire Department has completed a review of the Vesting Tentative Tract Map 5600 which was submitted by Yamabe & Horn Engineering. The following requirements and conditions are to be placed on this vesting tentative tract map as a condition of approval by the Fire Department.

General Requirements:

This project is within 2 miles of temporary and permanent Fire Station No.18.

This project is subject to city wide fire service fees.

Provide residential hydrants and fire flows per Public Works standards with two sources of water.

Access is acceptable as shown.

Note: Phasing of tract will require re-review for access requirements.

Residential fire sprinklers:

- All houses require a minimum 1½" water service connection with minimum 1" water meter for fire sprinkler/domestic supply.
- All **model homes** shall be provided with approved fire sprinklers (13D) and with a minimum 1½" water service connection with minimum 1" water meter.
- All houses over 5,000 square feet shall be fully fire sprinklered (13R) and provided with a minimum 2" water service connection.

CENTRAL UNIFIED SCHOOL DISTRICT

OPERATIONAL SERVICES
4605 North Polk Avenue • Fresno California 93722
Phone: (559) 276-5211 • FAX: (559) 276-5515

Mike Berg, Chief Operational Officer

Jack McKee, Maintenance Supervisor
Lodgerio Jorge, Custodial Supervisor
LaVonda Johnson, Grounds Supervisor
Eddie Davidson, Work Control Manager
Diane Komoto, Transportation Manager
David Deel, Community/Facilities Planning Manager

August 17, 2006

City of Fresno
Development Department – Planning Division
2600 Fresno Street
Fresno, CA 93721

RECEIVED

AUG 21 2006

Planning Division
Development Department
CITY OF FRESNO

Attn: Dave Braun

Subject: TT 5600

Central Unified School District has the following conditions/comments for the above project(s):

Condition of approval:

1. School Developer Fees shall be paid on all new residential construction within the proposed subdivision, in accordance with a resolution adopted by the Central Unified School District, pursuant to Government Code section 65995 and Educational Code section 17620.

2. Install concrete sidewalks/curbs/gutters on both sides of the interior streets for the proposed project in a manner consistent with the existing subdivisions in the area and to City standards.

3. Install a permanent school bus pull-out located along Garfield Avenue adjacent to lots 174 & 175 *or* lots 5 & 6, per the attached design drawing. The District is willing to work with the Developer to determine the location of this permanent school bus pull out, prior to submittal of the final map.

4. Install a permanent school bus pull-out located along Grantland Avenue adjacent to lots 46 & 47, per the attached design drawing. The District is willing to work with the Developer to determine the location of this permanent school bus pull out, prior to submittal of the final map.

Comments:

The proposed project will add approximately 151 K–12 grade students to the District's average daily attendance.

Number of lots / units =	262
Grade Level:	# of Students Generated
K-6 grade students	94
7-8 grade students	25
9-12 grade students	32
TOTAL K-12 grade	**151**

The District will be able to accommodate these new students at the schools of attendance indicated below. To offset the cost to house these students, the District currently levies development fees of **$2.92** per square foot for residential development and **$0.42** per square foot for commercial / industrial development. As a point of information, development fees are subject to increase every two years by the State Allocation Board. Any new development on the property will be subject to the development fees in place at the time development fee certificates are obtained.

Sidewalks will be required along interior neighborhood streets and major exterior streets to provide the necessary identifiable boundary between students and traffic, and provide a safe place for students walking to and from existing school sites and bus stops.

Bus transportation will be provided to those students in accordance with District policies in effect at the time of enrollment. Currently, bus transportation is provided for:

- K-8th grade students residing at least *one mile or more* from their school of attendance;
- 9th-12th grade students residing at least *two miles or more* from their school of attendance.

The District is an advocate for safe walking routes. At this time, however, an identifiable safe walking route does not exist to one or more of the schools of attendance indicated below. The District will need to provide busing for these students and has concluded using interior subdivision streets are not adequate or safe for bus turning and/or navigation movements. Therefore, the District will require a permanent bus pull out, separated from traffic lanes by a concrete median strip. Attached is a design drawing that meets approval by the City Traffic Engineering Manager.

The following school of attendance information is provided:

Please note: The District has plans to construct a phased "educational center" on the NEC of Grantland and Ashlan Avenues. The Educational Center will be home to Harvest Elementary school, with an 800 student capacity (open Aug. 2007), a 1000 student Middle school (open Aug. 2008) and a 2500 student High school (open Aug

2010/11). In addition, the District has plans for a new Elementary School on Valentine Avenue south of Clinton Avenue. These proposed schools may affect the school of attendance for the proposed tract and/or the attendance boundary of the following schools:

- Elementary School Information:

  School Name: Herndon-Barstow Elementary
  Address: 6265 N. Grantland Ave.

- Middle School Information:

  School Name: Rio Vista Middle School
  Address: 6240 W. Palo Alto Ave.

- High School Information:

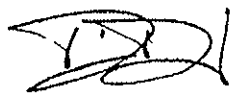
  (a) School Name: Central High School – East Campus
  Address: 3535 N. Cornelia Ave

  (b) Currently, Central High School - *West* Campus is a mandatory attendance 9th grade school with optional programs for grades 10th -12th.

The California Department of Education has current API scores - see: http://www.cde.ca.gov/ta/ac/ap/index.asp (however this site does not have current District enrollment data - see: http://www.ed-data.k12.ca.us/.)

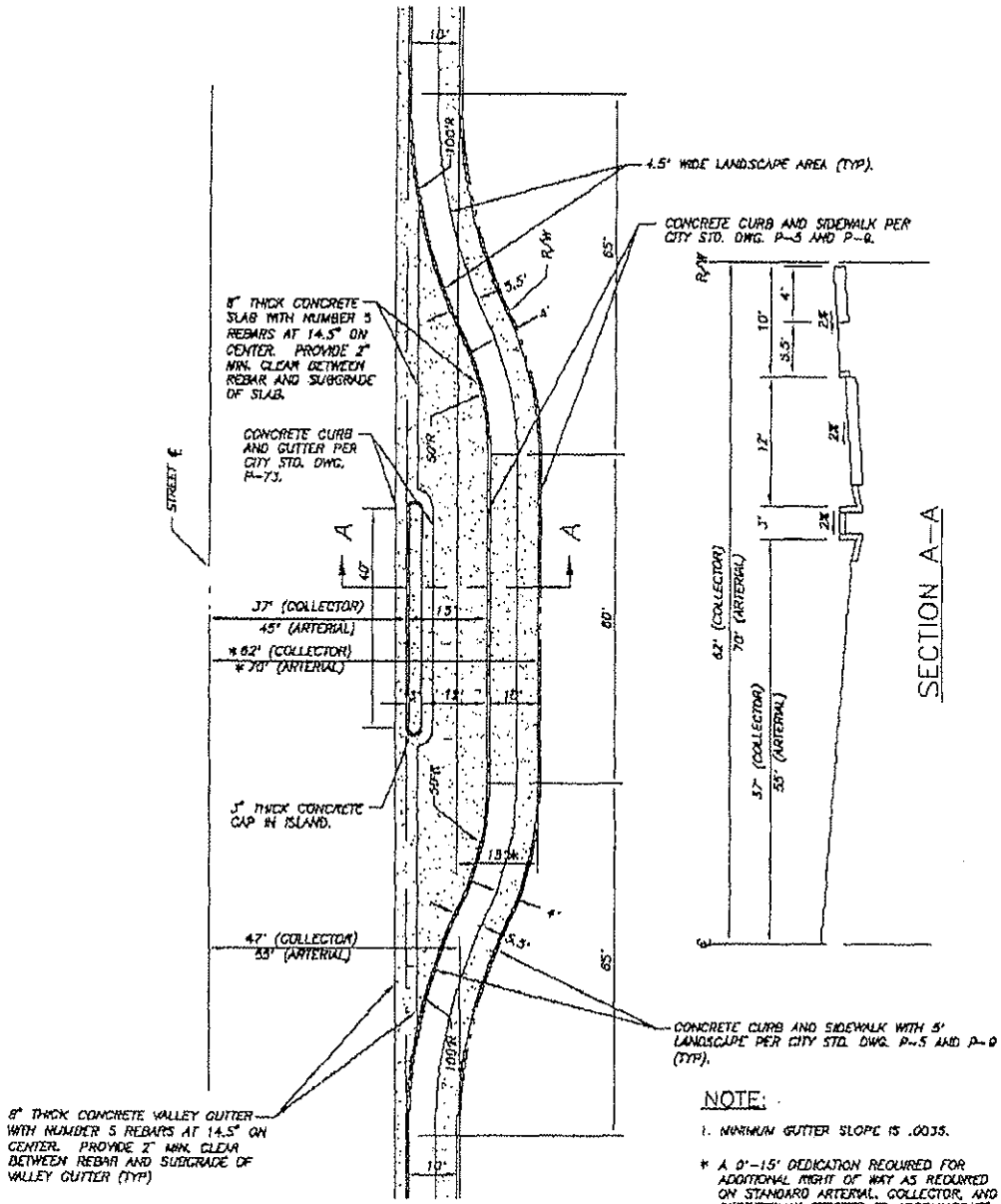
The District appreciates the opportunity to comment on above project. Should you have questions or need additional information, please contact me at 559-276-5203 or ddeel@centralusd.k12.ca.us.

Sincerely,



David Deel
Facilities Planning Manager

Attachment



NOTE:

1. MINIMUM GUTTER SLOPE IS .0035.

* A 0'-15' DEDICATION REQUIRED FOR ADDITIONAL RIGHT OF WAY AS REQUIRED ON STANDARD ARTERIAL, COLLECTOR, AND EXPRESSWAY STREETS TO ACCOMMODATE THIS BUS BAY.

SCHOOL BUS TURNOUT
FOR
COLLECTOR AND LOCAL STREET

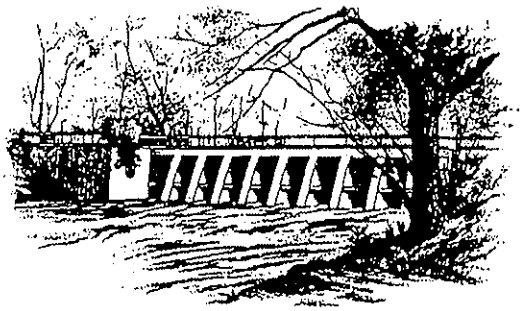
BLAIR, CHURCH & FLYNN
CONSULTING ENGINEERS

TEL. (559) 291-5507 FAX. (559) 291-2845

DR. BY:	DATE
P.G.	9-10-04

SCALE:	SHEET
NO SCALE	1 of 1

Drawing: P:\204-0366\Dwg-Site\Dwg\Turnout.dwg: Layout1
Plot by: paul Dec 13, 2005 - 9:27am



Your Most Valuable Resource - Water

OFFICES OF
FRESNO IRRIGATION DISTRICT
PHONE (559) 233-7161
FAX (559) 233-8227
2907 SOUTH MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2218

June 28, 2006

RECEIVED

JUN 30 2006

Planning Division
Development Department
CITY OF FRESNO

Mr. Dave Braun
City of Fresno
Development Department
Planning Division
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

RE: VTTM No. 5600 & R-06-01, APN: 505-050-06, 07, 08, 10, 23-27, S/W Barstow & Grantland Avenues – FID's Herndon No. 39 Canal, Herndon No. 39 Pipeline (Private) West Acres No. 531 Canal/Pipeline (Private)

Dear Mr. Braun:

FID's comments and requests are as follows:

1. FID's Herndon No. 39 canal traverses the subject property as shown on the enclosed map. FID's policy requires most open canals to be contained in a pipeline, but some canals are too large to feasibly pipe and will remain as an open canal. If this canal is to remain as an open channel, FID requires that, within the limits of the proposed project [and its remainder], the landowner/developer grant fee title for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22434(a) and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. Submit the proposed grant deed, with an exhibit stamped by a registered civil engineer or land surveyor, to FID for review prior to executing the conveyance.
2. FID requires the property to be deeded to FID be shown on the map with proper recording information, and that FID be made a party to signing all plans which affect its property and canal/pipeline facility and also be made party to signing the final map.
3. FID requires the applicant concrete line, encase in box culvert or other approved means to protect canal integrity, the Herndon no. 39 Canal across the proposed development in accordance with FID standards, and that the applicant enter into an agreement with FID for that purpose. The applicant will need to meet with FID to determine the canal alignment and required canal dimensions.

Agencies\City\TM5600 R-06-01

BOARD OF DIRECTORS President JACOB ANDRESEN, Vice-President JEFFERY G. BOSWELL
JEFF NEELY, EDDIE NIEDERFRANK, STEVEN G. BALLS, General Manager GARY SERRATO

4. FID requires the applicant submit a grading and drainage plan for FID approval which shows that the proposed development will not endanger the structural integrity of the canal, or result in drainage patterns that will adversely affect FID or the applicant.
5. The following are intended for trail projects adjacent to FID owned properties and easements for open canals:
   a) FID will not allow the trail easement to be in common use with FID owned property or easements.
   b) FID requires all trail improvements be placed outside of FID owned properties and easements.
   c) FID will not allow any portion of a tree canopy to encroach within its properties or easements.
   d) FID's canals will not accept any drainage from the trail or the canal bank.
   e) FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail and the adjacent development.
6. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. right-of-way width and alignment, fees, etc.
7. FID requires its right-of-way be graded to provide a smooth uniform drive surface and cleared of all encroachments including but not limited to; trees, bushes, brush, pipes, stand pipes, wells, miscellaneous debris, etc.
8. For informational purposes, a private canal/pipeline known as the West Acres No. 531 traverses the subject parcels as shown on the enclosed map. This is an active system and will need to remain in service.
9. For informational purposes, a private pipeline known as the Herndon No. 39 traverses the east side of APN: 505-050-08 as shown on the enclosed map. This is an active pipeline and will need to remain in service.

Thank you for submitting this for our review. Please feel free to contact me with any questions or concerns at 233-7161 extension 317 or bjohnson@fresnoirrigation.com.

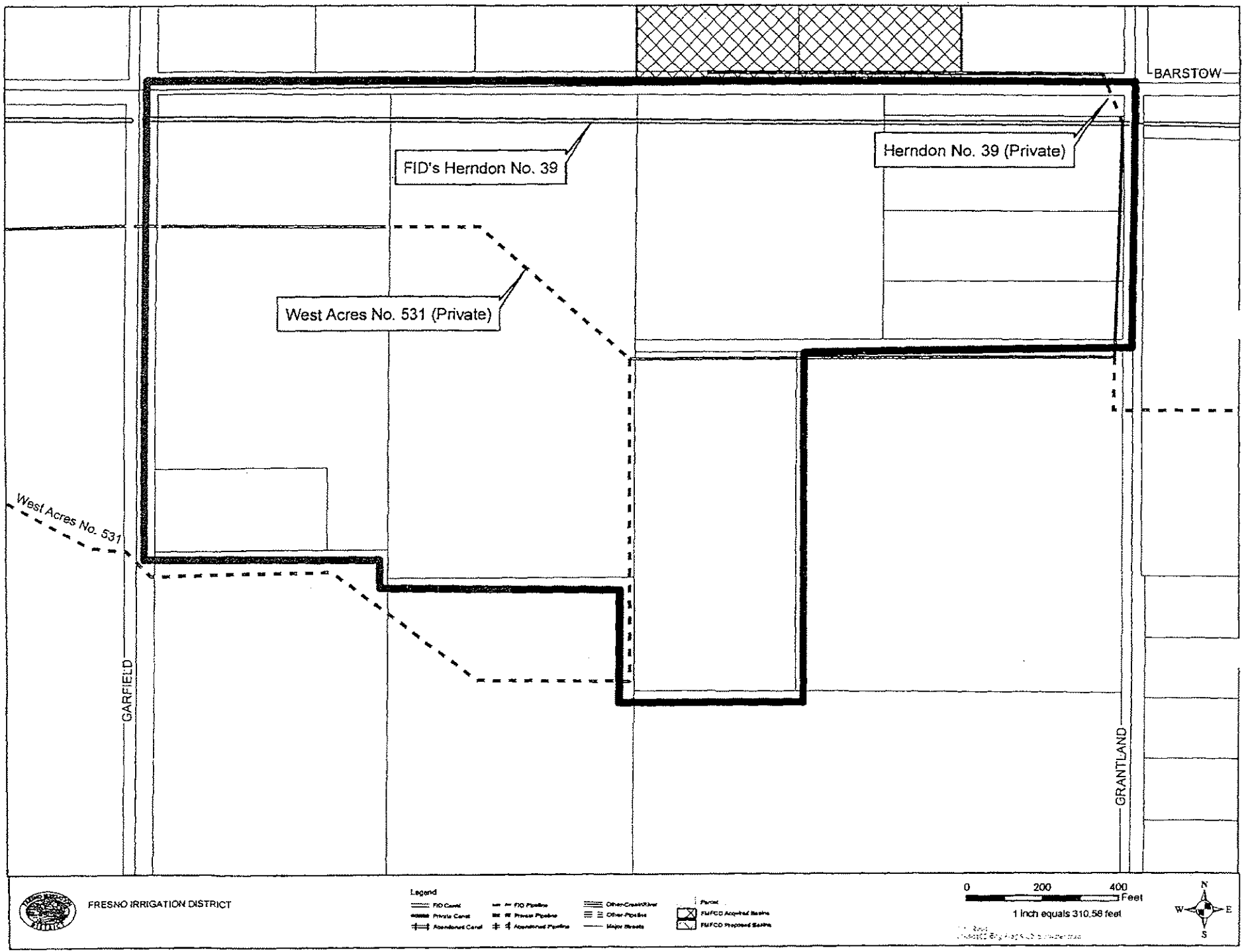
Sincerely,

Bret Johnson
Engineering Technician I

Enclosures

cc: Lennar Homes Inc.
Yamabe & Horn Engineering

Agencies\City\TM5600 R-06-01


BARSTOW
FID's Herndon No. 39
Herndon No. 39 (Private)
West Acres No. 531 (Private)
West Acres No. 531
GARFIELD
GRANTLAND
FRESNO IRRIGATION DISTRICT
Legend
0
200
400
Feet
1 inch equals 310.58 feet
N
W
E
S

Pacific Gas and Electric Company

Corporate Real Estate
South Valley Land Services

650 "O" Street, Bag 23
Fresno, CA 93760-0001

June 29, 2006

RECEIVED

JUL 03 2006

Planning Division
Development Department
CITY OF FRESNO

Development Department
Engineering Services Division
Land Division Section
2600 Fresno Street, Room 3043
Fresno, CA. 93721-3604
Attn: Dave Braun

Dear Dave Braun,

We have reviewed Tentative Tract Map No. 5600.

OUR FILE: Gas Transmission Line 118

Thank you for the opportunity to review the Tentative Tract Map No. 5600. Pacific Gas and Electric Company (PG&E) owns and operates a gas transmission line located within Grantland Avenue near the proposed project's boundaries. To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. To ensure compliance with these standards, project proponents should coordinate with PG&E early in the development of their project plans. Any proposed development plans should provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.

Some examples of activities that could have an impact upon our facilities include permanent/temporary changes in grade under our facilities; construction of structures within or adjacent to PG&E's easements; and planting of certain types of vegetation under our electric facilities.

Developers will be responsible for the costs associated with the relocation of existing PG&E facilities to accommodate their proposed development. Because facility relocation's require long lead times and are not always feasible, developers should be encouraged to consult with PG&E as early in their planning stages as possible.

Expansion of distribution and transmission lines and related facilities are a necessary consequence of growth and development. In addition to adding new distribution feeders, the range of electric system improvements needed to accommodate growth may include upgrading existing substation and transmission line equipment, expanding existing substations to their ultimate buildout capacity, and building new substations and interconnecting transmission lines. Comparable upgrades or additions needed to accommodate additional load on the gas system

could include facilities such as regulator stations, odorizer stations, valve lots, distribution and transmission lines.

PG&E remains committed to working with the City of Fresno to provide timely, reliable and cost effective gas and electric service. Please contact me at 263-5167 if you have any questions regarding our comments. We would also appreciate being copied on future correspondence regarding this development.

Sincerely,

Kyle Patten
Land Agent

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
P. O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-6666
FAX (559) 488-4088
TTY (559) 488-4066

RECEIVED
JUN 23 2006
Planning Division
Development Department
CITY OF FRESNO

Flex your power!
Be energy efficient!

June 22, 2006

2131-IGR/CEQA
6-FRE-99-29.5+/-
R-06-001 & T-5600
LENNAR FRESNO

Mr. David Braun
City of Fresno Development Department
2600 Fresno Street
Fresno, CA 93721

Dear Mr. Braun:

We have received a copy of the application proposing to rezone and create 262-lots for single-family residential uses. The development is to be located near the southwest corner of Grantland and Barstow Avenues in the City of Fresno. Caltrans has the following comments:

We responded to TPG Consulting, Inc. on May 15, 2006 regarding the scope of a Traffic Impact Study (TIS) for this project (copy of letter enclosed). We did not receive the TIS with the application. Please forward the traffic study to us at your earliest possible convenience.

If you have any questions, please call me at (559) 445-6666.

Sincerely,

Moses Stites

MOSES STITES
Office of Transportation Planning
District 6

Enclosure

C: Ms. Jill Gormley, TPG Consulting, Inc.
Mr. Scott Mozier, City of Fresno Public Works Department
Mr. Bryan Jones, City of Fresno Public Works Department
Ms. Barbara Goodwin, Executive Director, Council of Fresno County Governments

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
P. O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-6666
FAX (559) 488-4088
TTY (559) 488-4066

Flex your power!
Be energy efficient!

RECEIVED
JUL 13 2006
Planning Division
Development Department
CITY OF FRESNO

July 12, 2006

2131-IGR/CEQA
6-FRE-99-29.5+/-
R-06-001 & T-5600
LENNAR FRESNO

Mr. David Braun
City of Fresno Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Braun:

Caltrans has reviewed the rezone, tract map, and Traffic Impact Study (TIS) for the proposed 262-lot single-family residential subdivision to be located on the south side of West Barstow Avenue between North Garfield and North Grantland Avenues. We have the following comments:

Trips generated from this development would impact the State Route (SR) 99 interchanges at Shaw and Herndon Avenues. Per the Interim Agreement between the City of Fresno and Caltrans, we have used the "City Formula" to calculate the mitigation for this development.

SR 99 at Shaw Avenue
Northbound off-ramp to Shaw: (34 trips)($194/trip) = $6,596
Shaw Avenue Overcrossing: (64 trips)($443/trip) = $28,352
Southbound off-ramp to Shaw: (2 trips)($451/trip) = $902

SR 99 at Herndon Avenue
Southbound off-ramp: (3 trips)($160/trip) = $480

We therefore calculate a fair share of **$36,330** for this development to mitigate for cumulatively significant project-related impacts to the State Highway System.

The City should consider a transit alternative for this project. There is sufficient development in this general area to support transit, and early planning could make such an alternative feasible. Caltrans recommends that this project be routed to Fresno Area Express (FAX) staff for their review and comment. Please see Attachment Number 1 for other recommended transportation alternatives.

We request that this letter be made a part of the permanent record for this project and that a copy of our letter be included in any staff reports prepared for public hearing. This will provide the decision-making body and the general public with a complete and accurate environmental evaluation for the project.

If you have any questions, please call me at (559) 445-6666.

Sincerely,

MOSES STITES
Office of Transportation Planning
District 6

C: Ms. Jill Gormley, TPG Consulting, Inc.
Mr. Scott Mozier, City of Fresno Public Works Department
Mr. Bryan Jones, City of Fresno Public Works Department
Ms. Barbara Goodwin, Council of Fresno County Governments

060911

CITY OF FRESNO
NOTICE OF ENVIRONMENTAL FINDINGS AND PUBLIC HEARING

FINDING OF CONFORMITY UNDER MEIR NO. 10130:

NOTICE IS HEREBY GIVEN THAT pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act) the project described below has been determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan.

EA No. C-06-076: Gary McDonald has filed Conditional Use Permit No. C-06-076 to request the development of a private community with gated entry, private roads and street lights and also seeks to increase the maximum building heights of the single family homes to 40 feet. The project is located within Village D of the Copper River Ranch planned community, generally located on the north side of East Copper Avenue between North Friant Road and North Willow Avenue. Specifically, the project area covers the northeast and northwest corners of East Clubhouse Drive and North Killarney Drive and covers 13 acres. The proposed 32 single family lots for this project were previously approved through Vesting Tentative Tract Map No. 5205 and will be finalized as part of Final Map No. T-5274. In addition, the Copper River Ranch Project was evaluated through Program Environmental Impact Report No. 10126, which was certified by the City Council on June 3, 2003, with all appropriate mitigation measures being incorporated into this project. This application has been tentatively scheduled to be considered by the City of Fresno Planning Commission on October 16, 2006.

EA No. R-06-01/T-5600: Lennar Homes, Inc. has filed applications pertaining to approximately 64.3 acres of property located on the south side of West Barstow Avenue between North Grantland and North Garfield Avenues. The rezone application proposes to reclassify the subject site from the RR *(County)* zone district to the R-1/UGM *(Single Family Residential/Urban Growth Management)* zone district. Vesting Tentative Tract Map No. T-5600/UGM proposes to subdivide the project site into a 262-lot (plus six outlots) single family residential subdivision. The project also includes the detachment of the subject property from the North Central Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno. These applications have been tentatively scheduled to be considered by the City of Fresno Planning Commission on October 4, 2006.

EA No. R-06-27: Rezone Application No. R-06-27 has been filed by Corolina Morfin, which proposes to reclassify 0.41 acre of property located on the west side of North Eighth Street, between East Floradora and East McKinley Avenues from the R-A *(Single Family Residential-Agricultural)* zone district which requires a minimum lot size of 36,000 square feet to the R-1 *(Single Family Residential)* zone district which requires a minimum lot size of 6,000 square feet.

Pursuant to Section 21157.1 of CEQA, it may be determined that a subsequent project falls within the scope of a MEIR provided that the projects do not cause significant impacts on the environment that were not previously examined by the MEIR. Since the project does not change the land use indicated for the subject properties by the 2025 Fresno General Plan and will not generate significant effects not previously identified by the MEIR staff has determined that the subject application is within the scope of the MEIR and, as such, shall be subject to the appropriate mitigation measures contained therein as required by Section 15177 of the CEQA Guidelines. No additional specific mitigation measures will be required of the project.

ANY INTERESTED PERSON may comment on the environmental conformity findings to the Fresno City Planning Commission, Fresno City Hall, 2600 Fresno Street, Fresno, California 93721-3604. Comments must be in writing and must state (1) the appellant's name and address, (2) the appellant's interest in or relationship to the project, (3) the decision being

appealed, and (4) the specific reason(s) why such decision should not be upheld. Any comment must be submitted on or before October 4, 2006. These applications have been tentatively scheduled to be considered by the City of Fresno Planning Commission on October 4, 2006, unless otherwise noted. Your remarks are welcomed and will be considered in the final decision. Additional information on the proposed project, including copies of the environmental finding, may be obtained from the City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, or Mike Sanchez at (559) 621-8040 for EA No. C-06-076; David Braun at (559) 621-8038 for EA No. R-06-01/T-5600; or Nancy Morrison at (559) 621-8039 for EA No. R-06-27.

Do Not Publish Sign-Off and Identification Below This Line

9.11.06

Publication Date: September 14, 2006	Planning & Development Department City of Fresno

K:\Fresno BEE Noticing\Bee Notices 2006\Notice for PC on 10-04-06.doc

CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT / INITIAL STUDY

FINDING OF CONFORMITY / MEIR NO. 10130

RECEIVED

DATE RECEIVED FOR FILING:
2006 SEP 12 PM 3:44
CITY CLERK, FRESNO CA

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan

Initial study is on file in the Planning and Development Department, City Hall, 2600 Fresno Street, Fresno, California 93721 (559) 621-8277

Applicant:
Lennar Homes,Inc.
7485 North Palm Avenue, Suite 101
Fresno, CA 93711

Initial Study Prepared By:
David Braun, Planner III
September 11, 2006

Environmental Assessment Number:
Rezone Application No. R-06-01
Vesting Tentative Tract Map No. 5600/UGM

Project Location (including APN):
South side of West Barstow Avenue between North Garfield and North Grantland Avenues
(APN: 505-050-6,7,10,23,24,25, 27)

Project Description:
Rezone Application No. R-06-01 proposes to rezone approximately 64.3 (net) acres of property located on the south side of West Barstow Avenue between North Garfield and North Grantland Avenues from the R-R (*County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. Vesting Tentative Tract Map No. 5600/UGM proposes to subdivide the subject property into a 262 lot single family residential subdivision to be developed at a density of 4.1 dwelling units per acre. The property is within the jurisdictions of the West Area Community Plan and the 2025 Fresno General Plan. Both plans designate the property for medium low (2.19 to 4.98 units per acre) and medium density residential planned land uses (4.99 to 10.37 units per acre). The subject site is currently vacant and is predominantly surrounded by rural residential properties.

The project also includes the detachment of the subject property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency

Conformance to Master Environmental Impact Report (MEIR NO. 10130):
As previously indicated, the recently adopted 2025 Fresno General Plan designates the subject parcel for medium and medium low density residential planned land uses. The requested R-1/UGM zone district conforms to the medium and medium low density residential land use designations as indicated by the 2025 Fresno General Plan "Planned Land Use and Zone District Consistency Matrix" as well as the adopted West Area Community Plan. The approximately 20 acre portion of the project planned for medium low density residential land uses is consistent, pursuant to Section 12-403-B-2 of the Fresno Municipal Code.

The Planning and Development Department staff has prepared an initial study and environmental checklist and evaluated the requested rezoning in accordance with the land use and environmental policies and provisions of the 2025 Fresno General Plan and the related Master Environmental Impact Report (MEIR) No. 10130. The subject property is proposed to be developed with single-family residential uses at an intensity and scale that is permitted by the planned land use and proposed zoning designation for the site. Thus, the rezoning will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the existing and future development, per the requested rezoning, will adversely impact existing city service systems or the traffic circulation system that serves the subject parcels. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15178(a).

Per Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, per the 2025 Fresno General Plan land use designations, include impacts associated with the medium and medium low density residential land use designations specified for the subject parcel. Based on this initial study, the project does not change the land use indicated for the subject parcel and will not generate additional significant effects not previously identified by the MEIR and no new additional mitigation measures are required. Therefore, the project proposal is within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines.

Moreover, as lead agency for this project, the Planning and Development Department, per Section 15177 (d) of the CEQA Guidelines, has determined that all feasible mitigation measures from MEIR No. 10130 shall apply to the project proposal as noted in the **attached mitigation monitoring checklist**. Public notice has been provided regarding staff's finding in a manner prescribed by this section of the Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).

09.11.06

Gilbert J. Haro — Date
Planning Manager, City of Fresno

Attachments: Environmental Checklist for Environmental Assessment No. R-06-01/T-5600
Mitigation Monitoring Checklist (MEIR No. 10130) for Environmental Assessment No. R-06-01/T-5600

ENVI)NMENTAL ASSESSMENT (EA) C :CKLIST
POTENTIAL ENVIRONMENTAL EFFEC rS
EA No. R-06-01/T-5600

1.0 TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS
1 1.1 Geologic hazards, unstable soil conditions
1 1.2 Adverse change in topography or ground surface relief
1 1.3 Destruction of unique geologic or physical features
1 1.4 Increased water erosion

2.0 AIR QUALITY
1 2.1 Substantial indirect source of pollution
1 2.2 Direct on-site pollution generation
1 2.3 Generation of objectionable odors
1 2.4 Generation of dust except during construction
1 2.5 Adverse local climatic changes

3.0 WATER
1 3.1 Insufficient ground water available for long-term project use
1 3.2 Use of large quantities of ground water
1 3.3 Wasteful use of ground water
1 3.4 Pollution of surface or ground water supplies
1 3.5 Reduction in ground water recharge

4.0 PLANT LIFE
1 4.1 Reduction of the numbers of any unique, rare or endangered species
1 4.2 Reduction in acreage of agricultural crop
1 4.3 Premature or unnecessary conversion of prime agricultural land

5.0 ANIMAL LIFE
1 5.1 Reduction in the numbers of any rare, unique or endangered species
1 5.2 Deterioration or displacement of valuable wildlife habitat

1 **6.0 HUMAN HEALTH**

7.0 NOISE
1 7.1 Increases in existing noise levels
1 7.2 Exposure to high noise levels

8.0 LIGHT AND GLARE
1 8.1 Production of glare which will adversely affect residential areas
1 8.2 Exposure of residences to high levels of glare

9.0 LAND USE
1 9.1 Incompatibility with adopted plans and policies
1 9.2 Acceleration of growth rate
1 9.3 Induces unplanned growth
1 9.4 Adverse change in existing or planned area characteristics

10.0 TRANSPORTATION AND CIRCULATION
1 10.1 Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system
1 10.2 Cumulative increase in traffic on a major street for which capacity deficiencies are projected
1 10.3 Specific traffic hazard to motorists, bicyclists, pedestrians
1 10.4 Routing of non-residential traffic through residential area
1 10.5 Insufficient or poorly located parking
1 10.6 Substantial increase in rail and/or air traffic

11.0 URBAN SERVICES
1 11.1 Availability of fire protection
1 11.2 Lack of emergency vehicle access
1 11.3 Adequacy of design for crime prevention
1 11.4 Overcrowding of school facilities
1 11.5 Availability of water mains of adequate size
1 11.6 Availability of sewer lines of adequate capacity
1 11.7 Availability of storm water drainage facilities (on or off site)
1 11.8 Availability of adequate park and recreation areas
1 11.9 Unusually high solid waste generation

12.0 HAZARDS
1 12.1 Risk of explosion or release of hazardous substances
1 12.2 Site subject to flooding
1 12.3 Adverse change in course of flow of flood waters
1 12.4 Potential hazards from aircraft accidents
1 12.5 Potential hazards from landfill and/or toxic waste sites

13.0 AESTHETICS
1 13.1 Obstruction to public or scenic vista or view
1 13.2 Creation of aesthetically offensive conditions
1 13.3 Removal of street trees or other valuable vegetation
1 13.4 Architectural incompatibility with surrounding area

14.0 HISTORICAL / ARCHAEOLOGICAL
1 14.1 Removal of historic building, disruption of archaeological site
1 14.2 Construction or activity incompatible with adjacent historic site

15.0 ENERGY
1 15.1 Use of substantial amounts of energy or fuel
1 15.2 Substantial increase in demand upon existing sources of energy
1 15.3 Wasteful use of energy

EXPLANATION OF RATINGS

"0" **Insufficient Information**
Insufficient information is available to determine the potential environmental effects which may result from the proposed project in this category.

"1" **No Significant Environmental Effect**
The proposed project will not have an adverse environmental effect in this category, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the particular project under consideration.

"2" **Moderate Environmental Effect**
The proposed project will have an adverse environmental effect in this category, which is of sufficient magnitude to be of specific concern. However, this effect is not substantial enough in itself to require the preparation of an Environmental Impact Report, and is mitigable through project changes and conditions.

"3" **Significant Adverse Environmental Effect**
The environmental effect identified in this category substantiates in itself or contributes towards a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN

Project/EA No. R-06-01/T-5600 (Lennar Homes)

Date: September 11, 2006

Mitigation Monitoring Checklist

Following is the mitigation monitoring checklist from MEIR No. 10130 as applied to the above noted Project Environmental Assessment as required by City Council Resolution No. 2002-378 and Exhibit "E", thereof, adopted on November 19, 2002, certifying the MEIR for the 2025 Fresno General Plan Update.

NOTE: Letters B-Q in mitigation measures refer tot eh respective section of Chapter V of MEIR No. 10130

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
B-1. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an Average Daily Traffic (ADT) level of service (LOS) D or better in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.						X
B-2. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS E in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.						X
B-3. Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.						X

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Project/EA No. R-06-01/T-5600 (Lennar Homes) Date: September 11, 2006

Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
B-4. For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors: a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services. b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.						X
B-5. Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.						X
B-6. New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.	Prior to approval or prior to funding of major street project.	Public Works Dept./ Transportation Planning/Planning and Development Dept.						X
B-7. Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.	Ongoing	Public Works Dept./ Transportation Planning/Planning and Development Dept.			X			

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MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN

Project/EA No. R-06-01/T-5600 (Lennar Homes) Date: September 11, 2006

Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
C-1. In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs. a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals. b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements. c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations. d. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.	Ongoing	Planning and Development Department						X
C-2. The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as: a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions. b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit. c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible. d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.	Ongoing	Fresno Area Express						X
C-3. The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.	Ongoing	Various city departments	X					
D-1. The City shall monitor impacts of land use changes and development project proposals on metropolitan water supply facilities and the groundwater aquifer.	Ongoing	Dept of Public Utilities and Planning and Development Dept	X					

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Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Department of Public Utilities and Planning and Development Department			X		X	
D-3. The City shall implement the Fresno Metropolitan Water Resources Management Plan and update this plan as necessary to ensure the cost-effectiveness use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities					X	
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban storm water pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department			X		X	
D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods.	Ongoing	Planning and Development Department						X
D-6. The city shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Construction in this area from being damaged by the intensity of flooding in the riverbottom; and, b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and, c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Planning and Development Department						X
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Planning and Development Department						X
D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management of all sources of water available to the planning area which is periodically updated to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development.	Ongoing	Department of Public Utilities					X	
D-9. If the City is unable to renew its 60,000-acre foot USBR water supply contract due to the city's Charter meter prohibition, replacement water supplies and/or conservation measures of equal benefit shall be secured.	Ongoing	Department of Public Utilities					X	
D-10. The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities					X	

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Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
E-1. The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.	Ongoing	Planning and Development Department					X	
E-2. To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.	Ongoing	Planning and Development Department					X	
E-3. The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	Ongoing	Planning and Development Department						X
E-4. Development of agricultural land, or fallow land adjacent to land designated for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered: a. Including a buffer zone of sufficient width between proposed residences and the agricultural use. b. Restricting the intensity of residential uses adjacent to agricultural lands. c. Informing residents about possible exposure to agricultural chemicals. d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences. e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.	Ongoing	Planning and Development Department						X
F-1. The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.	Ongoing	Dept. of Public Utilities and Planning and Development Department						X
F-2. The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.	Ongoing	Dept. of Public Utilities					X	
F-2-a. The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.	Ongoing	Dept. of Public Utilities					X	X

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Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
F-3. The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Dept. of Public Utilities	X				X	
F-4. The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.	Ongoing/prior to approval of land use entitlement application	Dept. of Public Utilities and Planning and Development Department	X					
F-5. The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Dept. of Public Utilities	X					
G-1. Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.						X
H-1. Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.	Ongoing/prior to construction	Parks and Recreation Dept./Planning and Development Dept.						X
I-1. Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X
I-2. Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall including siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X

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I-3. Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net less of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-4. Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-5. Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
I-6. All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.	Ongoing/prior to approval of land use entitlement application and during construction	Planning and Development Dept.						X
J-1. If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures: a. Amending construction plans to avoid the resources. b. Setting aside sites containing these resources by deeding them into permanent conservation easements. c. Capping or covering these resources with a protective layer of soil before building on the sites. d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them. e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X

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J-2. An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologists' recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	Ongoing/prior to submittal of land use entitlement application	Planning and Development Dept.						X
J-3. If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Planning and Development Dept./ Historic Preservation Commission staff						X
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff						X
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.						X
K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. • **Site Planning.** See Chapter V for more details. • **Barriers.** See Chapter V for more details. • **Building Designs.** See Chapter V for more details.	Ongoing/upon submittal of land use entitlement application	Planning and Development Dept.						X
K-3. The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.	Ongoing/prior to building permit issuance	Planning and Development Dept.						X
L-1. Any construction that occurs as a result of a project shall conform with current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.	Ongoing	Planning and Development Dept.						X

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N-1. The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.	Ongoing	Planning and Development Dept.						X
Q-1. The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.	Ongoing	Planning and Development Dept.						X

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