



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII.A.
COMMISSION MEETING 03/04/15

March 4, 2015

FROM: MIKE SANCHEZ, Assistant Director
Development & Resource Management Dept.

Approved By
[Signature]
Department Director

THROUGH: BONIQUE EMERSON, Planning Manager
Development Services Division

BY: NATHAN BOUVET, Planner III
Development Services Division

SUBJECT: CONSIDER VESTING TENTATIVE TRACT MAP APPLICATION NO. VTTM-6067 FILED BY GARY GIANNETTA, OF GARY G. GIANNETTA CIVIL ENGINEERING AND LAND SURVEYING, PERTAINING TO 22.68 (NET) ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF NORTH LOCAN AVENUE BETWEEN EAST SHIELDS AVENUE AND THE EAST DAKOTA AVENUE ALIGNMENT.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. APPROVE Vesting Tentative Tract Map No. 6067 requesting to subdivide the property into 101-lot conventional single family subdivision subject to the mandatory findings and Conditions of Approval included within the Staff Report to the Planning Commission dated March 4, 2015.

EXECUTIVE SUMMARY

Gary Giannetta, of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, property owner, has filed Vesting Tentative Tract Map No. 6067 pertaining to approximately 22.68 net acres (23.31 gross acres) of property located on the east side of North Locan Avenue between East Shields Avenue and the East Dakota Avenue Alignment.

Vesting Tentative Tract Map No. T-6067 proposes to subdivide the subject property for the purposes of facilitating a conventional 101-lot single family residential subdivision at an overall density of approximately 4.33 dwelling units per acre. Two Outlots are also proposed to be dedicated. Outlot A is to be dedicated for open space, landscape, and public utility purposes while Outlot B is to be dedicated to the property owner of APN 310-270-09.

The subject property is currently pre-zoned under the R-1/cz (*Single Family Residential / conditions of zoning*) zone district classification. The subject property is located within the boundaries of the 2025 Fresno General Plan and is located in the Roosevelt Community Plan, which designates the subject property for Medium-Low Density Residential planned land uses. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the existing R-1 (*Single Family Residential*) zone district, and the proposed density of approximately 4.33 dwelling units per acre, may be found to be consistent with the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use



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Vesting Tentative Tract Map No. T-6067 proposes to subdivide the subject property for the purposes of facilitating a conventional 101-lot single family residential subdivision at an overall density of approximately 4.33 dwelling units per acre. Two Outlots are also proposed to be dedicated. Outlot A is to be dedicated for open space, landscape, and public utility purposes while Outlot B is to be dedicated to the property owner of APN 310-270-09.

The subject property is currently pre-zoned under the R-1/cz (*Single Family Residential / conditions of zoning*) zone district classification. The subject property is located within the boundaries of the 2025 Fresno General Plan and is located in the Roosevelt Community Plan, which designates the subject property for Medium-Low Density Residential planned land uses. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the existing R-1 (*Single Family Residential*) zone district, and the proposed density of approximately 4.33 dwelling units per acre, may be found to be consistent with the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use

designation. The proposed project also involves an annexation into the City of Fresno, subject to the Standards of Annexation.

The proposed subdivision and development of the subject property in accordance with Vesting Tentative Tract Map No. 6067 would bring the subject property into conformance with the 2025 Fresno General Plan and Roosevelt Community Plan.

PROJECT INFORMATION

- PROJECT** Vesting Tentative Tract Map No. 6067 proposes to subdivide the approximately 22.68 net acres (23.31 gross acres) subject property for the purposes of facilitating a conventional 101-lot single family residential subdivision; and, the designation of Outlot A and B.
- APPLICANT** Gary Giannetta, of Gary G. Giannetta Civil Engineering, on behalf of,
John Bonadelle, BNCOPP LP, property owner.
- LOCATION** East side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment
(Council District 4, Councilmember Caprioglio)
- SITE SIZE** Approximately 22.68 net acres (23.31 gross acres).
- PLANNED LAND USE** Existing - Medium- Low Density Residential (2.19-6.00 du/acre)
- ZONING** Existing
- R-1/cz (*Single Family Residential District / conditions of zoning*)
- PLAN DESIGNATION AND CONSISTENCY** Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the FMC, the existing R-1/cz zone district classification for the subject property and the proposed density of approximately 4.33 du/acre may be found consistent with the existing Medium-Low Density Residential (2.19-6.00 du/acre) planned land use designation for the subject property.
- ENVIRONMENTAL FINDING** A Notice of Intent to adopt a Mitigated Negative Declaration was filed with the Fresno County Clerk's office on October 17, 2014. The Planning Commission recommended approval (to the City Council) on October 15, 2014, and the City Council approved the environmental finding of Environmental Assessment No. A-13-009/R-13-016/TM-6067, a finding of a Mitigated Negative Declaration on November 20, 2014.

STAFF Recommend Approval (by the Planning Commission) of: (1)
 RECOMMENDATION Vesting Tentative Tract Map No. 6067.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Agricultural (County)	AE-20 <i>Exclusive Twenty-Acre Agricultural, Fresno County</i>	Single Family Residential
South	Agricultural (County)	AE-20 <i>Exclusive Twenty-Acre Agricultural, Fresno County</i>	Single Family Residential/Vacant
East	Agricultural (County)	R-R <i>Rural Residential, Fresno County</i>	Single Family Residential (Tentative Tract 4249)
West	Residential Medium Density	R-1/R-2 <i>Single Family Residential / Low Density Multiple Family Residential</i>	Single Family Residential (Tentative Tract 5935 and 5312)

ENVIRONMENTAL FINDING

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Amendment Application No. A-13-009; Rezone Application No. R-13-016; and Environmental Assessment No. A-13-009/R-13-016/T-6067 was approved on November 20, 2014. The City Council determined that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project were made by or agreed to by the project proponent. It was further determined that mitigation measures have been incorporated as project specific mitigation measures to assure that the project would not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects. Therefore, it was determined based upon the evidence in the record that the project would not have a significant impact on the environment and that the filing of a mitigated negative declaration was appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

Based upon the environmental assessment and the list of identified project specific mitigation measures, staff determined that there is no evidence in the record that the project may have a significant effect on the environment and prepared a mitigated negative declaration for this

project, which was approved on November 20, 2014. A public notice of the attached mitigated negative declaration finding for Environmental Assessment Application No. A-13-009/R-13-016/TM-6067 was published on September 25, 2014. Due to a technical error (i.e., SEDA vs. SEGA being referenced), the Environmental Assessment was re-published in the Fresno Bee and re-filed on October 17, 2014. Subsequently, the public review/comment period was extended at that time to November 10, 2014 with no comments received.

The subject property has been proposed to be developed at an intensity and scale that is permitted by the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use designation and existing R-1/cz (*Single Family Residential / conditions of zoning*) zone district classification for the subject site. Thus, the subdivision and development of the subject property in accordance with Vesting Tentative Tract Map No. 6067 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 future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments.

Therefore, the following findings can be made: (1) There is not a reasonable possibility that the proposed project will have a project-specific, significant effect on the environment due to unusual circumstances; (2) No substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted; and, (3) No new information has become available regarding the circumstances under which the project is being undertaken that is related to the project, that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted.

Cumulative impacts of successive projects in the vicinity over time are not significant and no activity will occur as a result of the proposed project, where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. There are no known existing hazardous material conditions related to the site and the subject property is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Finally, the project has no potential to cause a substantial adverse change in the significance of a historical resource.

A Mitigated Negative Declaration was prepared and approved by the City Council on November 20, 2014.

BACKGROUND / ANALYSIS

Gary Giannetta, of Gary G. Giannetta, on behalf of John Bonadelle BNCOPP, L.P., property owner, has filed Vesting Tentative Tract Map No. 6067 pertaining to approximately 22.68 net acres (23.31 gross acres) of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment.

Vesting Tentative Tract Map No. T-6067 proposes to subdivide the subject property for the purposes of facilitating a conventional 101-lot single family residential development at an overall density of approximately 4.33 dwelling units per acre. Two Outlots are also proposed to be dedicated. Outlot A is to be dedicated for open space, landscape, and public utility purposes while Outlot B is to be dedicated to the property owner of APN 310-270-09.

The subject property is currently pre-zoned under the R-1/cz (*Single Family Residential / conditions of zoning*) zone district classification. The subject property is located within the boundaries of the 2025 Fresno General Plan and Roosevelt Community Plan, which designate the subject property for Medium-Low Density Residential planned land uses. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the existing R-1/cz (*Single Family Residential*) zone district, and the proposed density of approximately 4.33 dwelling units per acre, may be found to be consistent with the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use designation.

The subject property is bounded on the north by single family residences at rural densities. Similarly, property to the south of the subject property has been developed with single family residences at rural densities. Property to the east of the subject property has also been developed with single family residences at rural densities as part of Final Tract Map No. 4249 (recorded in 1993). Properties directly to the west of the subject property and across North Locan Avenue have been developed with single family residences as part of Final Tract Map No. 5312 (recorded in 2007); and, property to the northwest across North Locan Avenue has been developed with single family residential uses as part of Final Tract Map No. 5935 (recorded in 2008). The proposed project also involves an annexation into the City of Fresno, subject to the Standards of Annexation (see attached).

Streets and Access Points

The subject property is located on the east side of North Locan Avenue between East Shields Avenue to the south and the East Dakota Avenue Alignment to the north. The adjacent segment of North Locan Avenue is designated as a major street (72' collector).

The project is a conventional single family residential development proposing dedications for major (North Locan Avenue) and interior local street purposes. The project will be required to construct all frontage improvements to City Standards.

This subdivision proposes two major street access points from North Locan Avenue. The interior public streets have been proposed to be dedicated in accordance with the Department of Public Works' standard 50-foot right-of-way residential street geometric standard with the exception of East Robinson Avenue – 56-foot right-of-way), which utilizes a 36-foot wide street section with curb, gutter and sidewalk on both sides of street.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the Department of Public Works, Traffic Engineering Division has assessed that the proposed 101-lot single family residential development is projected to generate 76 vehicle trips during the morning (7 to 9 a.m.) peak hour travel period and 101 vehicle trips during the evening (4 to 6 p.m.) peak hour travel period.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the vesting tentative tract map application and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated January 15, 2015. These requirements generally include: (1) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, and sidewalks, permanent pavement, and underground street lighting systems; and, (2) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and Regional Transportation Mitigation (RTMF) Fee).

The area street plans are the product of careful planning that projects traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area. These streets will provide adequate access to, and recognize the traffic generating characteristics of, individual properties and, at the same time, afford the community an adequate and efficient circulation system.

Public Services

The Department of Public Utilities has determined that adequate sanitary sewer and water services are available to serve the project subject to the extension of public sewer mains into the tract and the construction of public sewer facilities; and, the construction and installation of public water facilities and infrastructure in accordance with Department of Public Works standards, specifications and policies. The proposed subdivision is required to provide two independent sources of water, meeting Federal and State Drinking Water Act Standards and any on-site wells are required to be abandoned in compliance with the State of California Well, California Department of Water Quality and City of Fresno Standards.

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

The City of Fresno Fire Department has conditioned the proposed project with requirements for installation of fire hydrants and the provision of adequate fire flows per Public Works Standards, with two sources water.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that the project site is not within a drainage area; however, the canal serves as the break line for the drainage area. Two temporary ponding basins shall be proposed and the tract map revised accordingly prior to approval of the final map. District Fees are also due for the subject property. Amendments or modifications to the FMFCD requirements will be required to be approved by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code, prior to approval of the final map.

Tentative Tract Map Findings

The Subdivision Map Act (California Government Code Section 66400 et. seq.) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the General Plan and any applicable specific plan (Finding No. 1 below).

State law further provides that the proposed subdivision map be denied if any one of the Finding Nos. 2 - 5 below is made in the negative. In addition, State law requires that a subdivision be found to provide for future passive and natural heating or cooling opportunities in the subdivision development (Finding No. 6 below).

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's 2025 Fresno General Plan and Roosevelt Community Plan. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Chapter 12, Article 10 (Subdivision Ordinance) of the FMC, the subdivision design meets the zoning ordinance criteria for development in the Medium-Low Density Residential planned land use and R-1/cz (*Single Family Residential / conditions of zoning*) zone district designation.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval prepared will ensure adequate access and drainage on and off the site; and, that development shall occur in accordance with adopted standards, goals, objectives, and policies for development in the City of Fresno.
3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because all agricultural uses on the subject property have been discontinued and the site is located within an area, which has been substantially graded and prepped for development with urban uses. The subject property remains fallow without trees, vegetation, or irrigation to sustain and attract wildlife; or, provide a suitable habitat to species other than vermin.
4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems because the conditions of approval have shown and will ensure that the subdivision conforms to city health and safety standards, specifications, and policies.
5. The proposed subdivision design will not conflict with public easements within or through the site, because the project design and conditions of approval will assure noninterference with any existing or proposed easements on the subject property.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots, which will permit alignment of structures in an east-west direction for southern exposure. Furthermore, the design of the subdivision to provide for future

passive and natural cooling opportunities will not result in reducing allowable densities or the percentages of lots, which may be occupied by building and/or structures.

The subdivision map, subject to the recommended conditions of approval, complies with the design and property development standards of the Zoning Ordinance and local Subdivision Ordinance. Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that these findings can be made.

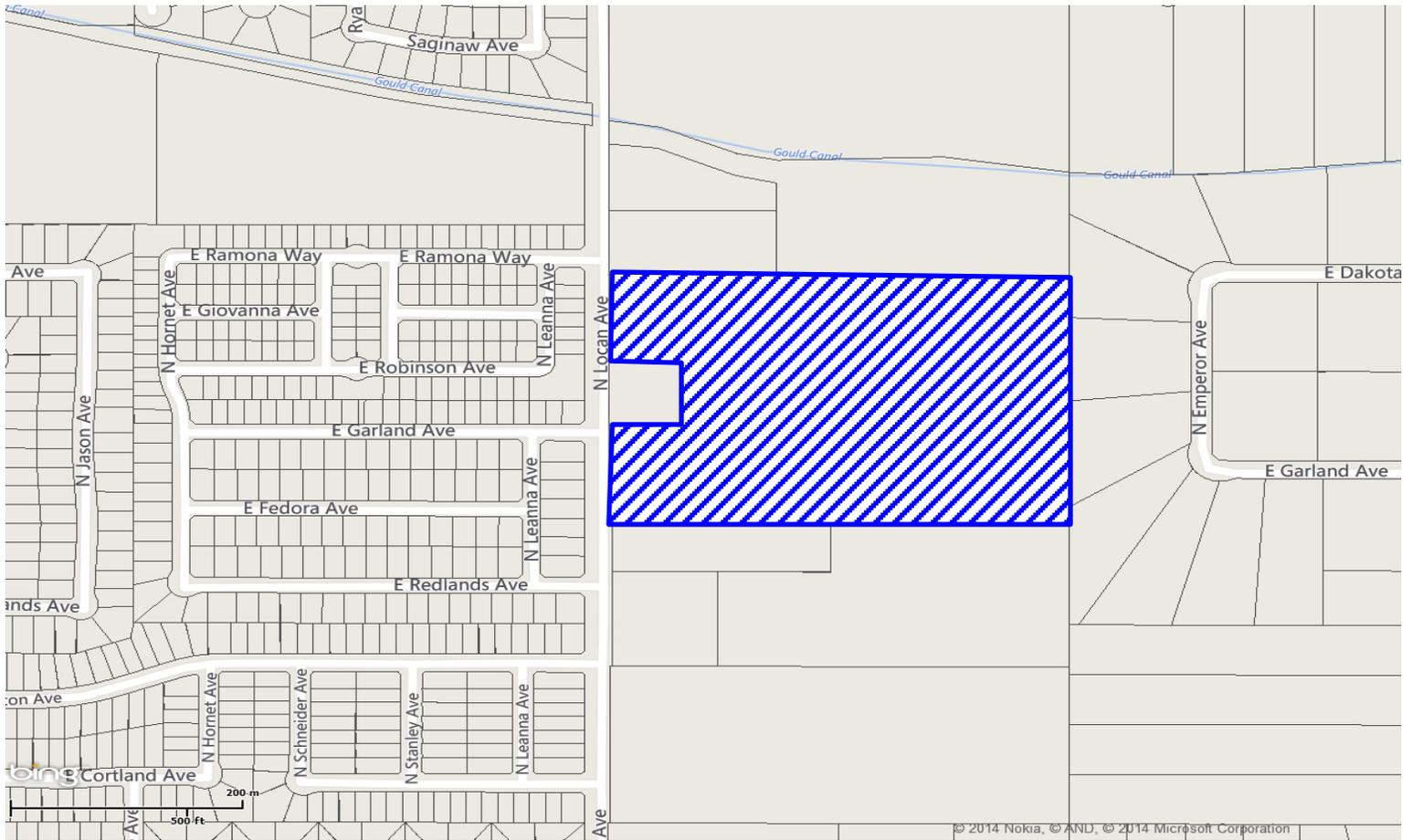
Conclusion

Action by the Planning Commission regarding Vesting Tentative Tract Map No. 6067 is final unless appealed in accordance with Section 12-1019 of the FMC.

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 Roosevelt 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 previously approved environmental assessment. Upon consideration of this evaluation, it can be concluded that Vesting Tentative Tract Map No. 6067 is appropriate for the project site.

Attachments: Vicinity Map
2014 Aerial Photograph
Public Hearing Notice Mailing List Vicinity Map
2025 Fresno General Plan Planned Land Use Map
Vesting Tentative Tract Map No. T-6067
Conditions of Approval for Vesting Tentative Tract Map No. 6067 dated March 4, 2015.
Mode of Delivery Agreement – New Construction (United States Postal Service)
Agency Comments

Vicinity Map



Subject Property

VICINITY MAP

**Vesting Tentative Tract Map No.
VTTM-6067**

PROPERTY ADDRESS

3450 North Locan Avenue

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

APN: 310-270-10, 11, & 12

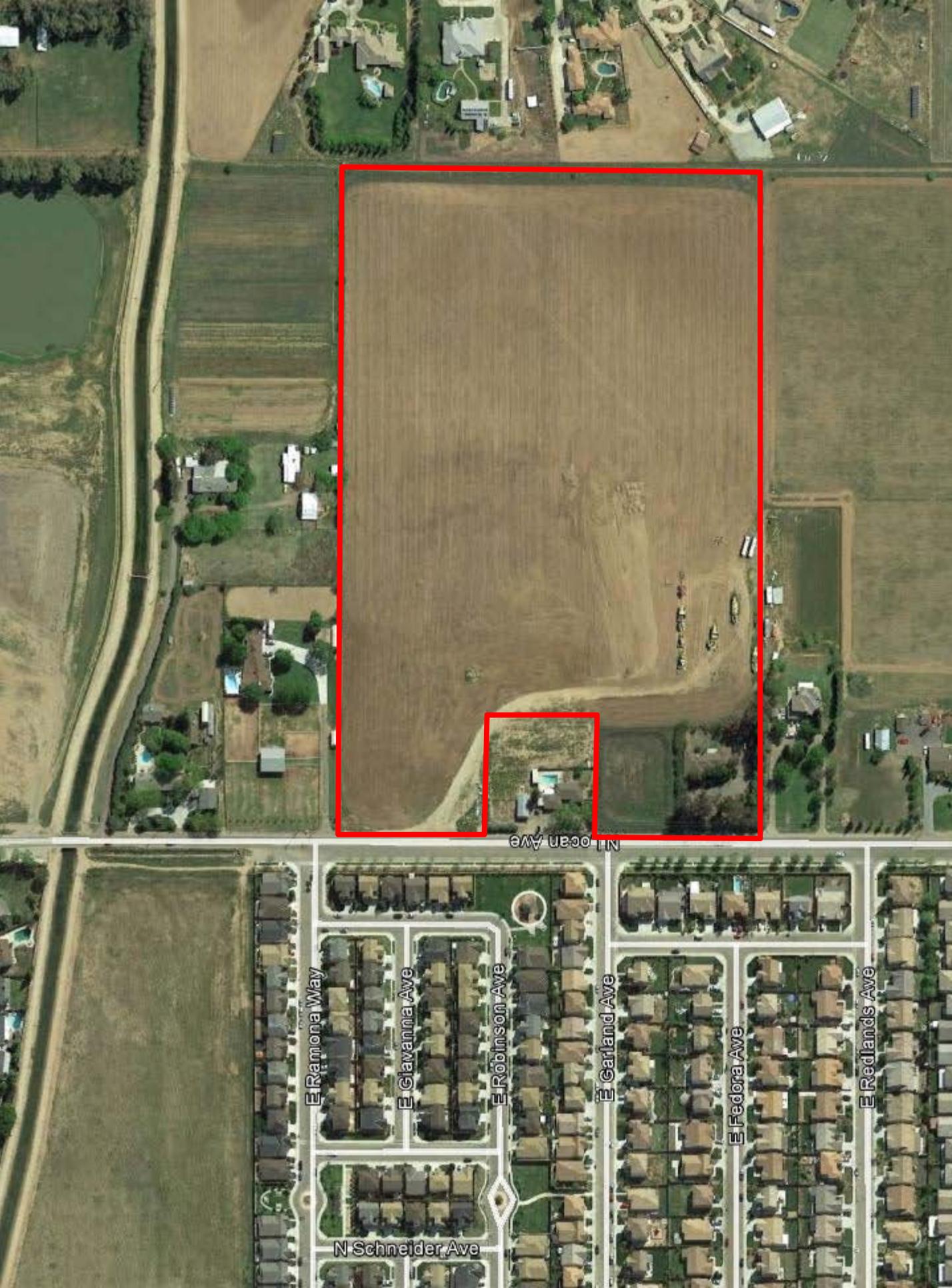
Zone District: R-1/cz

By: Nathan Bouvet February 20, 2015



Not To Scale

2014 Aerial Photograph



N Ocean Ave

E Ramona Way

E Giavanna Ave

E Robinson Ave

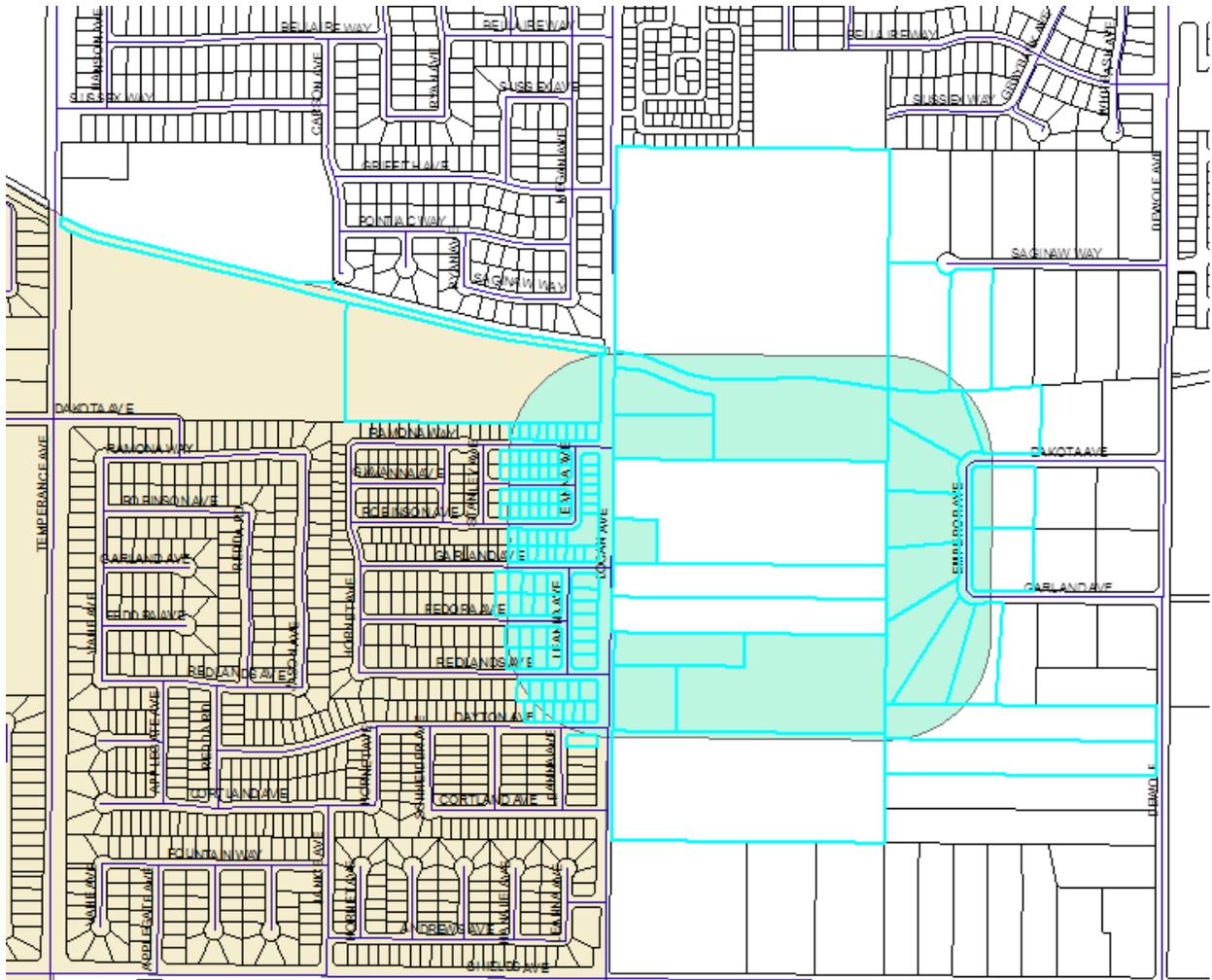
E Garland Ave

E Fedora Ave

E Redlands Ave

N Schneider Ave

Public Hearing Notice Mailing List Vicinity Map

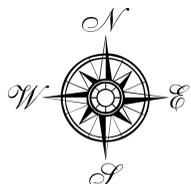


2025 Fresno General Plan Planned Land Use Map

City of Fresno

2025 Fresno General Plan

Land Use and Circulation Map



LEGEND

RESIDENTIAL

- Low Density (0.0-2.18 D.U./acre)
- Medium Low Density (2.19-4.98 D.U./acre)
- Medium Density (4.99-10.37 D.U./acre)
- Medium High Density (10.38-18.15 D.U./acre)
- High Density (18.16-43.56 D.U./acre)
- Residential (Central Area)

COMMERCIAL

- Parking
- Office
- Neighborhood
- Limited Neighborhood
- Community
- Commercial-Recreational
- General-heavy
- Special
- Business Park
- Regional
- Commercial (Central Area)
- Commercial mixed use level 1 (Central Area)
- Commercial mixed use level 2 (Central Area)

OPEN SPACE

- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental education area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

BOUNDARIES

- Existing Fresno Sphere of Influence
- Growth Areas

PUBLIC FACILITIES

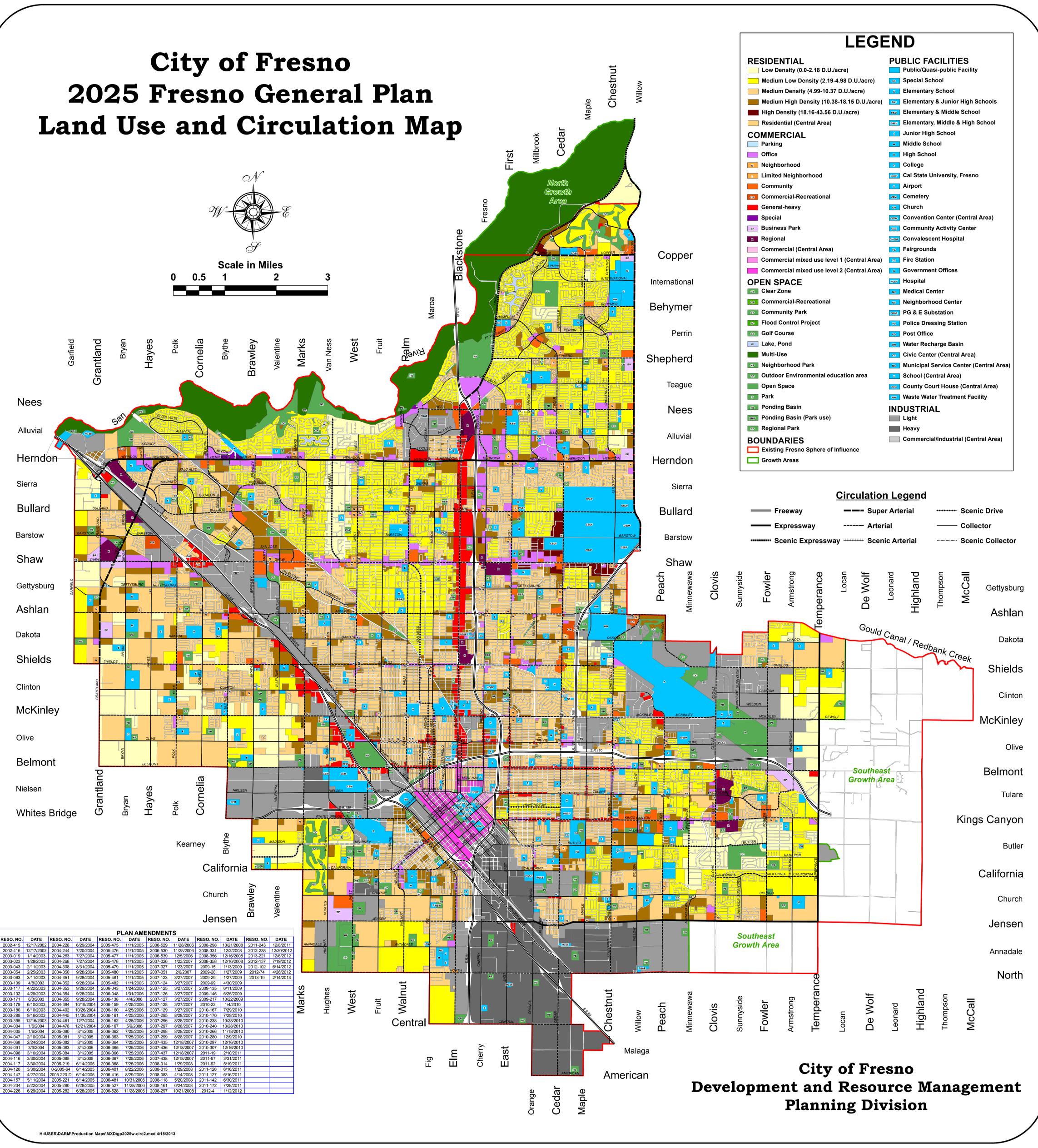
- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Junior High Schools
- Elementary & Middle School
- Elementary, Middle & High School
- Junior High School
- Middle School
- High School
- College
- Cal State University, Fresno
- Airport
- Cemetery
- Church
- Convention Center (Central Area)
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Post Office
- Water Recharge Basin
- Civic Center (Central Area)
- Municipal Service Center (Central Area)
- School (Central Area)
- County Court House (Central Area)
- Waste Water Treatment Facility

INDUSTRIAL

- Light
- Heavy
- Commercial/Industrial (Central Area)

Circulation Legend

- Freeway
- Super Arterial
- Scenic Drive
- Expressway
- Arterial
- Collector
- Scenic Expressway
- Scenic Arterial
- Scenic Collector



RESO. NO.	DATE	RESO. NO.	DATE	RESO. NO.	DATE	RESO. NO.	DATE	RESO. NO.	DATE
2002-415	12/17/2002	2004-229	6/28/2004	2005-475	11/1/2005	2006-529	11/28/2006	2008-298	10/21/2008
2002-416	12/17/2002	2004-244	7/20/2004	2005-476	11/1/2005	2006-530	11/28/2006	2008-331	12/2/2008
2003-019	1/14/2003	2004-263	7/27/2004	2005-477	11/1/2005	2006-539	12/5/2006	2008-356	12/16/2008
2003-023	1/28/2003	2004-268	7/27/2004	2005-478	11/1/2005	2007-026	1/23/2007	2008-358	12/16/2008
2003-043	2/11/2003	2004-306	8/31/2004	2005-479	11/1/2005	2007-027	1/23/2007	2009-115	1/13/2009
2003-054	2/25/2003	2004-350	9/28/2004	2005-480	11/1/2005	2007-051	2/6/2007	2009-28	1/27/2009
2003-063	3/11/2003	2004-361	9/28/2004	2005-481	11/1/2005	2007-123	3/27/2007	2009-29	1/27/2009
2003-089	4/8/2003	2004-382	9/28/2004	2005-482	11/1/2005	2007-124	3/27/2007	2009-49	4/30/2009
2003-117	4/22/2003	2004-383	9/28/2004	2006-043	1/24/2006	2007-125	3/27/2007	2009-135	6/11/2009
2003-132	4/29/2003	2004-384	9/28/2004	2006-048	1/31/2006	2007-126	3/27/2007	2009-146	6/25/2009
2003-171	6/3/2003	2004-385	9/28/2004	2006-138	4/4/2006	2007-127	3/27/2007	2009-217	10/22/2009
2003-179	6/10/2003	2004-384	10/19/2004	2006-159	4/25/2006	2007-128	3/27/2007	2010-22	1/4/2010
2003-180	6/10/2003	2004-402	10/26/2004	2006-160	4/25/2006	2007-129	3/27/2007	2010-167	7/29/2010
2003-288	9/16/2003	2004-445	11/30/2004	2006-161	4/25/2006	2007-295	8/28/2007	2010-170	7/29/2010
2003-385	12/15/2003	2004-461	12/7/2004	2006-162	4/25/2006	2007-296	8/28/2007	2010-238	10/28/2010
2004-004	1/6/2004	2004-478	12/21/2004	2006-167	5/9/2006	2007-297	8/28/2007	2010-240	10/28/2010
2004-005	1/6/2004	2005-080	3/1/2005	2006-362	7/25/2006	2007-298	8/28/2007	2010-266	11/18/2010
2004-047	2/10/2004	2005-081	3/1/2005	2006-363	7/25/2006	2007-299	8/28/2007	2010-280	12/9/2010
2004-068	2/24/2004	2005-082	3/1/2005	2006-364	7/25/2006	2007-435	12/18/2007	2010-297	12/16/2010
2004-091	3/9/2004	2005-083	3/1/2005	2006-365	7/25/2006	2007-436	12/18/2007	2010-307	12/16/2010
2004-098	3/16/2004	2005-084	3/1/2005	2006-366	7/25/2006	2007-437	12/18/2007	2011-19	2/10/2011
2004-116	3/30/2004	2005-085	3/1/2005	2006-367	7/25/2006	2007-438	12/18/2007	2011-57	3/31/2011
2004-117	3/30/2004	2005-219	6/14/2005	2006-368	7/25/2006	2008-014	1/29/2008	2011-92	5/19/2011
2004-120	3/30/2004	0-205-54	6/14/2005	2006-401	8/22/2006	2008-015	1/29/2008	2011-108	10/19/2011
2004-147	4/27/2004	2005-220-D	6/14/2005	2006-416	8/29/2006	2008-083	4/14/2008	2011-127	6/16/2011
2004-157	5/11/2004	2005-221	6/14/2005	2006-481	10/31/2006	2008-118	5/20/2008	2011-142	6/30/2011
2004-204	5/22/2004	2005-280	6/28/2005	2006-527	11/28/2006	2008-161	6/24/2008	2011-172	7/28/2011
2004-226	6/29/2004	2005-282	6/28/2005	2006-528	11/28/2006	2008-287	10/21/2008	2012-4	1/12/2012

City of Fresno
Development and Resource Management
Planning Division

Vesting Tentative Tract Map No. T-6067

TENTATIVE MAP TRACT 6067

A VESTING MAP

APN 310-270-10, 11, 12
NET AREA = 22.68 ACRES
GROSS AREA = 23.31 ACRES

IMPROVEMENTS TO BE INSTALLED:

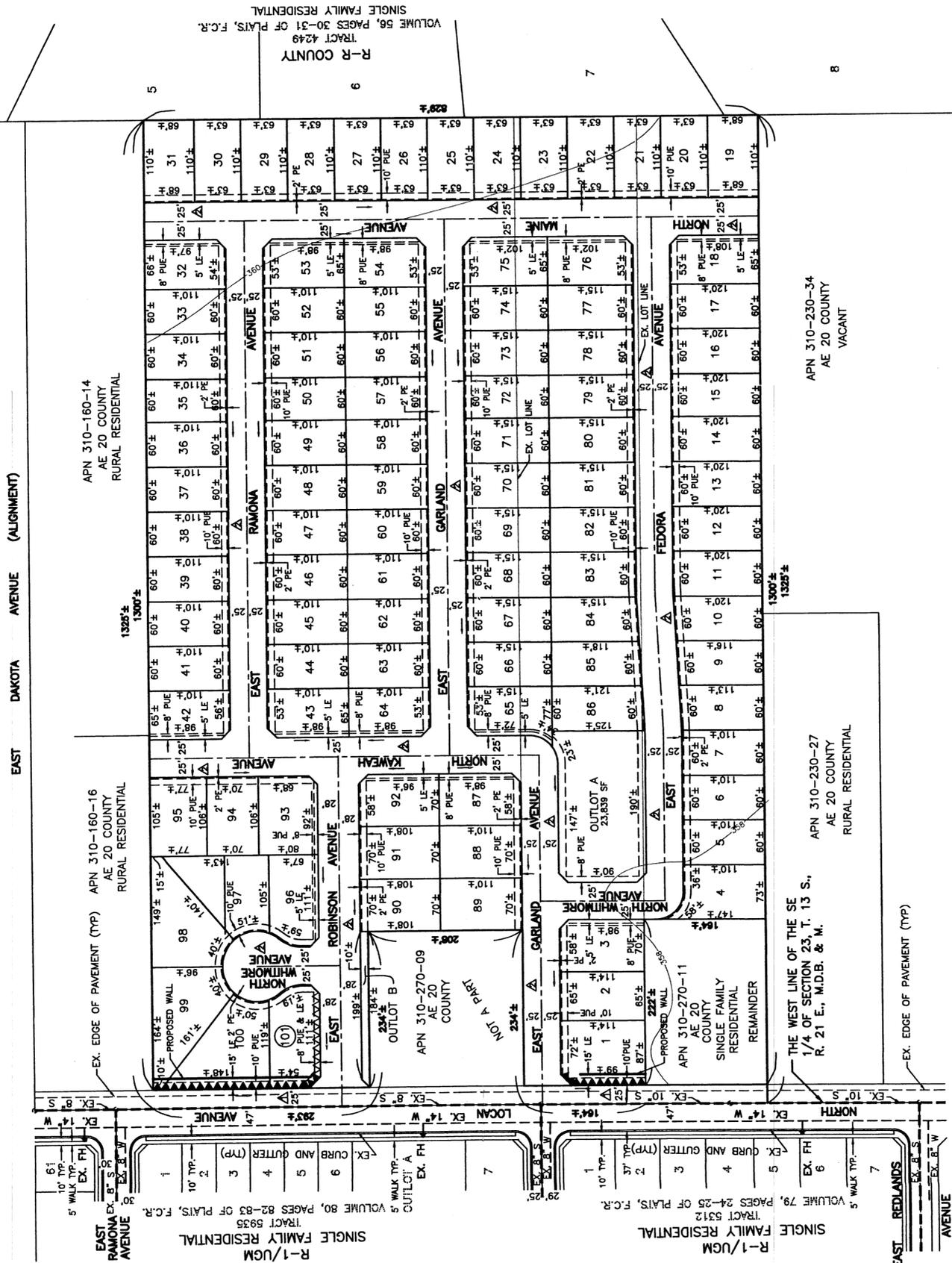
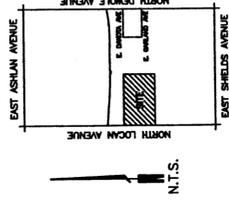
1. STREETS - PUBLIC - CITY OF FRESNO STANDARDS
2. SEWER - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - CITY OF FRESNO STANDARDS
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - A.T.&T.
10. CABLE TELEVISION - COMCAST

NOTES:

1. EXISTING ZONING - AE 20(COUNTY)
 2. PROPOSED ZONING - R-1/UCM
 3. EXISTING USE - VACANT/UNUSED STREET EASEMENT
 4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSTES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
 5. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
 6. THE SUBDIVISION DESIGN PROVIDES TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS (80 LOTS)
 7. THERE WILL BE LESS THAN A 6' DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
 8. THERE ARE NO TREES WITHIN THE PROPERTY.
 9. ▲▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
 10. ▲▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT VEHICLE ACCESS RIGHTS.
 11. THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
 12. OUTLOTS A AND B ARE FOR OPEN SPACE AND PEDESTRIAN ACCESS.
- ▲ PREVIOUSLY DEEDED FOR PUBLIC STREET PURPOSES PER EGGERS COLONY RECORDED IN BOOK 4 AT PAGE 60 OF PLATS, FRESNO COUNTY RECORDS.
- ▲ TO BE DEDICATED FOR PUBLIC STREET PURPOSES



VICINITY MAP:



RECORD OWNERS:
BNCOPP, L.P.
7030 N. FRUIT AVE. STE 101
FRESNO, CA. 93711
(559) 435-9700

SUBDIVIDER:
GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1630 N. STRENGTH
FRESNO, CA. 93721
(559) 264-9690 FAX (559) 264-0686

DATE: 11/13/14

Conditions of Approval for Vesting Tentative Tract Map No.
6067 Dated March 4, 2015

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**CONDITIONS OF APPROVAL
MARCH 4, 2015**

**VESTING TENTATIVE TRACT MAP NO. 6067
EAST SIDE OF NORTH LOCAN AVENUE BETWEEN EAST SHIELDS AVENUE AND
THE EAST DAKOTA AVENUE ALIGNMENT**

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative map:

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun (please see section related to Development Fees and Charges included herein below for further information).

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6067, the subdivider may prepare a Final Map in accordance with the approved tentative map; and, the following:
 - a) Approval of Vesting Tentative Tract Map No. 6067 is contingent upon City Council approval of Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016.
 - b) Recordation of a Final Map is contingent upon annexation of the subject property and adjacent Assessor's Parcel No. (APN) 310-270-09 to the City of Fresno and detachment from the Kings River Conservation District and Fresno County Fire Protection District.
 - i) These actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO). The applicant, subdivider or developer is subject to and responsible for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCO and the City of Fresno; including any cost

incurred to the City of Fresno by the detachment of all of the annexation's property from the Fresno County Fire Protection District.

- c) Recordation of a Final Map is contingent upon compliance with all mitigation measures, fees, and timelines identified in the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-13-009/R-13-016/T-6067 dated October 17, 2014.
2. 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 City and 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 any Final Map of Vesting Tentative Tract No. 6067.
3. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.
4. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval (Reference: Sections 12-1022 and 12-1023 of the FMC). Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
5. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
6. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
7. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.
8. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, 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.

9. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.
10. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
11. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

12. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.
 - i) Attached for the subdivider/developer's use is a copy of the Mode of Delivery Agreement – New Construction Form.
13. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the FMC. An Air Impact Assessment (AIA) application for the proposed project shall have been submitted to the San Joaquin Valley Air Pollution

Control District prior to the submittal/acceptance of any phase of the Final Map for recordation/processing.

14. The subdivider is required to comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
15. The developer is required to 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.
16. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
17. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.
18. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
19. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

If the subdivider elects to apportion the assessment, the application shall contain the following information:

- a) A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
- b) A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
- c) Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.

- d) The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

ZONING & PROPERTY DEVELOPMENT STANDARDS

20. On November 20, 2014, the Council of the City of Fresno adopted Ordinance No. 2014-53/Bill No. B-52 reclassifying the subject property under the R-1/cz (*Single Family Residential*) zone district.

- a) Any development on the subject property or individual lots resulting from a subdivision thereof shall comply with the property development standards of the R-1/cz (*Single Family Residential/conditions of zoning*) zone district, including all conditions of zoning adopted on November 20, 2014:
 - 1) Prior to the recordation of the Final Map for Tentative Tract Map No. 6067 the applicant shall enter into a standard subdivision agreement as required by City of Fresno Municipal Code. Among other things, said subdivision agreement shall memorialize the applicant responsibility to construct all improvements to City of Fresno standards and to pay all applicable fees, connection charges or assessments as may be applicable to the Final Map of Tract No. 6067 per the adopted City of Fresno Fee Schedule in affect at the time of Final Map recordation.
 - 2) The project applicant/property owner shall comply with project specific mitigation measures, including, payment of impact fees; participation in any future Community Facilities Districts, as may be required by the City of Fresno Director(s) of Public Works and Public Utilities.
 - 3) Project approval (Vesting Tentative Tract Map) is contingent upon the following Accessor Parcel Numbers (APNs) being annexed into the City of Fresno by the Local Agency Formation Commission (LAFCo): APNs: 310-270-09, 10, 11, and 12. Proposed annexation is subject to the Standards of Annexation of the City/County Restated Memorandum of Understanding (MOU).
 - 4) The project applicant/property owner shall enter into a side letter agreement with both the City of Fresno and County of Fresno with respect to the Restated Memorandum of Understanding. This shall be completed prior to annexation of the subject property.

- 5) Prior to the recordation of the Final Map for Tentative Tract Map No. 6067 the applicant shall submit to the Development and Resources Management Department a Noise Study for the project site. Special attention shall include proposed/required walls off North Locan Avenue.
 - 6) Application and project description needs to reference APN No. 310-270-09, which is to be annexed with the proposed site.
 - 7) Project approval (Vesting Tentative Tract Map) is contingent upon a future planned watershed proposed as Drainage Area "DS" being approved in conjunction with the 2035 Fresno General Plan.
 - 8) Prior to recordation of the Final Map for Tentative Tract Map No. 6067 the applicant shall construct the following to improve intersections at LOS D or better:
 - a. Shields Avenue and Locan Avenue – install an all-way stop control and add westbound left-turn lane.
 - b. The project shall widen/restripe the intersection of Olive and Temperance Avenues to the following configuration:
 - c. Eastbound – one left-turn lane and one through lane with a shared right-turn lane
 - d. Westbound - one left-turn lane and one through lane with a shared right-turn lane
 - e. Northbound - one left-turn lane and one through lane with a shared right-turn lane
 - f. Southbound – one through lane with a shared left-turn lane and one right-turn lane
21. Proposed Outlot "A" of Vesting Tentative Tract Map No. 6067 shall be utilized and dedicated for open space, landscape, and public utility purposes.
22. Proposed Outlot "B" of Vesting Tentative Tract Map No. 6067 shall be dedicated to APN 310-270-09. In the event the property owner does accept ownership of Outlot "B", project developer would be responsible for Outlot "B" being maintained in perpetuity.

Fences, Hedges & Walls

23. Construct a six-foot high solid masonry wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 12-306-H of the FMC at the rear of the required landscaped areas along North Locan Avenue.
- a) Provide a corner cut-off area at all entryways and intersections, where walls or fences are required, in accordance with Section 12-306-H-3-e 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 a 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.

- b) Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Development and Resource Management Department for review prior to Final Map approval.

LANDSCAPING AND OPEN SPACE

- 24. Pursuant to Section 12-1011-f-3 of the Fresno Municipal Code and in accordance with the tentative map, the subdivider shall provide a 15-foot landscape area (and irrigation system) along the west property line of all lots with frontage along North Locan Avenue (west property line of Lots 1 & 99-101 of the tentative map).
- 25. Two to five percent (2%-5%) of the site (less street dedications) should consist of common passive/active open space in accordance with: the City of Fresno Proposed Guidelines for Landscape Open Space and Pedestrian Walkway Requirements for Residential Development; and, the following:
 - a) Pursuant to Policy and Implementation Measure 1-7.1-c of the Roosevelt Community Plan "Utilize landscape and design measures to make a positive contribution to the community's identity, provide variety, and avoid unsightly conditions (such as repetitive landscape types).
 - b) Proposed Outlot "A" of Vesting Tentative Tract Map No. 6067 shall be landscaped by the developer/subdivider in accordance with approved landscape and irrigation plans and shall thereafter be maintained by the developer/subdivider pursuant to the Maintenance Obligations included herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
 - c) Provide a minimum five-foot wide landscape strip in the form of an easement at the end of all interior blocks. This landscape easement is to be located adjacent to the sidewalk pattern of the appropriate public street easement implemented for the subdivision.
- 26. All yards (including private) and areas designated for open space purposes shall be landscaped and maintained in accordance with Sections 12-306-N-24 of the FMC.
 - a) All yards and landscaped areas located adjacent to street frontage shall be provided automatic irrigation systems.
 - b) All yards (including private) and areas designated for open space purposes shall comply with the water efficient landscape standards in accordance with Section 12-306-N-23 of the FMC.

27. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations included herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
28. The subdivider is required to provide street trees on all public street frontages per FMC and for the dedication of planting and buffer landscape easements as determined by the Development and Resource Management Department. Street trees shall be planted at the minimum rate of one tree for each 60 feet of street frontage; or, one tree per home (whichever is greater) by the developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 12-306-N-23, Water Efficient Landscape Standards and AB 1881 Model Water Efficient Landscape Ordinance.
29. Comply with all of the: (1) Street Tree; (2) Maintenance; (3) Outlots; and, (4) Median Island Landscape requirements included within the Department of Public Works, Streets Division memorandum dated December 12, 2014.
30. Major street entryways into residential subdivisions shall include enhanced landscape treatment. A minimum 8-foot wide landscape easement shall be provided on the local street side of proposed Lot No. 101 of the tentative map.

STREETS AND RIGHTS-OF-WAY

31. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
32. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated January 15, 2015.
33. Comply with all the requirements included within the Review of Traffic Impact Analysis within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated June 16, 2014

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is a 10-inch sanitary sewer main located in North Locan Avenue. The following sewer conditions shall be required prior to providing City sewer service to the project:

34. Comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated February 17, 2015.

WATER SERVICE

The following water improvements shall be required prior to providing City water service to the project:

35. Comply with all of the requirements included within the attached Department of Public Utilities, Water Division memorandum dated December 19, 2014.

SOLID WASTE SERVICE

Solid Waste requirements for the residential planned development subdivision within this tract will be serviced as Single Family Residential properties with basic container service, subject to the following conditions:

36. Comply with all of the requirements included within the attached Department of Public Utilities, Solid Waste Division memorandum dated December 19, 2014.

FIRE SERVICE

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

37. Comply with all of the requirements included within the attached Fresno Fire Department memorandum dated December 15, 2014.

FLOOD CONTROL AND DRAINAGE

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 letters to the Development and Resource Management Department dated January 15, 2015, including but not limited to:

38. Tract 6067 lies within a planned watershed area to be designated as Drainage Area "DS". The District has a designed Master Plan for proposed Drainage Area "DS", however, the drainage system has yet to be adopted. When adopted, the proposed drainage system will be able to accommodate the proposed development of Tract 6067. If the developer wishes to get final map approval for Tract 6067 prior to the adoption of proposed Drainage Area "DS", the developer must enter into an agreement with the District agreeing to meet the conditions of their Notice of Requirements, as indicated on Sheets 1 through 4 and on Exhibit Nos. 1 and 2, including the paragraph below.
 - a) The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance at the rates in effect at the time of issuance of a building permit once Drainage Area "DS" Master Plan is adopted.

- b) 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-98. 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-97 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. Maintenance of temporary ponding basins shall be by the Subdivider until permanent service for the entire subdivision is provided.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

39. Comply with all of the requirements included within the attached County of Fresno Department of Public Health memorandum dated December 12, 2014.

FRESNO IRRIGATION DISTRICT

40. Attached for the subdivider's records and/or consideration is the memorandum from the Fresno Irrigation District (FID) dated December 18, 2014, and previous FID comments dated January 22, 2014.

RIGHT-OF-WAY ACQUISITION

41. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
42. 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.
43. 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.
44. 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.

45. The subdivider shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

MAINTENANCE OBLIGATIONS

46. The long term maintenance of all the items listed below is the ultimate responsibility of the owner/developer.
47. Comply with all the requirements included within the attached Department of Public Works, Streets Division and Traffic and Engineering Services Division memorandum regarding Communities Facilities District and Landscape and Feature Maintenance dated December 24, 2014; and, the following:
 - a) If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.
 - NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.
 - b) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
 - NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.
 - c) 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, Landscape and Street Construction Plans are considered to be technically correct.

d) 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.

48. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to a formal agreement with the City pursuant to Section 12-1026 of the FMC. 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.

- NOTE: Should the owner/developer elect to establish a HOA to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.

b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review two weeks prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

FLOOD CONTROL CHARGES

FEE RATE

a. FMFCD NOR and Grading Plan Review Fees \$3,912.00

SEWER CONNECTION CHARGES FEE RATE

b. Lateral Sewer Charge [1] \$0.10/sq. ft. (to 100' depth)

c. Oversize Charge [1] \$0.05/sq. ft. (to 100' depth)

d. Trunk Sewer Charge [2]
Service Area: Fowler \$344.00/living unit

e. Wastewater Facilities Charge [3] \$2,119.00/living unit

f. Fowler Trunk Sewer Interim Fee Surety [1] \$574.00/living unit

g. Copper Avenue Sewer Lift Station Charge [1] N/A

H. House Branch Sewer Charge [2] N/A

WATER CONNECTION CHARGES FEE RATE

f. 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.

g. Frontage Charge [1] \$6.50/lineal foot

h. Transmission Grid Main Charge [1] \$643.00/net acre
(parcels 5 gross acres or more)

i. Transmission Grid Main Bond Debt [1]
Service Charge \$243.00/gross acre
(parcels 5 gross acres or more)

j. UGM Water Supply Fee [2]
Service Area: 501-S \$1,738/living unit

k. Well Head Treatment Fee [2]
Service Area: 501 \$79/living unit

l. Recharge Fee [2]
Service Area: 501 \$56/living unit

m. 1994 Bond Debt Service [1]
Service Area: 501 \$93/living unit

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
n. Fire Facilities Impact Fee – Citywide [4]	\$539.00/living unit
o. Park Facility Impact Fee – Citywide [4]	\$2,278.00/living unit
p. Quimby Parkland Dedication Fee [2]	\$1,120.00/living unit
q. Citywide Regional Street Fee [3]	\$8,361.00/adj. acre
r. New Growth Area Major Street Fee [3]	\$18,790adj. acre
s. Police Facilities Impact Fee – Citywide [4]	\$624.00/living unit
t. Traffic Signal Charge [1]	\$450.94/living unit
u. Street Acquisition/Construction Charge [2]	N/A

Notes:

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. Please see the attached memorandum from the Fresno Metropolitan Flood Control District (FMFCD) for further information regarding considerations which may affect the fee obligation(s) or the timing or form of fee payment.

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

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

Mode of Delivery Agreement – New Construction
(United States Post Office)

MODE OF DELIVERY AGREEMENT - NEW CONSTRUCTION
United States Postal Service - Sacramento District

Project Information

Name of Project:		ZIP CODE:	
Location:	Estimated # Deliveries:	Route Type/Number	
Unit/Office:		City #	Rural#
Estimated Delivery Date (Month and Year) *		Contract#	To Be Determined

USPS Contact Information

Contact Made By:	Date:	Telephone #:
------------------	-------	--------------

Builder/Developer Contact Information

Name:	Title:	Phone:
Firm:	Address:	

Equipment Information

check type	TYPE OF PROJECT		TYPE & QUANTITY OF EQUIPMENT			
	Deliveries	Floors	QTY	Centralized Equipment	QTY	Non-Centralized Equipment
<input checked="" type="checkbox"/>	Office Bldg.			CBU Type I (8)		Curbside 2/post
	Shopping/Strip Mall			CBU Type II (12)		Curbside 3/post
	Apt. / Condo			CBU Type III (16)		Curbside 4/post
	Townhomes			CBU Type IV (13)		Other (Specify)
	Modular Homes			Wallmount Std4C		
	Single Family			Parcel Lockers		
	Other (Specify)					

Purchase/Installation Responsibility

<input checked="" type="checkbox"/> Owner / Developer	<input type="checkbox"/> U.S.P.S.	<input type="checkbox"/> Other: See Comments
---	-----------------------------------	--

Issue Key Responsibility

<input checked="" type="checkbox"/> Owner / Developer	<input type="checkbox"/> U.S.P.S.	<input type="checkbox"/> Other: See Comments
---	-----------------------------------	--

Comments:

See attached maps for designated locations.

Builder/Developer/Property Owner understands that he/she must comply with USPS Cement Pad Specifications. Copy provided.

This Agreement will document that the builder/developer will purchase and install the centralized delivery equipment as indicated above at the specified locations. Locations must be clearly designated on plat maps provided by the builder or developer. Any changes must be approved jointly by both undersigned individuals.

USPS REPRESENTATIVE:

Name:	Cathy Gilles
Title:	Growth Coordinator
Signature:	Date:
Phone #	559-440-4267
FAX #	559-440-4286

PROPERTY OWNER/DEVELOPER/MANAGER:

*Name:	
*Title:	
*Signature:	Date:
*Telephone #:	
*FAX #:	

DISTRICT APPROVAL:

DATE:

Agency Comments



DATE: December 24, 2014

TO: Nathan Bouvet, Planner III
Development and Resource Management Department

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

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE
TRACT MAP NO. 6067 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: 3270 North Locan Avenue
APN: 310-270-10, 11, 12

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

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

Upon request to annex to the Community Facilities District No. 11 ("CFD No. 11"), delays to the annexation process and final map approval may be caused by incomplete Annexation Request submittals. The annexation process takes from three to four months and SHALL be completed prior to final map approvals.

All construction plans applicable for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD process. The Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

The following public improvements are eligible for Services by CFD No. 11 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without

limitation, parkways, buffers, street entry medians and sides (10' minimum landscaped side yards areas allowed).

- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots, open spaces and trails.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap, and street lights in **all Major Streets**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures and street entry median island curbing and hardscape, street paving, street name signage and street lights in **all Interior Local Streets**.

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

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
 - **Proceedings to annex the final map to CFD No. 11 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing.**
 - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
 - All areas not within the dedicated street rights-of-way approved for Services by CFD No. 11, including but not limited to outlots, trails and landscaped areas, shall be dedicated in fee to the City of Fresno, dedicated as a public easement for maintenance purposes or as approved by the Public Works Department City Engineer.
- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

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

TENTATIVE TRACT MAP NO. 6067

GOVERNMENT CODE §66020(d)(1)

A protest filed pursuant to subdivision (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments to be completed with development.

SEWER CONNECTION CHARGES

FEE RATE

b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Fowler	\$344/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
 f. Fowler Trunk Sewer Interim Fee Surety [1]	\$574/living unit
g. Copper Avenue Sewer Lift Station Charge [1]	N/A
h. House Branch Sewer Charge [2]	N/A

WATER CONNECTION CHARGES

FEE RATE

i. 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.
j. Frontage Charge [1]	\$6.50/lineal foot
k. Transmission Grid Main Charge [1]	\$643/gross acre (parcels 5 gross acres or more)
l. Transmission Grid Main Bond Debt Service Charge [1]	\$243/gross acre (parcels 5 gross acres or more)
m. UGM Water Supply Fee [2] Service Area: 501-S	\$1,738/living unit
n. Well Head Treatment Fee [2] Service Area: 501	\$79/living unit

- | | |
|--|------------------|
| o. Recharge Fee [2]
Service Area: 501 | \$56/living unit |
| p. 1994 Bond Debt Service [1]
Service Area: 501 | \$93/living unit |

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
q. Fire Facilities Impact Fee – Citywide [4]	\$539/living unit
r. Park Facility Impact Fee – Citywide [4]	\$2278/living unit
s. Quimby Parkland Dedication Fee [2]	\$1120/living unit
t. Police Facilities Impact Fee – Citywide [4]	\$624/living unit
u. Citywide Regional Street Fee [3]	\$8,361/adj. acre
v. New Growth Area Major Street Fee [3]	\$18,790/adj. acre
w. Traffic Signal Charge [1]	\$450.94/living unit

Notes:

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

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

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.



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



Public Works Department
 Scott Mozier, Director

June 16, 2014

Nathan Bouvet, Planner III
 City of Fresno
 Planning and Development Department
 2600 Fresno Street, Third Floor
 Fresno, CA 93721-3604

SUBJECT: REVIEW OF TRAFFIC IMPACT ANALYSIS (TIA) DATED NOVEMBER 27, 2013 FOR THE PROPOSED TRACT 6067 LOCATED ON THE EAST SIDE OF LOCAN AVENUE BETWEEN THE EAST DAKOTA AVENUE ALIGNMENT AND SHIELDS AVENUE, WITHIN THE CITY'S SOUTHEAST GROWTH AREA (SEGA)
 TIS 14-002, A-13-009, R-13-016

TRAFFIC IMPACT ANALYSIS APPROVED FOR PLANNING COMMISSION

TIS OVERVIEW

We have reviewed the Traffic Impact Analysis (TIA) dated November 27, 2013 prepared by TJKM for the proposed "project" that plans to construct 99 single family dwelling units on approximately 23.78 acres located on the east side of Locan Avenue, between the Dakota Avenue alignment and Shields Avenue. The project is located within the City's Southeast Growth Area (SEGA) and proposes to amend the agricultural land use designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. The project also proposes to reclassify the 23.78 acre site from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The project site is currently vacant.

The Traffic Impact Analysis (TIA) prepared by TJKM evaluated the impacts of the proposed project by analyzing seven (7) intersections and six (6) roadway segments in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the *ITE Trip Generation Manual, 9th Edition* and ITE land use code 210 – Single Family Residential. The project is projected to generate the following weekday daily (ADT), AM and PM peak hour trips:

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
ITE Code 210 Single Family Residential	99 du	942	19	56	75	62	37	99

du = dwelling units

Absent ITE trip generation rates/data, trip generation for the current General Plan agricultural use was based on the San Diego Association of Governments (SANDAG) trip generation rates. The existing agricultural use is projected to generate the following weekday ADT, AM and PM peak hour trips:

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Agricultural	23.78 acres	48	4	1	5	1	4	5

Based on the analyses included in the TIA, the following intersections are currently operating at a substandard level of service (LOS) in either one or both of the weekday peak hours:

- o Ashlan Avenue at Locan Avenue
- o Shields Avenue at Temperance Avenue
- o Olive Avenue at Temperance Avenue
- o Belmont Avenue at Temperance Avenue

With the addition of traffic projected to be generated by the project, the intersections of Olive Avenue at Temperance Avenue and Belmont Avenue at Temperance Avenue will continue to operate at a substandard LOS. The project will add an additional 5.0 seconds of delay to the AM peak hour at the intersection of Olive and Temperance Avenues which is considered a significant impact. Both intersections are projected to meet the peak hour traffic signal warrant. Traffic signals are either under construction or under design for the intersections of Ashlan Avenue at Locan Avenue and Shields Avenue at Temperance Avenue and were assumed to be constructed in the analyses that add the project trips to the existing traffic volumes. With the installation of traffic signals at these two locations the intersections will operate at an acceptable LOS.

The near-term analyses added trips projected to be generated by approved and pipeline projects in the area to the intersections. Approved and pipeline projects were those projects either under construction, built but not fully occupied, have final site development review approval or for which the City has knowledge of. Ten (10) approved and pipeline projects were included in the analysis and cumulatively generated 97,854 ADT, 6,036 AM peak hour and 9,523 PM peak hour trips. TJKM has identified the following intersections as operating at a substandard LOS in the near-term analyses and meeting the peak hour traffic signal warrant:

- o Shields Avenue at Locan Avenue
- o Clinton Avenue at Temperance Avenue
- o McKinley Avenue at Temperance Avenue
- o Olive Avenue at Temperance Avenue
- o Belmont Avenue at Temperance Avenue

All study intersections and roadway segments are projected to operate at an acceptable level of service in the future year 2035 analyses.

The TIA has identified the following improvements to improve the intersections to a LOS D or better in the existing conditions analyses and with the addition of the project trips to the existing conditions:

- o Olive Avenue at Temperance Avenue – add a left-turn lane to the eastbound, westbound and northbound approaches; add a right-turn lane to the southbound approach

- Belmont Avenue at Temperance Avenue -- signalize the intersection with protective left-turn phasing; change the lane geometrics of the eastbound approach to a left-turn lane and a combination thru-right; change the geometrics of the westbound approach to a left-turn lane and a combination thru-right; add a northbound left-turn lane; and add a southbound left-turn lane

Improvements identified in the TIA to improve the intersections to a LOS D or better in the near-term analyses are as follows:

- Shields Avenue at Locan Avenue -- install an all-way stop control and add a westbound left-turn lane
- Clinton Avenue at Temperance Avenue --signalize the intersection; add left-turn lanes to the eastbound, westbound, and northbound approaches; add a southbound right-turn lane
- McKinley Avenue at Temperance Avenue -- add a westbound right-turn lane
- Olive Avenue at Temperance Avenue -- add a left-turn lane to the eastbound, westbound and northbound approaches; add a right-turn lane to the southbound approach
- Belmont Avenue at Temperance Avenue -- signalize the intersection with protective left-turn phasing; change the lane geometrics of the eastbound approach to a left-turn lane and a combination thru-right; change the geometrics of the westbound approach to a left-turn lane and a combination thru-right; add a northbound left-turn lane; and add a southbound left-turn lane

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of \$47.12 per ADT, per the Master Fee Schedule, at the time of building permit. Based on the reported 942 ADT for the proposed project, the fee would be \$44,387.04 payable at the time of the building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2025 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2025 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The project shall widen/restripe the intersection of Olive and Temperance Avenues to the following configuration:
 - o Eastbound – one left-turn lane and one through lane with a shared right-turn lane
 - o Westbound – one left-turn lane and one through lane with a shared right-turn lane
 - o Northbound – one left-turn lane and one through lane with a shared right-turn lane
 - o Southbound – one through lane with a shared left-turn lane and one right-turn lane
5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

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

Sincerely,



Jill Gormley, TE
Assistant Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Scott Tyler, PE, City Traffic Engineer
Mike Sanchez, Planning & Development Dept.
Louise Gilio, Traffic Planning Supervisor

PROPOSED MITIGATION MEASURE REGARDING PROJECT FEES
Bonadelle Neighborhoods Tentative Tract Map No. 6067

Prior to the recordation of the final Map for Tentative Tract Map No. 6067 the applicant shall enter into a standard subdivision agreement as required by City of Fresno Municipal Code. Among other things, said subdivision agreement shall memorialize the applicant's responsibility to construct all improvements to City of Fresno standards and to pay all applicable fees, connection charges or assessments as may be applicable to the Final Map of Tract No. 6067 per the adopted City of Fresno Fee Schedule in affect at the time of Final Map recordation.

City staff considers use of the adopted City of Fresno Fee Schedule appropriate for the Final Map recording of Tract No. 6067 for the following reasons:

1. **The Project Represents Orderly Urbanization**

The City of Fresno General Plan and the Memorandum of Understanding between the City and County of Fresno seeks to create an orderly process for urbanization. The boundaries of the project are immediately contiguous to urban services and the City of Fresno city limits.

2. **Adequate Urban Services are Available to Serve the Project**

There is an existing City of Fresno 14-inch water main and an 8-inch sewer main located in N. Locan Ave. adjacent to the Final Map. There is adequate capacity to serve the subject development in the aforementioned sewer and water lines. Fire and police protection can also be provided by the City of Fresno.

Gas, electricity and telephone are immediately adjacent and available be to serve the area inclusive of the Final Map.

The area inclusive of the Final Map is within the Fresno Metropolitan Flood Control District Service area and can be served by said District.

N. Locan Ave. is substantially constructed and connects to other fully completed streets in the City of Fresno road network

3. **The Project Designed and Constructed Consistent with City of Fresno Standards**

Conditions of tentative and final map approval will assure that all the improvements be designed and constructed consistent with applicable City of Fresno standards. These standards include the payment of all applicable fees, connection charges or assessments as may be applicable to the Final Map recording of Tract No. 6067 per the adopted City of Fresno Fee Schedule in affect at the time of Final Map recordation. Said fee structure contemplated the urbanization of the South East Growth Area by including traffic signal mitigation costs into the city wide cost of installing requisite traffic signals.

4. **The Project is Not Detrimental to the South East Growth Area Plan**

The area inclusive of the Final Map is immediately adjacent to the Fresno City limits. Approval of the project Tentative and Final Map proximate to urban services is not detrimental to the efficient delivery of public infrastructure or services to this or other properties that wish to develop in the future.

5. **The Area of the Proposed Development is De Minimus in Size, Intensity and Impact**

The project area is normally 20+/- acres in size. The proposed tentative map will create 99 single-family residential lots which is insignificant compared to the 852 and 462 new subdivision lots brought to market in 2013 by the cities of Fresno and Clovis respectively. At 20+/- acres, the project site represents less than 1% of the total South East Growth Area.

6. **No Precedent is Established**

The project does not establish a precedent for others properties within South East Growth Area given the unique location immediately adjacent to an urbanized portion of the City of Fresno city limits. The project is developing to densities consistent with the draft South East Growth Area Plan. Further, the project is immediately proximate to public services that have adequate capacity to serve the proposed development.

7. The Current Fee Schedule Adequately Addresses Fees

The current City of Fresno fee schedule assesses projects for their impact to local and regional urban services. The project will be assessed in accordance with the aforementioned fee schedule.

g:\wpdocs\bonadelle -copp 11-10\proposed mitigation measure regarding project fees.docx



DATE: January 15, 2015

TO: Nathan Bouvet
Development and Resource Management Department

THROUGH: Jill Gormley, TE, Traffic and Engineering Manager
Public Works Department, Traffic & Engineering Services Division

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

SUBJECT: Public Works Conditions of Approval
TT 6067, 3270 North Locan Avenue
Bonadelle. / Gary Giannetta

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

Complete the following, prior Planning Commission.

1. **Annexation**
2. APN's : Identify the proposed ingress / egress locations for all buildings to remain.

General Conditions:

1. **Curb Ramps:** Provide curb ramps at all corners within the limits of this subdivision.
2. **Pedestrian Easements:** **Identify** all pedestrian easements on the map.
 - a. **Local Streets:** If constructed to a 50' street right of way, a 1' pedestrian easement is required on streets with driveway approaches. **2' shown?**
3. **Overhead Utilities:** 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. **Identify and provide cross sections on the map. No parking is allowed adjacent to the circles.**
4. **Local Street Intersections:** The intersection of two local continuous streets shall have a minimum of 160' offset measured from center line to center line.
5. **Dead-end Streets:** Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**.
6. **Outlots:** If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation **prior** to the subdivider's submittal of the Final Map to the Development Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.

7. **Plan Submittal:** Submit the following plans, as applicable, in a single package, to the **Public Works Department** for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
8. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved prior to issuance of building permits.
9. Street widening and transitions shall also include utility relocations and necessary dedications.
10. **Local street lengths** exceeding 800' and four way intersections require traffic calming measures. Construct a permanent traffic circle per Public Works Standards **P-84** or **P-85** at approximately lot 10. To avoid "no parking" restrictions in front of residence's, relocate the proposed **Outlot A** to approximately lots 83, 84 and 85 and relocate the proposed stub street to lot 10 to accommodate the required traffic circle **OR** resubmit a new design for review and approval.
11. Revise the cross section in front of lots 1,2 and 3 to 56' or 50' to provide a consistency for the block.
12. **Garages:** Garages or carports shall be located **not less than twenty feet** from any street frontage where the garage door or carport opening faces and takes direct access to the street. **FMC Section 12-207.5 E-1-e.**
13. **Visibility triangles:**
 - a. Provide 30' visibility triangles at all street intersections
 - b. Provide 10' visibility triangles at all driveways.

Frontage Improvement Requirements:

Major Streets:

Locan Avenue: 72' Collector

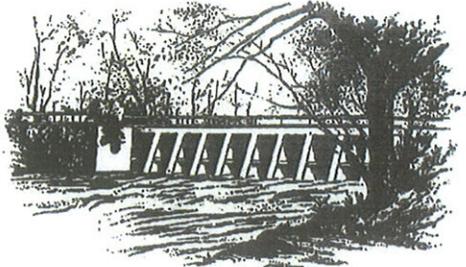
1. Dedicate 47' of property, from section line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards.
2. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 12' residential pattern. Construct a 6' residential sidewalk per Public Works Standard **P-53**.
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 Locan 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 Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.

Specific Mitigation Requirements:

1. Based on 101 single family units, this tract will generate **76 a.m. / 101 p.m.** peak hour trips. A Traffic Impact Study (TIS) is required and has been submitted. The number of lots has been revised since the TIS was submitted. Contact Jill Gormley for corrections to the document. Comply with the mitigation measure requirements of the Traffic Engineering Manager in the attached letter dated June 16, 2014.
2. Relinquish direct vehicular access rights to the south property line of **lot 101**.
3. 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.
4. Assessor's Parcel Number **321-271-11** (Remainder) and **310-270-09**:
 - a. Dedicate and construct full offsite improvements along all street frontages to Public Works Standards, for public health and safety and the orderly development of the surrounding area. Reference "**The Subdivision Map Act**", **Chapter 1, Section 66424.6**.
 - b. Backing onto a major street is prohibited. Construct circular or hammerhead driveways, where not existing and construct concrete driveway approaches to Public Works Standards **P-1** and **P-6**.
 - c. **Provide a detail for review showing proposed ingress and egress to existing garages.**
5. **Project fees:** See the attached memo
 - a. **Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).
 - b. **Fresno Major Street Impact (FMSI) Fee :** Pay all applicable growth area fees and City-wide regional street impact fees.
 - c. **Regional Transportation Mitigation Fee (RTMF):** Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of building permits.



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

December 18, 2014

Mr. Nathan Bouvet
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Map of Tract No. 6067/UGM, N/E Shields & Locan avenues

Dear Mr. Bouvet:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Map of Tract No. 6067/UGM pertaining to the ±22.68 (net) acres of property located northeast of Shields and Locan avenues. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (Single Family Residential/conditions of zoning), APN: 310-270-10, 11, and 12. FID has the following comment:

1. This site was previously reviewed and commented on by FID on January 22, 2014 as Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016. Those comments and conditions still apply and a copy is attached for your reference.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at (559) 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

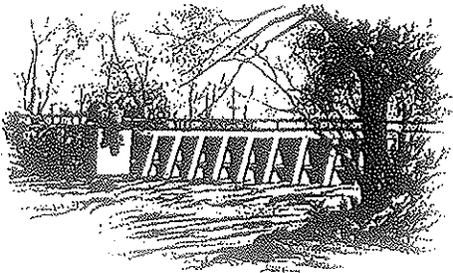
Sincerely,

Laurence Kimura, P.E.
Chief Engineer – Special Projects

Attachment

G:\Agencies\FresnoCity\Tract Map\6067.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President STEVEN BALLS
GEORGE PORTER, GREGORY BEBERIAN, JERRY PRIETO JR. General Manager GARY R. SERRATO



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

January 22, 2014

Mr. Mike Sanchez
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016,
N/E Shields and Locan avenues

Dear Mr. Sanchez:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application No. A-13-009 and Rezone Application No. R-13-016 pertaining to the 23.78± acres of property located on the east side of Locan Avenue between the Dakota Alignment and Shields Avenue with the City's Southeast Growth Area (SEGA) and Sphere of Influence. Plan Amendment Application No. A-13-009 proposes to amend the land use in the proposed Southeast Growth Area from the agricultural designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. Rezone Application No. R-13-016 proposes to reclassify the subject property from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The proposed entitlements are intended for the future development of a 99-lot single family residential subdivision. A formal subdivision map has not yet been filed, APN: 319-270-10, 11, 12.

FID does not object to the Plan Amendment & Rezone Applications, but FID would like to make the applicant aware of any potential impacts future development may cause. To help with the planning and engineering process for the upcoming tract or parcel map to construct a single family residential subdivision, FID has provided our standard comments and conditions which FID will most likely provide during the next stage of the review:

1. FID's Gow Canal No. 99 runs southerly along the west side of Locan Avenue approximately 70 feet west of the subject property, as shown on the attached FID exhibit map. FID owns 15-foot wide easement, recorded February 1, 2007 as Document Number 2007-0021333 of the Official Records of Fresno County and is attached for your reference. This pipeline was installed in 2007 as 24-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's minimum standards for developed areas.

G:\Agencies\FresnoCity\Plan Amendment\A-13-009.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President STEVEN BALLS
JEFFERY NEELY, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

Mr. Mike Sanchez
Re: PA A-13-009 & RA R-13-016
January 22, 2014
Page 2 of 2

2. Should this project expand to include any street improvements, utility connections, etc. along Locan Avenue and in the vicinity of the canal crossing, FID requires its review and approval of all plans.
3. A small section of the Gow Canal (Area of Concern) from its headgate off the Gould Canal to a point 200 feet north of the parcel is still an open channel yet to be piped. If there are road improvements along Locan Avenue north of the subject property and adjacent to the open channel, the canal may need to be piped. If the road improvement does impact the Gow Canal, FID may require the substitution of its canal with 24-inch inside diameter ASTM C-361 rubber gasket reinforced concrete pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement for the that purpose.
4. For informational purposes, FID's Gould Canal No. 97 runs westerly and crosses Locan Avenue approximately 500 feet north of the subject property, as shown on the attached FID exhibit map. Should this project expand to include any street improvements, utility connections, etc. along Locan Avenue and in the vicinity of the canal crossing, FID requires it review and approval of all plans.
5. The proposed development may negatively impact local groundwater supplies. The area is currently agricultural land and a significant portion of its water supply is imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the Clty require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

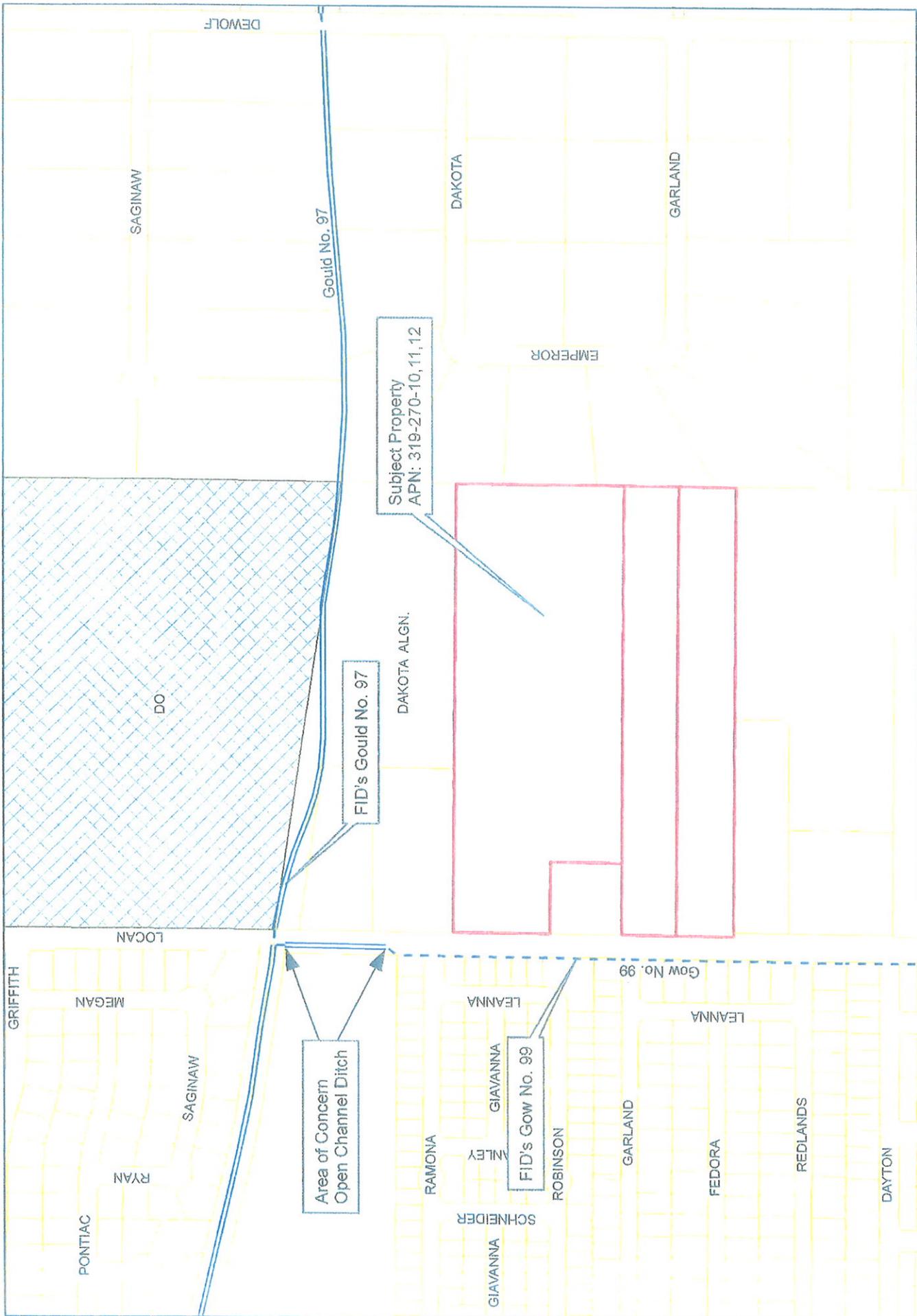
Sincerely,



William R. Stretch, P.E.
Assistant General Manager - Operations

Attachments

cc: BNCOPP L.P. – John A. Bonadelle, Applicant



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on locating FID facilities.

12/20/2013
G:\F\digit\mshaker_AG10.mxd

Legend

- FID Canal
- Private Canal
- Abandoned Canal
- Stream Group
- Other-Creek/River
- Other-Pipeline
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- FID Boundary
- Railroad
- Streets & Hwy's
- Parcel
- FIMFCD Acquired Basins
- FIMFCD Proposed Basins

Scale: 0 175 350 Feet
1 inch = 356.35 feet

North Arrow

10



FRESNO County Recorder
Robert C. Werner

DOC- 2007-0021333

Thursday, FEB 01, 2007 11:08:08

Ttl Pd \$0.00

Nbr-0002414412

CRR/R2/1-10

Documentary Transfer Tax-- \$0.00

For the Benefit of:

FRESNO IRRIGATION DISTRICT
2907 SOUTH MAPLE AVENUE
FRESNO CA 93725-2218

Recording Information

**GRANT OF EASEMENT AND AGREEMENT
FOR SUBSTITUTION OF PIPELINE FOR OPEN CANAL
OWNED BY FRESNO IRRIGATION DISTRICT**

LOCATION: N/W SHIELDS AND LOCAN AVENUES
APN: 310-270-04, 310-270-05, 310-270-06
CANAL: GOW NO. 99

THIS AGREEMENT, made and entered into this 24th day of January, 2007, by and between BN 5312 L.P., a California limited partnership, hereinafter referred to as "FIRST PARTY", and the FRESNO IRRIGATION DISTRICT, a public corporation in the County of Fresno, State of California, hereinafter referred to as "DISTRICT";

WITNESSETH:

WHEREAS, FIRST PARTY is the owner of that certain real property in the County of Fresno, State of California, described as follows:

Lot 47 of Eggers Colony, according to the map thereof recorded in Volume 4 of Plats, at Page 60, Fresno County Records.

Together with that portion of Abandoned Dakota Avenue, by Order of Abandonment by the Board of Supervisors of Fresno County Recorded July 3, 1959 in Book 4243 Page 365, as Document No. 47112, Official Records Fresno County.

FID No: 2006-D099-J1420-01
FID Form 407B

GIS 5116

WHEREAS, DISTRICT owns an easement and right-of-way over and through said real property for its use, operation, and maintenance of an open irrigation canal known as the Gow Canal No. 99, and

WHEREAS, FIRST PARTY desires to relocate and substitute for said open canal, SIX HUNDRED SEVENTY SEVEN feet (677') of TWENTY-FOUR inch (24") inside diameter rubber gasket reinforced concrete irrigation pipeline (ASTM C-361, B-25) within an easement and right-of-way as described and provided herein, and as shown on EXHIBIT "A" attached hereto, and DISTRICT is willing to consent to the relocation and substitution of such pipeline subject to the conditions herein specified.

NOW, THEREFORE, it is agreed as follows:

I

FIRST PARTY does hereby grant to DISTRICT the perpetual and exclusive easement and right-of-way to construct, install, maintain, alter, repair, improve, reconstruct, enlarge, and supplement pipes, pipelines and conduits, and all other structures and facilities incidental thereto, and to flow and conduct water through said pipes, pipelines and conduits across, over, through, and under the above described real properties owned by FIRST PARTY, in a perpetual and exclusive easement and right-of-way, therefore, consisting of a strip of land as shown on EXHIBIT "A" attached hereto and described as follows:

Real Property in the County of Fresno, State of California, described as follows:
That portion of the Southwest quarter of Section 23, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, also being a portion of Lot 47 of Eggers Colony, according to the map thereof recorded in Volume 4 of Plats, at Page 60, Fresno County Records, and more particularly described as follows:

Commencing at the Center Quarter corner of said Section 23; thence North 89°48'44" West along the north line of the Southwest Quarter of said Section 23, a distance of 47.00 feet to the True Point of Beginning; thence South 00°05'23" West, parallel with and 47.00 feet west of the east line of the Southwest quarter of said Section 23, a distance of 659.50 feet; thence, North 89°48'13" West, a distance of 15.00 feet; thence North 00°05'23" East, parallel with and 62.00 feet west of the east line of the Southwest quarter of said Section 23, a distance of 659.49 feet to a point on the north line of the Southwest Quarter of said Section 23; thence South 89°48'44" East, along said north line a distance of 15.00 feet to the True Point of Beginning.

Contains an area of 9892 Square Feet, 0.23 Acres, more or less.

together with all rights convenient or incidental thereto, including the right of ingress to and egress from said easement and right-of-way, over and across said real property of FIRST PARTY; and

FIRST PARTY for themselves, their heirs, executors, administrators, successors and assigns, covenant and agree that earth cover over the pipeline shall not be reduced, and that no permanent structures, buildings, fences, or road improvements shall be constructed, and no trees, vines, or shrubs shall be planted or maintained upon said easement and right-of-way which would in any way interfere with the use of said easement and right-of-way without the consent of DISTRICT, and that DISTRICT shall have the right, without notice, and at the expense of FIRST PARTY, to remove any such structures, fences, landscaping, private road improvements, driveways, or other encroachments from said easement and right-of-way. FIRST PARTY agrees that DISTRICT shall have no obligation to reimburse FIRST PARTY for, or to replace, encroachments so removed.

II

FIRST PARTY agrees at its expense to lay, construct, and install with and along the said easement and right-of-way, herein described, SIX HUNDRED SEVENTY SEVEN feet (677) of TWENTY-FOUR inch (24") inside diameter rubber gasket reinforced concrete irrigation pipeline (ASTM C-361, B-25), and with inlets, outlets and such connections and other structures as may be specified by the engineer of DISTRICT. Said pipeline, structures and other appurtenances shall be laid, constructed, installed, and backfilled in accordance with plans and specifications approved by DISTRICT, and the top of said pipeline shall be no less than thirty-six inches (36") below the surface of the surrounding ground and any proposed or existing roads, streets or alleys crossed thereby. All pipe shall be laid and installed in a good workmanlike manner.

III

All precast concrete pipe, cast-in-place concrete pipe, and any other type of pipe agreed to be installed shall meet the minimum requirements of the most current "American Society of Testing and Materials" specifications, "The American Concrete Institute" specifications, and/or the specifications and requirements of DISTRICT for the type and class of pipe agreed to be installed.

IV

FIRST PARTY agrees to commence the laying and installation of said pipeline and structures within a reasonable time after the execution of this Agreement, and to complete the installation and construction thereof no later than FEBRUARY 15, 2008, or as otherwise agreed by the parties. FIRST PARTY agrees that the construction and installation of said pipeline and structures shall not interfere with the flow or distribution of water through the present facilities as required by DISTRICT.

V

FIRST PARTY agrees not to damage, destroy, alter, disrupt, discard, remove or connect to any existing facilities owned by DISTRICT and that no work on the replacement and substitution of the said concrete pipeline for the open canal shall begin without the written permission of DISTRICT.

VI

FIRST PARTY and DISTRICT agree and acknowledge that the construction of said pipeline shall not be during the normal irrigation season of DISTRICT.

VII

FIRST PARTY agrees within thirty (30) days after the completion of the work described above and acceptance of such work by DISTRICT, to finalize payment to all contractors, vendors and others under contract to FIRST PARTY for the entire cost of laying, constructing, and installing said pipeline, inlets, outlets, and other structures including the cost of all labor, materials, equipment, installation, trenching, backfilling, leveling and testing. In the event FIRST PARTY neglects, fails, or refuses to pay the entire cost thereof, and complete said work in accordance herewith, DISTRICT may, but shall not be required to, pay such cost and complete such work and FIRST PARTY does hereby agree to repay to DISTRICT any amounts so expended with interest thereon at the rate of ten percent (10%) per annum.

VIII

FIRST PARTY agrees to keep and maintain said pipeline, inlets, outlets and other structures appurtenant thereto, in good operating condition and repair for a period of one (1) year after the completion of construction and the acceptance of the pipeline project thereof by DISTRICT, and to pay all costs of such repairs and maintenance and of any replacement of any part thereof required to maintain said pipeline and structures in good operating condition. FIRST PARTY agrees that said acceptance must be evidenced in writing by a dated letter from DISTRICT. In the event FIRST PARTY fails, neglects, or refuses to repair, maintain or replace any part of said pipelines or structures during said period of one (1) year, DISTRICT shall have the right, but shall not be required, to make any such repairs or replacements and FIRST PARTY does hereby agree to repay to DISTRICT the cost of any such repairs or replacement with interest at the rate of ten percent (10%) per annum.

IX

FIRST PARTY agrees that upon construction and installation, the said pipeline, inlets, outlets and other structures constructed within said easement and right-of-way deeded herein, shall become and remain the property of DISTRICT, and that FIRST PARTY shall have no right, title, or interest therein, except as otherwise provided herein. FIRST PARTY further agrees that said easement and right-of-way deeded herein and said pipeline and any other pipelines and conduits to be constructed therein, by or for DISTRICT and the manner, method and time of conducting and discharging water through said pipeline, pipelines, or conduits shall be in the sole and absolute control of DISTRICT, and the nature and extent of said easement and right-of-way shall not be diminished or restricted by the construction of said pipeline by FIRST PARTY. FIRST PARTY shall maintain the surface of said land and keep it in a safe condition for the use of DISTRICT and others.

X

FIRST PARTY agrees prior to commencement of any work contemplated herein, to furnish DISTRICT with a surety bond in the amount of FIFTY FIVE THOUSAND TWENTY AND 00/100 DOLLARS (\$55,020.00) guaranteeing the performance of this Agreement by FIRST PARTY and the payment of all amounts herein agreed to be paid by FIRST PARTY. DISTRICT shall have the right to request from FIRST PARTY, FIRST PARTY's contractor cost of laying, constructing, and installing said pipeline, inlets, outlets, and other structures. If said contractor's cost is greater than FIRST PARTY's surety bond, DISTRICT shall have the right to request an additional bond from FIRST PARTY, at FIRST PARTY's expense, to guarantee performance by FIRST PARTY's contractor. Said bond may be reduced to EIGHT THOUSAND TWO HUNDRED FIFTY THREE AND 00/100 DOLLARS (\$8,253.00) after the completion and acceptance of said work of construction, and all other conditions, terms, undertakings of this Agreement. This reduced amount shall be for guaranteeing the maintenance and repair of said pipeline and appurtenant structures for a period of one year from the date of said acceptance. The expense of bonds shall be borne by FIRST PARTY. All such bonds shall be executed by FIRST PARTY and a corporate bonding company licensed to transact such business in the State of California and acceptable to DISTRICT. Evidence of authority of an attorney-in-fact acting for the corporate surety must be provided in the form of a certificate as to his power of attorney and to effect on the date of the bonds. The form of the bonds or any alternative security offered by FIRST PARTY shall be subject to the approval of the DISTRICT.

XI

FIRST PARTY agrees to indemnify and save DISTRICT free and harmless of and from any liability, loss, cost, damage, attorneys' fees or expense arising out of any claim of personal injury or property damage suffered by any person, or the death of any person, which arises as the result of any negligence on the part of FIRST PARTY incurred in the performance of this Agreement, commencing upon the execution of this Agreement and continuing without interruption for a period of one year after acceptance of said pipeline by DISTRICT.

XII

FIRST PARTY agrees, at its own expense, to procure a Policy of Title Insurance issued to DISTRICT with liability limited to FIFTY FIVE THOUSAND TWENTY AND 00/100 DOLLARS (\$55,020.00) showing title to the easement and right-of-way herein granted to DISTRICT to be free and clear of encumbrances, which would in any way interfere with DISTRICT's use of said easement and right-of-way. FIRST PARTY shall furnish DISTRICT with said Policy after the completion and acceptance of said work.

XIII

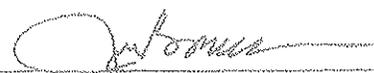
FIRST PARTY agrees to pay to DISTRICT, payment to accompany this Agreement, the sum of EIGHT THOUSAND ONE HUNDRED TEN AND 86/100 DOLLARS (\$8,110.86) to cover the cost of the preparation of agreements and plan review of said pipeline project. FIRST

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above mentioned.

BN 5312 L.P.
A California Limited Partnership

FRESNO IRRIGATION DISTRICT
A Public Corporation

BY: 
JOHN BONADELLE
AKA John A. Bonadelle *Pres.*

BY: 
JEFF BOSWELL, President

ATTEST: 
GARY R. SERRATO, Secretary

"FIRST PARTY"

"DISTRICT"

This is to certify that the interest in real property conveyed by the deed or grant dated 1/24/07
from BN 5312 L.P.
to Fresno Irrigation District, a public corporation, is hereby accepted by the undersigned officer or agent
on behalf of the Board Of Directors pursuant to authority conferred by resolution of the Board Of
Directors adopted on January 27, 2004, and the grantee consents to recordation thereof by its duly
authorized officer.

Dated 1/24/07

By: 
GARY R. SERRATO, Secretary

EXHIBIT "A"

BASIS OF BEARINGS:

THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 23, T. 13 S., R. 21 E., M.D.B.&M., WAS TAKEN TO BE SOUTH 00°04'11" WEST, PER TRACT NO. 5427, RECORDED IN VOLUME _____ OF PLAT MAPS AT PAGES _____ FRESNO COUNTY RECORDS.

OWNER :
 BONADELLE HOMES, INC
 2109 WEST BULLARD AVENUE #133
 FRESNO, CA 93711

A.P.N. : 310-270-04, 05, & 06

AREA TO BE DEEDED : 9,892 S.F., 0.23 ACRES



INDICATES AREA TO BE DEEDED FOR IRRIGATION PIPELINE EASEMENT PURPOSES.

POINT OF COMMENCEMENT
 CENTER 1/4 CORNER OF
 SECTION 23, 13/21, M.D.B.&M.

TRUE POINT OF BEGINNING

S 89°48'44" E 2649.00'

WEST 1/4 CORNER OF SECTION
 23, 13/21, M.D.B. & M.

BASIS OF BEARING
 N 00°04'11" E 2636.40'

NORTH TEMPERANCE AVENUE

NORTH LOCAN AVENUE

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°48'44"W	47.00'
L2	N89°48'13"W	15.00'
L3	S89°48'44"E	15.00'

659.49'
 659.50'

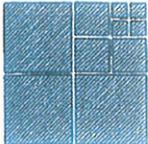
N 00°05'23" E
 S 00°05'23" W

SCALE 1" = 100'

REVISIONS



PREPARED BY:



**INGELS - BRAUN
 & ASSOCIATES**
 CIVIL ENGINEERING AND LAND SURVEYING
 5499 EAST HEDGES AVENUE
 FRESNO, CALIFORNIA 93727
 (559) 291 - 0427

EAST SHIELDS AVENUE

C:\My Documents\06050E02.dwg 12/18/2006 8:50:21 AM PLS

ACC'T. NO. _____
 FILE NO. _____
 W.O. NO. _____

FRESNO IRRIGATION DISTRICT

REF & REV
 T-5588

F.I.D. EASEMENT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE.

—APPROVED—

CONST. ENG. _____ OFFICE ENG. _____
 CITY DESIGN ENG. _____

DRN. BY: JJS
 CHK. BY:
 DATE : 1/28/06
 SCALE : AS SHOWN

SHEET NO. ONE (1)
 OF ONE (1) SHEET

STATE OF CALIFORNIA,
COUNTY OF Fresno

On January 20, 2007, before me, Anna M. Renna, Notary Public
a Notary Public, personally appeared John A. Bonadelle

personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(Notary seal or stamp)

WITNESS my hand and official seal.

Signature Anna M. Renna

My commission expires Aug. 30, 2007

STATE OF CALIFORNIA,
COUNTY OF _____

On _____, before me, _____,
a Notary Public, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(Notary seal or stamp)

WITNESS my hand and official seal.

Signature _____

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno

On January 24, 2007 before me, Norma Cecil, Notary Public

personally appeared ^{Date} Jeff Boswell and Gary R. Serrato Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Name(s) of Signer(s)

personally known to me

(or proved to me on the basis of satisfactory evidence)



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Norma Cecil
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document Grant of Easement and Agreement for Substitution of Pipeline

Document Date: January 24, 2007 Number of Pages: 7 + Exhibit A

Signer(s) Other Than Named Above: John A. Bonadelle

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer - Title(s): _____
 - Partner - Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

- Signer's Name: _____
- Individual
 - Corporate Officer - Title(s): _____
 - Partner - Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, M.B.A., R.E.H.S.
INTERIM DIRECTOR

December 12, 2014

LU0017899
2602

Nathan Bouvet
City of Fresno Development Department
2600 Fresno Street
Fresno, CA 93721

Dear Mr. Bouvet:

PROJECT NUMBER: T-6067

Vesting Tentative Map of Tract No. 6067 was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to ±22.68 (net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (*Single Family Residential/conditions of zoning*).

APN: 310-270-10, 11, 12 ZONING: R-1/cz SITE Address: 3270 North Locan Avenue

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board-Division of Drinking Water-Southern Branch. For more information, contact staff at (559) 447-3300.
- Due to the proximity of the proposed residential uses to an existing thoroughfare, adequate information should be provided by the applicant to ensure compliance with the City's noise ordinance.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- All water wells (not intended for use by the project) and septic systems that exist or have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the

Nathan Bouvet
December 12, 2014
T-6067
Page 2 of 2

well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

REVIEWED BY:

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno County
Department of Public Health,
ou=Environmental Health Division,
email=ktsuda@co.fresno.ca.us, c=US
Date: 2014.12.12 10:26:59 -08'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

cc: Glenn Allen- Supervising Environmental Health Specialist (CT 59.04)
Gary Giannetta, Project Engineer (garygce@sbcglobal.net)
John Bonadelle, Owner/Applicant (john@bonadelle.com)

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR REVIEW, COMMENTS, AND CONDITIONS FOR
VESTING TENTATIVE MAP OF TRACT NO. 6067/UGM

~~TO: CITY OF FRESNO~~
SUBDIVISION REVIEW COMMITTEE

FMFCD

Return Completed Form to:

Nathan Bouvet, Development Services/Planning
Email: Nathan.Bouvet@fresno.gov
Telephone: 559-621-8075
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Vesting Tentative Map of Tract No. 6067/UGM was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to ±22.68 (net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (*Single Family Residential/conditions of zoning*).

APN: 310-270-10, 11, 12

ZONING: R-1/cz

SITE ADDRESS: 3270 North Locan Avenue

DATE ROUTED: December 11, 2014

COMMENT DEADLINE: January 6, 2015

Preliminary Meeting of the SUBDIVISION REVIEW COMMITTEE:

1:30 P.M. TUESDAY, JANUARY 6, 2015, FRESNO CITY HALL-THIRD FLOOR, ROOM 3054

Meeting of the SUBDIVISION REVIEW COMMITTEE WITH SUBDIVIDER AND PROJECT ENGINEER:

1:30 P.M. THURSDAY, JANUARY 15, 2015, FRESNO CITY HALL-THIRD FLOOR, ROOM 3054

Your attendance at the review meetings will be appreciated. If you are unable to attend and you have comments you wish to make, please forward your comments to Nathan.Bouvet@fresno.gov prior to the meeting date of Tuesday, January 6, 2015; or you can mail your comments to the attention of Nathan Bouvet at Development and Resource Management Department, Development Services/Planning Division, 2600 Fresno Street, Room 3076, Fresno, California 93721-3604. Thank you.

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

File No. 210.45

Page 1 of 4

PUBLIC AGENCY

NATHAN BOUVET
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

JOHN BONADELLE, BNCOPP, LP
7030 N. FRUIT AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: 6067
ADDRESS: 3270 N. LOCAN AVE.
APN: 310-270-10, 11, 12

SENT: 4/15/15

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
Unincorporated	See Exhibit No. 2	NOR Review	\$1,032.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$2,880.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$3,912.00		

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

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/15 based on the site plan submitted to the District on 12/12/14 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR TRACT No. 6067

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

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

1. a. Drainage from the site shall BE DIRECTED TO
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
 None required.

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

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

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

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

FR TRACT No. 6067

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

FR
TRACT
No. 6067

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

Debbie Campbell
Design Engineer

Gary W. Chapman
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

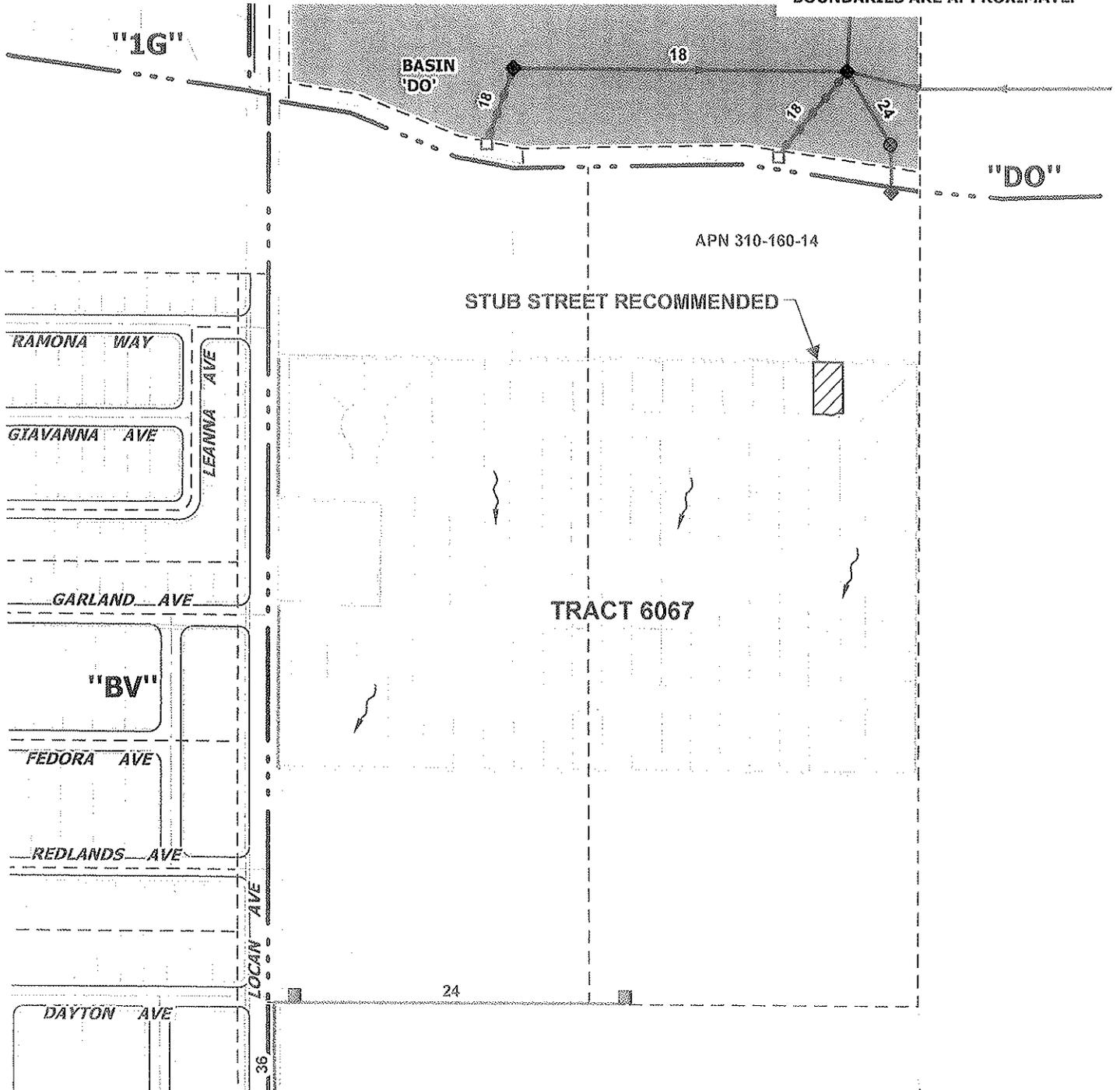
GARY GIANNETTA

1119 "S" STREET

FRESNO, CA 93721

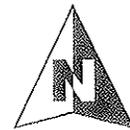
FR TRACT No. 6067

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



LEGEND

- Future Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction of Drainage
- Limits of Tract 6067



1" = 300'

**TRACT 6067
 PLANNED DRAINAGE
 DRAINAGE AREA "DS"**

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS
EXHIBIT NO. 2

Tract 6067 lies within a planned watershed area to be designated as Drainage Area "DS". The District has a designed Master Plan for proposed Drainage Area "DS", however, the drainage system has yet to be adopted. When adopted, the proposed drainage system will be able to accommodate the proposed development of Tract 6067. If the developer wishes to get final map approval for Tract 6067 prior to the adoption of proposed Drainage Area "DS", the developer must enter into an agreement with the District agreeing to meet the conditions of this Notice of Requirements, as indicated on Sheets 1 through 4 and on Exhibit Nos. 1 and 2, including the paragraph below.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance at the rates in effect at the time of issuance of a building permit once Drainage Area "DS" Master Plan is adopted.

The District recommends a stub street to the north (as shown on Exhibit No. 1). This is necessary to provide surface runoff and a pathway for the major storm from APN 310-160-14.

Development No. Tract 6067

GUIDELINES FOR PONDING BASIN / POND CONSTRUCTION AND MANAGEMENT TO CONTROL MOSQUITO BREEDING

Immature mosquitoes develop in shallow water habitats. Fresno has enough year-round urban runoff from sprinklers, car washing, and pool drainage to keep water in drainage basins even in the summer--when mosquitoes breed the fastest. The design and management of ponding basins and ponds is of critical importance for mosquito control. Following are some new guidelines for these facilities:

- *1. Ponding basins and ponds with fluctuating water levels should have a "low flow" area, a deeper area or sump where drainage will accumulate, instead of a uniform flat bottom. This allows for water to accumulate to a greater depth, and helps "mosquito fish" survive. The low flow area should be located at the pond inlet and should be at least four feet deeper than the rest of the basin floor. The rest of the basin should be graded so that drainage is directed into this low flow area.
- *2. Side slopes of ponds and ponding basins should be as steep as is compatible with safety and grading considerations. They should have a slope ratio of 1:2 (vertical:horizontal).
3. Decorative ponds and artificial wetlands should be constructed so that water depths are maintained in excess of four feet, to preclude invasive emergent vegetation such as cattails.
- *4. Ponds and ponding basins should be constructed to provide for free, unobstructed access around their entire perimeter by vehicle and/or by foot, to allow for maintenance and mosquito abatement activities.
- *5. All ponding basins should be enclosed in chain-link fencing at least six feet tall (to City of Fresno Public Works Standards), with double gates to provide an unobstructed total opening at least ten feet wide (no center post between the gates). Gates should be secured with a standard padlock to allow for access by maintenance workers and mosquito and vector control personnel: a No. 5 MasterLock™ with key numbers 1C95, 3203 or 0855.
6. Ponds and ponding basins should be constructed to allow easy de-watering when needed.
7. Ponding basin and pond edges should be maintained free of excess vegetation and trash that would harbor insects and support mosquito breeding when it falls or blows into the water.
8. Ponding basins and ponds should be managed to control algae and emergent vegetation (plants that emerge from shallow water), to remove harborage for mosquito breeding and to allow "mosquito fish" and other mosquito predators better access to their prey.
9. Ponding basins and ponds should maintain water quality that supports the survival of "mosquito fish" (*Gambusia affinis*, available from local mosquito and vector control agencies). Use caution when selecting herbicides and pesticides for use in or near ponding basins and ponds, because many pesticides are toxic to fish.

* The asterisked guidelines modify the current City of Fresno Public Works Standard No. ~~P-62~~^{P-97} for Temporary Ponding Basins.



“Stormwater Management and Vector Breeding Habitats”

The Public Health Problem

- Stormwater management regulations and practices developed by environmental management agencies address the environmental problem of sediments and other pollutants entering surface waters but do not address public health issues, such as preventing habitat production for disease-carrying mosquitoes and other vectors.
- Certain stormwater management structures designed to reduce sediment and other pollutant loads in runoff (e.g., dry detention basins, retention ponds, media filtration devices, below-ground devices) frequently hold standing water for more than 3 days, creating potential mosquito breeding habitats. This in turn leads to the potential for mosquito-borne diseases such as West Nile virus and St. Louis encephalitis.
- Even those stormwater facilities that are properly designed and constructed to minimize mosquito breeding habitat may collect standing water if they are not maintained properly, thus creating the potential for mosquito breeding.

Methods to Address this Public Health Issue

A more integrated, systems-based approach is needed when developing and implementing solutions to environmental problems such as stormwater-runoff management. Local vector-control agencies (where they exist) or environmental health programs should be consulted during preconstruction design review to ensure that vector breeding habitat is minimized. These agencies and programs should also be consulted when developing maintenance schedules for stormwater management structures.

Taking the following actions can help to ensure that mosquito-management programs incorporate a systems-based approach:

- Properly design and construct stormwater control structures (especially regarding slopes, pipe inverts, and volumes) to minimize the inadvertent creation of standing water. Water should be held less than 72 hours whenever possible (shorter than minimum mosquito-breeding time).
- Minimize mosquito breeding for longer term or permanent stormwater storage (> 4-days) by introducing mosquito fish, by larvaciding, and by developing vegetation management plans. Include design depths greater than 4 feet to limit emergent vegetation that can enhance mosquito breeding habitat (e.g., cattails).
- Make resources available and allocate specific responsibility for ongoing operation and maintenance of stormwater facilities, including monitoring and treatment if necessary. Clean accumulated sediments and clear brush and other debris to minimize standing water build-up

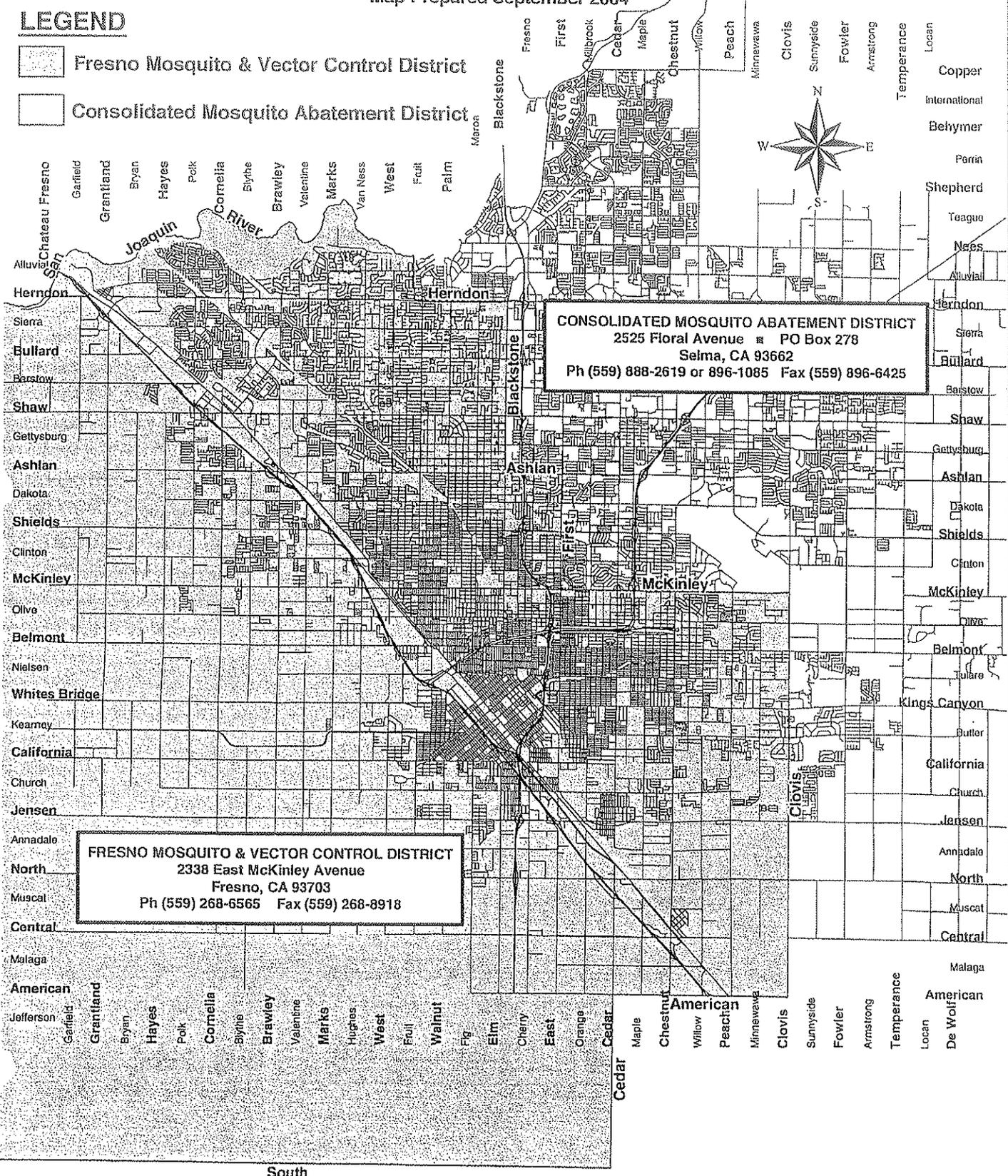
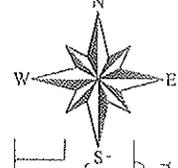


Mosquito Control District Boundary Map (For the Fresno - Clovis Area)

Map Prepared September 2004

LEGEND

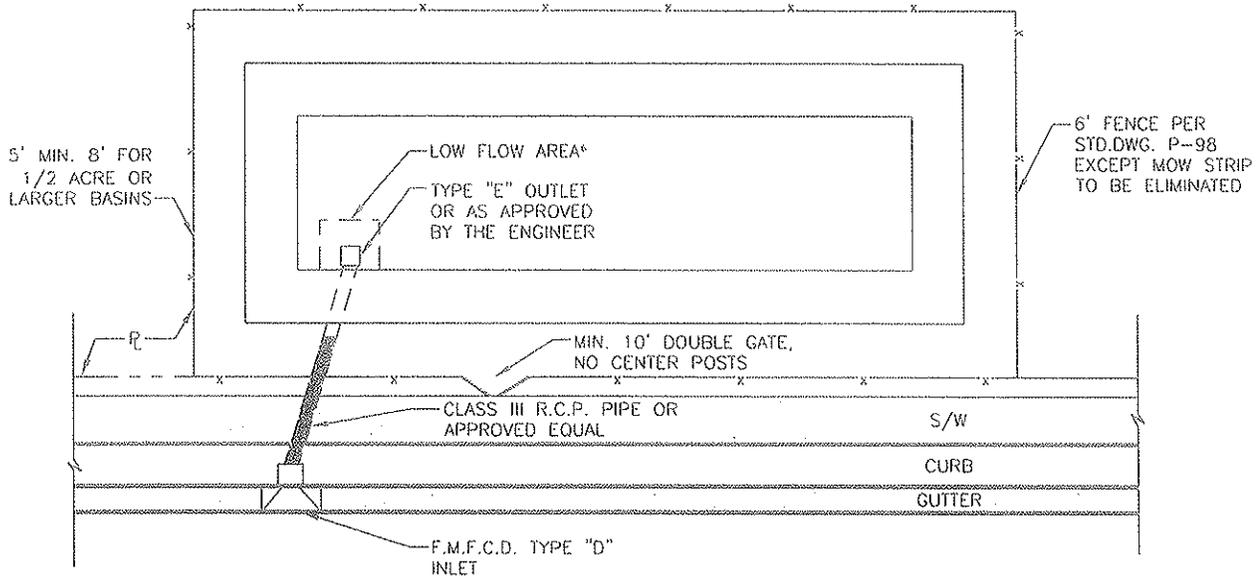
-  Fresno Mosquito & Vector Control District
-  Consolidated Mosquito Abatement District



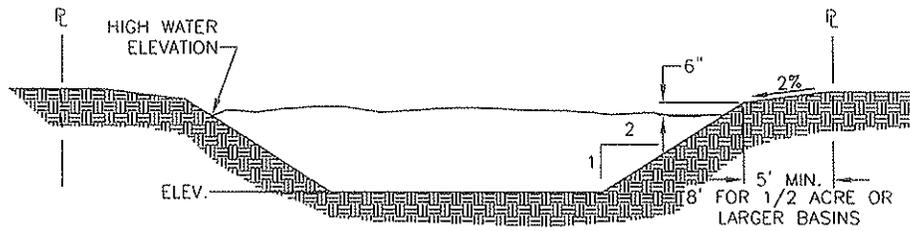
CONSOLIDATED MOSQUITO ABATEMENT DISTRICT
 2525 Floral Avenue ■ PO Box 278
 Selma, CA 93662
 Ph (559) 888-2619 or 896-1085 Fax (559) 896-6425

FRESNO MOSQUITO & VECTOR CONTROL DISTRICT
 2338 East McKinley Avenue
 Fresno, CA 93703
 Ph (559) 268-6565 Fax (559) 268-8918

South



PLAN VIEW OF TYPICAL TEMPORARY PONDING BASIN



SECTION

NOTES: DESIGN MINIMUMS

1. OVERFLOW MUST BE TO THE STREET.
 2. DESIGN WATER SURFACE ELEVATION SHALL BE TWO FEET BELOW THE LOWEST INLET FLOW LINE OR POND PERIPHERAL ELEVATION, WHICHEVER IS LOWER.
 3. REQUIRED CAPACITY: $V=CIA$ WHERE V =REQUIRED BASIN CAPACITY IN CUBIC FEET, C =RUNOFF COEFFICIENT, I =RAINFALL FROM A DESIGN STORM (0.35 FEET), AND A =TRIBUTARY AREA IN SQUARE FEET.
 4. PROVIDE COMPOSITE "C" CALCULATIONS.
 5. THE ENGINEER MAY REQUIRE AN 8' WIDE VEHICLE RAMP WITH A MAX. SLOPE OF 15% IN $\frac{1}{2}$ ACRE OR LARGER BASINS.
 6. TEMPORARY PONDING BASINS SHALL BE FENCED WITHIN 7 DAYS TIME AFTER THEY BECOME OPERATIONAL OR WHEN REQUIRED BY THE ENGINEER.
 7. THE CITY ENGINEER MAY CONSIDER OTHER BASIN DESIGN ALTERNATIVES, AS A SUBSTITUTE FOR PROVIDING THE 2 FOOT FREEBOARD, WHEN THE BASIN SIZE IMPACTS PROJECT FEASIBILITY.
 8. LOCKS FOR THE GATE TO BE #5 MASTER LOCKS, NO. 1C95, 3203 OR 0855.
- SIZE AND DEPTH OF LOW FLOW AREA TO BE DETERMINED BY THE ENGINEER.

City of



FIRE DEPARTMENT

Date: December 15, 2014

To: NATHAN BOUVET, Planner III
Development and Resource Management Department

From: DAVID POLANCO, Fire Prevention Inspector II 
Fire Department, Fire Prevention Division

Subject: Vesting Tentative Map of Tract No. 6067 (3270 N Locan Ave) was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to plus or minus 22.68(net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (*Single Family Residential/ conditions of zoning*).

General

() This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

() All revisions to plans shall be called out with a cloud or delta.

() Provide a copy of the approved stamped site plan from the Planning Division including all fire department notes to verify compliance with requirements. Site plans included with this plan submittal are subject to the conditions on the Planning Division approved set.

() Provide a site plan that shows compliance with all site plan requirements noted on site plan review.

() Note on plan: Two means of ingress/egress must be provided. This access must be

maintained during all phases of development.

() Note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus due to rain or other obstacles.

() Note on plan: All required fire access lanes shall be provided and maintained with an approved "all weather" surface capable of supporting 80,000 lb. vehicles (minimum 4" of base rock over compacted or undisturbed native soil or per approved engineered plans) year-around and with 24 feet minimum width or other approved method that would prevent shoulder degradation.

() Note on plan: Access surface shall not exceed a 10% grade or contain any irregularity creating an angle of approach or departure in excess of 10% except as approved by the Fire Chief.

() Note on plan: Cul-de-sac turnarounds, intermediate, and "T" turnarounds shall have a minimum 44-foot centerline turning radius with 20 feet clear driving width. "T" and "Hammerhead" turnarounds shall have a minimum width of 20 feet and 60 feet of length (in the hammerhead). All turnarounds must be kept clear of all obstructions (e.g., no parking, no garbage bins, etc., and marked if necessary).

() Note on plan: Public street hydrant(s) must be installed. Coordinate location with Public Works. Public and private hydrants for single family homes are spaced a maximum of 600 feet apart.

() Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4 1/2" outlet shall face the access lane.

() Note on plan: Access roadways shall be constructed within 10' of the fire hydrant.



DEPARTMENT OF PUBLIC UTILITIES

Date: December 19, 2014

To: NATHAN BOUVET, Planner III
Development and Resource Management Department , Current Planning

From: MIKEAL CHICO, Management Analyst II *mjc*
Solid Waste Management Division

Subject: T-14-6067 was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to plus or minus 22.68(net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment, 3270 North Locan Avenue, APN: 310-270-10, 11, 12. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (Single Family Residential/ conditions of zoning).

General

Solid Waste requirements shall be addressed upon the submittal of future applications.

Does Project Affect Your Agency/Jurisdiction

No - Project does not have or will not be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns

None.

Recommended Conditions of Approval

None.

Additional Information

None.

DEPARTMENT OF PUBLIC WORKS

TO: Nathan Bouvet, Planner III
Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Streets Division

DATE: December 12, 2014

SUBJECT: Tract 6067 (APN: 310-270-10; 11; 12) located on the east side of North Locan Avenue between East Shields and East Dakota Avenues engineering plans dated November 13, 2014 for John Bonadelle Homes The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands.:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) 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 and AB1881.

The designated street tree for North Locan Avenue is:

Platanus acerifolia 'Columbia'

Columbia Sycamore

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. Tree planting shall be within a 10' Planting and 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 approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.
2. Outlots which are utilized for water well purposes will not be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.



Development & Resource Management Department

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

Jennifer K. Clark
Director

October 01, 2014

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

Gary G. Giannetta Civil Engineering & Land Surveying
1119 "S" Street
Fresno, California 93721

SUBJECT: VERIFICATION OF APPLICATION DOCUMENTS FOR VESTING TENTATIVE TRACT NO. 6067 LOCATED ON THE EAST SIDE OF NORTH LOCAN AVENUE BETWEEN EAST SHIELDS AVENUE AND THE EAST DAKOTA AVENUE ALIGNMENT
(APN(s): 310-270-10, 11 & 12)

In accordance with Section 12-1005 of the Fresno Municipal Code, the above-noted tentative tract map application dated September 16, 2014 has been reviewed for completeness of form and content. The map, as submitted provides all of the information necessary to consider the application as complete for processing with the following exception(s):

1. Major street entryways into residential subdivisions shall include enhanced landscape treatment. A minimum 8-foot wide landscape easement shall be provided on the local street side of proposed Lot No. 1 of the tentative map.
2. A 10-foot side yard setback is no longer required for proposed Lot No. 95 of the tentative map.

Once the correction(s) and materials listed above have been made or are available you may submit 20 copies of the tentative tract map (provide one 11" x 17" in addition for all exhibits). All fees associated with the processing of the tentative map will be required to be paid prior to processing of the tentative map (see attached invoice for applicable fees).

Should you have any questions or require additional information please contact me at the number listed above or via e-mail at Will.Tackett@fresno.gov.

Sincerely,
DEVELOPMENT SERVICES DIVISION



Will Tackett, Supervising Planner
Development & Resource Management Department

Enclosures: Vesting Tentative Tract Map No. 6067 dated September 16, 2014

Hammer Head
Lowrise "Remainder"
Public Health & Safety
Finding
COA ref.
dit PW.

out of B
Decided to adj.
Prop.
Ann Lillie

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR REVIEW, COMMENTS, AND CONDITIONS FOR
VESTING TENTATIVE MAP OF TRACT NO. 6067

TO: CITY OF FRESNO
SUBDIVISION REVIEW COMMITTEE

Return Completed Form to:
Nathan Bouvet, Development Services/Planning
Email: Nathan.Bouvet@fresno.gov
Telephone: 559-621-8075
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Vesting Tentative Map of Tract No. 6067 was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to ±22.68 (net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (*Single Family Residential/conditions of zoning*).

APN: 310-270-10, 11, 12 ZONING: R-1/cz SITE ADDRESS: 3270 North Locan Avenue

DATE ROUTED: December 11, 2014 COMMENT DEADLINE: January 6, 2015

Preliminary Meeting of the SUBDIVISION REVIEW COMMITTEE:

1:30 P.M. TUESDAY, JANUARY 6, 2015, FRESNO CITY HALL-THIRD FLOOR, ROOM 3054

Meeting of the SUBDIVISION REVIEW COMMITTEE WITH SUBDIVIDER AND PROJECT ENGINEER:

1:30 P.M. THURSDAY, JANUARY 15, 2015, FRESNO CITY HALL-THIRD FLOOR, ROOM 3054

Your attendance at the review meetings will be appreciated. If you are unable to attend and you have comments you wish to make, please forward your comments to Nathan.Bouvet@fresno.gov prior to the meeting date of Tuesday, January 6, 2015; or you can mail your comments to the attention of Nathan Bouvet at Development and Resource Management Department, Development Services/Planning Division, 2600 Fresno Street, Room 3076, Fresno, California 93721-3604. Thank you.

No comments
up to
12.15.14



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Date: February 17, 2015

To: NATHAN BOUVET,
Development Service and Planning

From: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering Division

Subject: SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6067

General

T-6067 was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to plus or minus 22.68(net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment, 3270 North Locan Avenue, APN: 310-270-10, 11, 12. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (Single Family Residential/ conditions of zoning).

Sanitary Sewer Service

1. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.
2. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" in the amount of \$574 per living unit or living unit equivalent for the impending fees.
3. Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.



Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 10-inch sanitary sewer main located in North Locan Avenue. Sanitary sewer facilities will be available to provide service to the site subject to the following requirements:

1. Sanitary sewer mains shall be extended within the proposed tract to provide sewer service to each lot created.
2. Separate sewer house branches shall be provided for each lot created.
3. Abandon any existing on-site private septic systems.
4. All underground utilities shall be installed prior to permanent street paving.
5. Street easements and/or deeds shall be recorded prior to approval of improvement plans
6. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
7. 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.
8. 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. Trunk Sewer Charge: Fowler
2. Sewer Lateral Charge
3. Sewer Oversize Service Charge
4. Wastewater Facilities Charge (Residential Only)

**DEPARTMENT OF PUBLIC UTILITIES – WATER DIVISION
MEMORANDUM**



DATE: December 19, 2014

TO: NATHAN BOUVET, Planner III
Development and Resource Management Department – Current Planning

THROUGH: MICHAEL CARBAJAL, Chief Engineering Technician
Department of Public Utilities – Water Division

FROM: ROBERT DIAZ, Senior Engineering Technician
Department of Public Utilities – Water Division

SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT T-6067

General

T-6067 was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to plus or minus 22.68(net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment, 3270 North Locan Avenue, APN: 310-270-10, 11, 12. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (Single Family Residential/ conditions of zoning).

Water Service

The nearest water main to serve the proposed project is a 14-inch main located in North Locan Avenue. Water facilities are available to provide service to the site subject to the following requirements:

OPTIONS

1. Expand the T3 site.
2. Construct all facilities without credits.
3. Well site, but area will more than likely fail.
4. The developer shall take all required and necessary actions to transfer and assign all water rights and entitlements associated with the tract property to the City. The developer is solely responsible for all costs, fees and expenses associated with the transfer and assignment of water rights and entitlements to the City.

5. Separate water services with meter boxes shall be provided to each lot created.
6. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
7. All public water facilities shall be constructed in accordance with City Standards, specifications, and policies.
8. Seal and abandon any existing on-site well 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.
9. 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 Assistant Public Utilities Director.
10. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.
11. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Water Fees

1. Wet-tie(s), water service(s) and/or meter(s) installation(s)

City of



pre-lim

DATE: January 15, 2015

TO: Nathan Bouvet
Development and Resource Management Department

THROUGH: Jill Gormley, TE, Traffic and Engineering Manager
Public Works Department, Traffic & Engineering Services Division

FROM: Louise Gillo, Traffic Planning Supervisor
Public Works Department, Traffic & Engineering Services Division

SUBJECT: Public Works Conditions of Approval
TT 6067, 3270 North Locan Avenue
Bonadelle. / Gary Giannetta

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

Complete the following, prior Planning Commission.

1. Annexation
2. APN's : Identify the proposed ingress / egress locations for all buildings to remain.

General Conditions:

1. Curb Ramps: Provide curb ramps at all corners within the limits of this subdivision.
2. Pedestrian Easements: **Identify** all pedestrian easements on the map.
 - a. Local Streets: If constructed to a 50' street right of way, a 1' pedestrian easement is required on streets with driveway approaches. 2' shown?
3. Overhead Utilities: 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. Identify and provide cross sections on the map. No parking is allowed adjacent to the circles.
4. Local Street Intersections: The intersection of two local continuous streets shall have a minimum of 160' offset measured from center line to center line.
5. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**.
6. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to the subdivider's submittal of the Final Map to the Development Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.

7. Plan Submittal: Submit the following plans, as applicable, in a single package, to the **Public Works Department** for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
8. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved prior to issuance of building permits.
9. Street widening and transitions shall also include utility relocations and necessary dedications.
10. Local street lengths exceeding 800' and four way intersections require traffic calming measures. Construct a permanent traffic circle per Public Works Standards **P-84** or **P-85** at approximately lot 10. To avoid "no parking" restrictions in front of residence's, relocate the proposed **Outlot A** to approximately lots 83, 84 and 85 and relocate the proposed stub street to lot 10 to accommodate the required traffic circle **OR** resubmit a new design for review and approval.
11. Revise the cross section in front of lots 1,2 and 3 to 56' or 50' to provide a consistency for the block.
12. **Garages**: Garages or carports shall be located **not less than twenty feet** from any street frontage where the garage door or carport opening faces and takes direct access to the street. **FMC Section 12-207.5 E-1-e.**
13. **Visibility triangles**:
 - a. Provide 30' visibility triangles at all street intersections
 - b. Provide 10' visibility triangles at all driveways.

Frontage Improvement Requirements:

Major Streets:

Locan Avenue: 72' Collector

1. Dedicate 47' 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, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 12' residential pattern. Construct a 6' residential sidewalk per Public Works Standard **P-53**.
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 Locan 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 Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.

Specific Mitigation Requirements:

1. Based on 101 single family units, this tract will generate **76 a.m. / 101 p.m.** peak hour trips. A Traffic Impact Study (TIS) is required and has been submitted. The number of lots has been revised since the TIS was submitted. Contact Jill Gormley for corrections to the document. Comply with the mitigation measure requirements of the Traffic Engineering Manager in the attached letter dated June 16, 2014.
2. Relinquish direct vehicular access rights to the south property line of **lot 101**.
3. 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.
4. Assessor's Parcel Number **321-271-11** (Remainder) and **310-270-09**:
 - a. Dedicate and construct full offsite improvements along all street frontages to Public Works Standards, for public health and safety and the orderly development of the surrounding area. Reference "**The Subdivision Map Act**", Chapter 1, Section 66424.6.
 - b. Backing onto a major street is prohibited. Construct circular or hammerhead driveways, where not existing and construct concrete driveway approaches to Public Works Standards **P-1** and **P-6**.
 - c. **Provide a detail for review showing proposed ingress and egress to existing garages.**
5. **Project fees:** See the attached memo
 - a. **Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).
 - b. **Fresno Major Street Impact (FMSI) Fee :** Pay all applicable growth area fees and City-wide regional street impact fees.
 - c. **Regional Transportation Mitigation Fee (RTMF):** Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of building permits.



City Hall 559-621-8800
 2600 Fresno Street, Rm. 4004
 Fresno, CA 93721-3623
 www.fresno.gov

Public Works Department
 Scott Mozier, Director

June 16, 2014

Nathan Bouvet, Planner III
 City of Fresno
 Planning and Development Department
 2600 Fresno Street, Third Floor
 Fresno, CA 93721-3604

SUBJECT: REVIEW OF TRAFFIC IMPACT ANALYSIS (TIA) DATED NOVEMBER 27, 2013 FOR THE PROPOSED TRACT 6067 LOCATED ON THE EAST SIDE OF LOCAN AVENUE BETWEEN THE EAST DAKOTA AVENUE ALIGNMENT AND SHIELDS AVENUE, WITHIN THE CITY'S SOUTHEAST GROWTH AREA (SEGA)
 TIS 14-002, A-13-009, R-13-016

TRAFFIC IMPACT ANALYSIS APPROVED FOR PLANNING COMMISSION

TIS OVERVIEW

We have reviewed the Traffic Impact Analysis (TIA) dated November 27, 2013 prepared by TJKM for the proposed "project" that plans to construct 99 single family dwelling units on approximately 23.78 acres located on the east side of Locan Avenue, between the Dakota Avenue alignment and Shields Avenue. The project is located within the City's Southeast Growth Area (SEGA) and proposes to amend the agricultural land use designation in the County of Fresno to the low density residential planned land use designation in the City of Fresno. The project also proposes to reclassify the 23.78 acre site from AE-20 (Exclusive Twenty-Acre Agricultural, Fresno County) to R-1/cz (Single Family Residential/conditions of zoning, Fresno City) zone district. The project site is currently vacant.

The Traffic Impact Analysis (TIA) prepared by TJKM evaluated the impacts of the proposed project by analyzing seven (7) intersections and six (6) roadway segments in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the *ITE Trip Generation Manual, 9th Edition* and ITE land use code 210 -- Single Family Residential. The project is projected to generate the following weekday daily (ADT), AM and PM peak hour trips:

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
ITE Code 210 Single Family Residential	99 du	942	19	56	75	62	37	99

du = dwelling units



*Serious drought.
Help save water!*

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 488-7307

FAX (559) 445-5875

TTY 711

www.dot.ca.gov

December 19, 2014

6-FRE-180-68.600+/-
VTM 6067/UGM
BONADELLE

Mr. Nathan Bouvet
City of Fresno
Development and Resource Management
1033 Fifth Street
Clovis, California 93612

Dear Mr. Bouvet:

We have completed our review of the request for the vesting tentative tract map of a 101-lot conventional single-family residential subdivision located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue alignment. Caltrans has the following comments:

Caltrans has no objection to the vesting tentative tract map for this subdivision. However, this project should contribute mitigation into the Regional Transportation Mitigation Fee (RTMF) and Traffic Signal Mitigation Impact (TSMI) Fee programs.

If you have any further questions, please contact me at (559) 488-7307.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Bryan-Sanchez".

JENNIFER BRYAN-SANCHEZ
Office of Transportation Planning
District 06



DISTRICT 4 PLAN IMPLEMENTATION COMMITTEE

PROJECT REVIEW January 12, 2015

Project Record

Item 4b

PROJECT INFORMATION

Vesting Tentative Map of Tract No. 6067 was filed by Gary Giannetta of Gary G. Giannetta Civil Engineering, on behalf of John Bonadelle, BNCOPP LP, and pertains to ±22.68 (net) acres of property located on the east side of North Locan Avenue between East Shields Avenue and East Dakota Avenue Alignment. The applicant proposes to subdivide the property into a 101-lot conventional single family residential subdivision. The property is zoned R-1/cz (Single Family Residential/conditions of zoning).

APN: 310-270-10, 11, 12 ZONING: R-1/cz SITE ADDRESS: 3270 N. Locan Ave.

COMMITTEE RECOMMENDATION

- APPROVE APPROVE WITH CONDITIONS DENY NO ACTION

Table with 6 columns (Action, Poulter, Clark, Larson, Timken, Nelson) and 5 rows (Approve, Deny, Abstain, Absent). Includes handwritten 'Y' and 'Y-S' marks.

COMMITTEE CONDITIONS / COMMENTS

John Bonadelle, Gary Gianetta, & Dirk Poeschel were in attendance to represent the project. Mr. Bonadelle provided background of the project; stated he purchased the land 10 years ago & there have been discussions of its development since then; stated the plan amendment and rezone applications were unanimously supported by the committee, Planning Commission, and City Council; stated the development was a blend between the custom homes to the east and the higher density development to the west. Mr. Poeschel stated it was important for the applicant that they have outreach; stated there were several meetings with neighbors.

The committee members were glad the applicant reached out and had community input.

Timken moved and Larson seconded the motion to approve this project; motion carried (M/S/C, vote 5-0-0).

Staff Liaison: [Signature] Date: 01.12.15