



# - CITY OF CLOVIS - REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: January 25, 2018

SUBJECT: Consider Approval Res. 18-\_\_\_\_, **TM6213**, A request to approve a vesting tentative tract map for a 9-lot single-family residential development for property located on the east side of Leonard Avenue, north of Shaw Avenue. Cullen F. & Katherine Dee Rodgers Trs., owners, Century Communities, applicant; Precision Civil Engineering, Inc., representative.

**ATTACHMENTS:**

Figure 1:	Location Map
Exhibit "A:"	TM6213 Conditions of Approval
Attachment 1:	Draft Resolution
Attachment 2:	Correspondence from Commenting Agencies
Exhibit "B:"	Vesting Tentative Tract Map TM6213
Exhibit "C:"	Conceptual Quarter Section Plan

**CONFLICT OF INTEREST**

None.

**RECOMMENDATION**

Staff recommends that the Planning Commission:

- Approve Vesting Tentative Tract Map TM6213, subject to the conditions of approval listed as Exhibit "A;" and
- Make a finding of consistency that the dedication toward public right-of-way is proportionate to the development being requested.

## EXECUTIVE SUMMARY

The applicant is requesting a vesting tentative tract map approval for a 9-lot single-family residential subdivision on the east side of Leonard Avenue, north of Shaw Avenue. This map is consistent with the Loma Vista Specific Plan and General Plan Land Use Diagram. Approval of this project would allow the developer to continue processing a residential site plan review and development drawings. The project site has been previously rezoned to the Clovis R-1 (Single-Family Residential – 6,000 Sq. Ft.) Zone District under Prezone R2017-17.

## BACKGROUND

- General Plan Designation: Medium Density Residential (4.1 – 7.0 units per acre)
- Specific Plan Designation: Medium Density Residential (4.1 – 7.0 units per acre)
- Existing Zoning: County AE-20
- Lot Size: 2.49 acres
- Current Land Use: Rural Residential
- Adjacent Land Uses:
  - North: Rural Residential
  - South: Rural Residential
  - East: Rural Residential
  - West: Rural Residential

## PROPOSAL AND ANALYSIS

### Prezone

The project site was previously rezoned from the County AE-20 Zone District to the Clovis R-1 Zone District under Prezone R2017-17 on January 8, 2018. The project area is designated Medium Density Residential (4.1 to 7.0 DU/AC) in both the General Plan Land Use Diagram and Loma Vista Specific Plan which is consistent with the approved rezoning. The proposed project density is 4.18 units per acre when combined with TM6181. Zoning will take effect when the project area is annexed to the City of Clovis.

### Vesting Tentative Map

The project includes a Vesting Tentative Map TM6213. The map includes 9 lots and is consistent with the requirements of the Subdivision Map Act.

### Circulation and Lot Sizes

The project is accessible from one main entry along the Leonard Avenue frontage. The project will have a second point of access after the construction of Vesting Tentative Tract Map TM6181, located on the east side of TM6213. The project includes a 54-foot wide public street with standard city sidewalks. The proposed street will follow the City

standards and Codes regarding street width. Lot sizes range from 7,743 square feet to 8,631 square feet with an average lot area of 8,026 square feet.

### Setbacks

The Project will be subject to the development standards of the R-1 Zone District including a 20 to 24-foot front yard setbacks, 20-foot rear yard setbacks, and a 5-foot setback on each side (interior lots).

### Thematic Elements

Branding of the Loma Vista Specific Plan with specific elements is essential in creating a community and a sense of place. Staff is looking to establish a “Craftsman” theme throughout this plan area, utilizing natural materials such as cobblestones, rocks, brick, and wood-like elements in subdivision entries, monuments, surface treatments for pedestrian crossings, median surface treatments, walls, fences, and architectural elements. Thematic lighting, benches, trash receptacles, walkway treatment, and drinking fountains have also been established for the Loma Vista Specific Plan Area. Exact number and locations of these items shall be reviewed during the residential site plan review process.

### Landscape Setbacks

The Loma Vista Specific Plan adopted specific street section designs for each street. Leonard Avenue is proposed to have a 30-foot landscape/pedestrian setback, with an 11-foot parkway, 8-foot sidewalk, and 11-foot landscape setback.

Specific locations and type of trees to be utilized along Leonard Avenue shall be reviewed during the residential site plan review process.

### Open Space and Trails

The applicant is not proposing a paseo system within this proposed vesting tentative tract map since the Loma Vista Specific Plan is not identifying a paseo system at this location. However, the applicant will be required to contribute a proportionate share towards the development of a parkway/trail system and bicycle trail in the quarter section as required by the General Plan and Loma Vista Specific Plan.

### Conceptual Plan

Staff requires applicants to provide a conceptual lotting and circulation plan for adjacent properties. The conceptual lotting and circulation plans shown on the map are for representation purposes only (Exhibit C). The concepts are provided to represent development potential. This does not imply that these properties must develop or in the manner shown.

### Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

### Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, State Department of Fish and Wildlife, LAFCo, and the County of Fresno.

Comments received are attached only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

### Community Facilities District

The fiscal analysis of the Loma Vista Specific Plan identified possible long-term funding shortfalls in the City's operating and maintenance costs. To address this issue the City of Clovis is implementing a Community Facilities District. Community Facilities Districts (CFD's) are a means of providing additional funding for the provision of public facilities and services for public safety, and other important municipal services in newly developing areas of the community where the city would not otherwise be able to afford to continue to provide an adequate level of service as the City continues to grow. The use of CFD's is fairly common among cities in California experiencing high rates of growth during this past decade, such as Clovis, due to significant losses of local revenue from tax shifts authorized by the State of California and the need to continue to provide an adequate level of service as growth occurs.

A condition of approval has been added to this tentative map requiring participation of this tentative map in the CFD.

### Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

**Goal 3:** Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.



**Policy 3.2 Individual development project.** When projects are proposed in an Urban Center, require a conceptual master plan to show how a proposed project could relate to possible future development of adjacent and nearby properties. The conceptual master plan should generally cover about 160 acres or the adjacent area bounded by major arterials, canals, or other major geographical features. The conceptual master plan should address:

- A. Compliance with the comprehensive design document
- B. A consistent design theme
- C. A mix of housing types
- D. Adequate supply and distribution of neighborhood parks
- E. Safe and direct pedestrian and bicycle linkages between residential areas and school sites, parks, and community activity centers

**Policy 3.3 Completion of Loma Vista.** The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

**Policy 3.5 Fiscal sustainability.** The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

**Goal 6:** A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

**Policy 6.2 Smart growth.** The city is committed to the following smart growth goals.

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Mix land uses.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.

#### California Environmental Quality Act (CEQA)

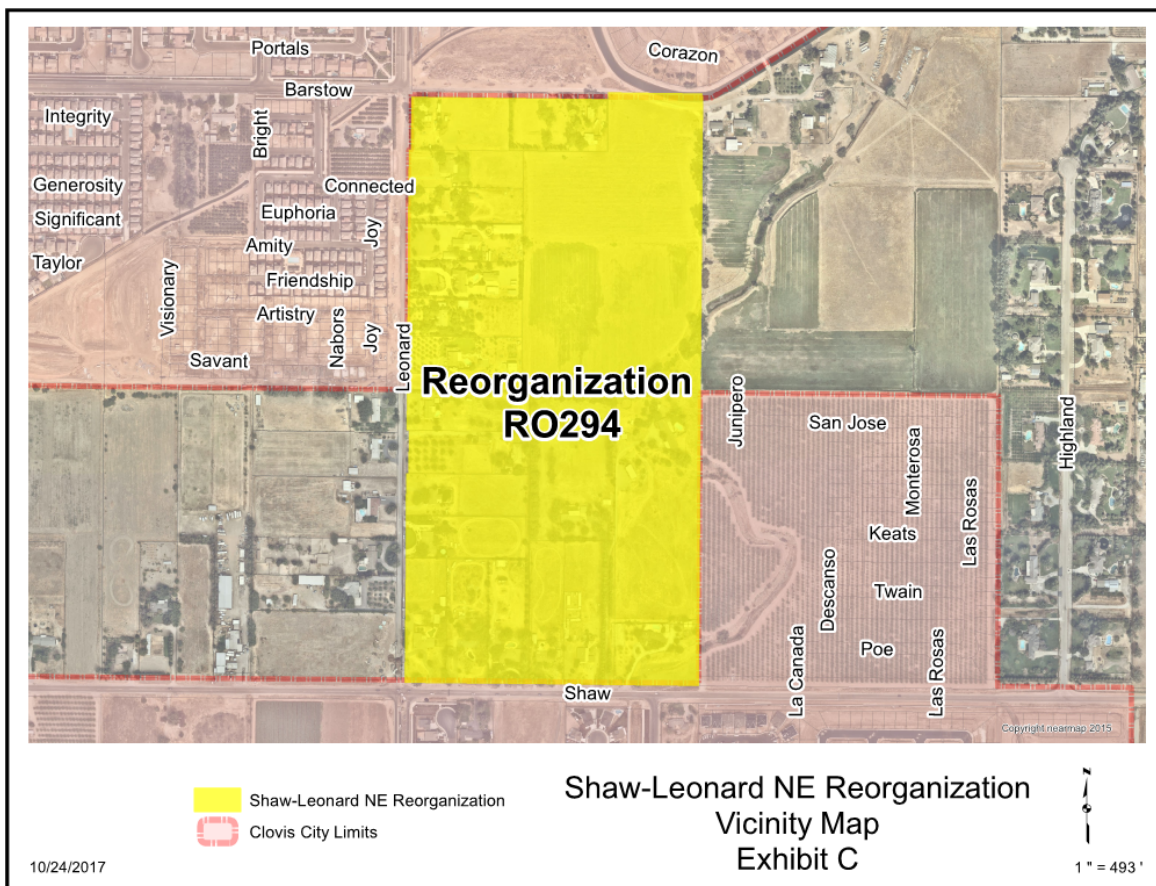
The Project is in substantial conformance with the environmental analysis performed for Prezone R2017-03, Vesting Tentative Tract Map TM6181 and Reorganization RO294. No major revisions will be required with the adopted Mitigated Negative Declaration to accommodate the proposed project, therefore, subject to California Government Code Sections 15162 and 15182 no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, January 10, 2018.

### **Annexation**

An application for Annexation has been submitted to LAFCo and identified as the Shaw-Leonard Northeast Reorganization (RO294). The project site is part of a larger annexation area which includes a total of twenty-one properties located on the east side of Leonard Avenue, between Shaw and Barstow Avenues.

The Commission is encouraged to ask any questions about annexation related to the vesting tentative tract map project.



### **FISCAL IMPACT**

None.

### **REASONS FOR RECOMMENDATION**

The proposed vesting tentative tract map is consistent with the goals and policies of the General Plan, Loma Vista Specific Plan and Development Code. Staff therefore

recommends that the Planning Commission approve TM6213, subject to the conditions of approval attached as Exhibit "A."

The findings to consider when making a decision on a tentative subdivision map application are as follows:

1. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;
2. The site is physically suitable for the type and proposed density of development;
3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;
5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;
6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and
8. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

In light of court decisions, it is appropriate for the City to make findings of consistency between the required dedications and the proposed development. Every dedication condition needs to be evaluated to confirm that there is a rough proportionality, or that a required degree of connection exists between the dedication imposed and the proposed development. The City of Clovis has made a finding that the dedication of property for this project satisfies the development's proportionate contribution to the City's circulation system. The circulation system directly benefits the subject property by providing access and transportation routes that service the site. Further, the circulation system also enhances the property's value.

**ACTIONS FOLLOWING APPROVAL**

None.

**NOTICE OF HEARING**

Property owners within 1,000 feet notified:	37
Interested individuals notified:	10

Prepared by: George González, MPA, Associate Planner

Reviewed by:   
Bryan Araki  
City Planner

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**FIGURE 1  
PROJECT LOCATION MAP**



**EXHIBIT “A”**  
**Conditions of Approval – TM6213**

**PLANNING DIVISION CONDITIONS**  
**(George González, Division Representative – (559) 324-2383)**

1. This Project is subject to the development standards of the Loma Vista Specific Plan.
2. Prezone R2017-17 approves an R-1 Zoning permitting the development of a single-family product. Density shall be consistent with the Loma Vista Specific Plan and not exceed 7.0 dwelling units per acre.
3. The proposed development under Prezone R2017-17 shall utilize the development standards of the R-1 Zone District.
4. The garages shall have a 20'x22' interior dimension.
5. The developer shall enter into a Covenant Agreement regarding a “right to farm.” Such agreement shall be disclosed to all future home buyers.
6. All transformers shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.
7. Maximum lot coverage is 40% unless specifically approved through a residential Site Plan Review, Minor Deviation, or Variance.
8. This tentative map is approved per the attached Exhibit “B” of this report.
9. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
10. Maximum building (main structure) height shall not exceed thirty-five (35) feet.
11. The applicant shall notify all property owners along streets where new water and sewer utilities will be constructed to determine if they wish to purchase a lateral connection per City policy.
12. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Development Code.
13. The implementation of the “Craftsman” thematic elements, residential design guidelines and standards, design of landscaped areas and of walls and fences and street improvements, shall be reviewed during a residential site plan review application to be submitted for approval prior to the plan check phase. Homes

shall be provided with porches or courtyards and setback garages as required by the Loma Vista Specific Plan.

14. Place of houses on individual lots will require the approval of the Planning Director. Front yard setback adjustments will also be required to provide variation in the overall visual aspects. All front yard setbacks shall be measured from the front lot line and varies from 20 to 24 feet, or as approved by the City Planner, unless otherwise allowed under the Residential Site Plan Review process. No more than two homes with a like setback shall be placed side by side.
15. The developer shall construct a minimum six-foot high solid split face masonry wall along the Leonard Avenue frontage. Height shall be measured from the high side of finished grade.
16. The developer shall provide fixtures such as the thematic Loma Vista Light. Specific locations and details will be reviewed during the residential site plan review process.
17. The developer shall preserve trees that are listed in the Tree Preservation Ordinance. Removal of preservation trees will require permitting and a replacement program.
18. Leonard Avenue shall have a 30-foot landscape/pedestrian setback, with an 11-foot parkway, 8-foot sidewalk, and 11-foot landscape setback.
19. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.
20. Upon final recordation of this tentative tract map, it shall be the applicant's responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder's Office.
21. The applicant shall relay all conditions of approval for Tentative Tract Map TM6213 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
22. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.

**POLICE DEPARTMENT CONDITIONS**

**(John Willow, Department Representative - 324-2400)**

23. Construction work shall be limited to the hours set forth in the Clovis Municipal Code. (CMC § 5.18.15.)
24. It shall be the responsibility of the property owner to maintain the structures and adjoining fences to the project free of graffiti. All forms of graffiti shall be removed within 72 hours. (CMC §§ 5.18.02(r), 5.18.06 (b).)
25. Emergency phone numbers for responsible parties shall be kept current during the building phase of the project.
26. All construction materials shall be located within a secured area or monitored by security staff during non-construction hours.

**FIRE DEPARTMENT CONDITIONS**

**(Gary Sawhill, Department Representative - 324-2224)**

27. **Street Width:** Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).
28. **Street Width for Single Family Residences:** Shall comply with Clovis Fire Standard #1.1.
29. **Cul-De-Sac (C.M.C. 9.110.030 D4):** No roadway shall be over five hundred feet (500') in length, measured from center line of the perpendicular street to center of cul-de-sac.
30. **Temporary Street Signs:** The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.
31. **All Weather Access & Water Supply:** The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.
32. **Residential Fire Hydrant:** The applicant shall install 1 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and “Blue Dot” hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be



completed prior to occupancy of any homes.

33. **Looped Water Main:** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.

**CLOVIS UNIFIED SCHOOL DISTRICT CONDITIONS**  
**(Steve Ward, CUSD Representative – 559-327-9000)**

34. The development of this project is subject to the Clovis Unified School District impact fee. See the attached letter.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS**  
**(Neda Shakeri, FMFCD Representative - 456-3292)**

35. The applicant shall refer to the attached FMFCD requirements. If the list is not attached, please contact the District for the list of requirements.

**FRESNO IRRIGATION DISTRICT CONDITIONS**  
**(Laurence Kimura, FID Representative - 233-7161)**

36. The applicant shall refer to the attached FID correspondence. If the list is not attached, please contact the District for the list of requirements.

**COUNTY OF FRESNO COMMENTS**  
**(Steve Farmer, County of Fresno Representative - 488-2892)**

37. The applicant shall pay the County of Fresno's facilities impact fees set forth in the applicable Schedule of Fees adopted by the County Board of Supervisors, in County Ordinance, Chapter 17.90.

**ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS**  
**(Sean Smith, Engineering Division Representative – 324-2363)**  
**(Lisa Koehn, Department Representative – 324-2607)**  
**(Luke Serpa, Solid Waste Division Representative – 324-2614)**

**Maps and Plans**

38. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.

39. The applicant shall submit to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, irrigation, and storm drain mains, laterals, manholes, meters, valves, hydrants, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 03-152 shall be paid with the first submittal of said plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits.
40. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
41. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division one bond copy of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City the applicant shall provide (1) reproducible and (3) copies of the AS-BUILTs to the City.

#### General

42. Applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.
43. For any sewer or water main, or undergrounding of utilities, or major street to be installed by the applicant and eligible for reimbursement from future developments, the applicant shall submit to the City of Clovis, all reimbursement requests in accordance with the current version of the "Developer Reimbursement Procedures"; a copy can be obtained at the City Engineer's Office.
44. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.
45. The applicant shall address all the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All

utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.

46. The applicant shall contact and address all requirements of the United States Postal Service - Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.
47. The applicant shall contact and address Caltrans requirements.
48. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.
49. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.
50. The applicant shall provide and pay for any compaction tests in recompacted areas as a result of failure to pass an original compaction test. Original compaction tests shall be provided and paid for by the City and their locations designated by the City Engineer.
51. All existing overhead and new utility facilities located on-site, within alleys, or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.

#### Dedications and Street Improvements

52. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.
53. Leonard Avenue - along development frontage, provide right-of-way acquisition for 70' (exist 20') east and 28' (exist 20') west of the centerline and improve with curb, gutter, sidewalk, curb return ramps, street lights, median island, median island landscaping and irrigation, landscaping, irrigation, 46' (30+16) of permanent paving, 3' paved swales, and all transitional paving as required. For nonadjacent major street requirements, the applicant shall provide right-of-way acquisition for 28' (exist 20') east and 28' (exist 20') west of the centerline between Street 'J' and Barstow Avenues, and provide 32' of permanent paving, including median island, median island landscaping and irrigation, 2-3' paved

swales, and all transitional paving as required, or another City approved alternate route.

54. 'J' Street - provide right-of-way acquisition for 27' (exist 0') north and 27' (exist 0') south of the centerline and improve with curb, gutter, sidewalk, drive approach, a temporary cul de sac at the east end of the street, curb return ramps, street lights, 36' (18+18) of permanent paving, and all transitional paving as required.
55. 'J' Street - provide dedication and relocate existing facilities to improve sight visibility.
56. Interior streets dedicate to provide for 54' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, 36' permanent paving except in cul de sac, and all transitional paving as needed.
57. If the applicant chooses the Narrow Residential Street Policy, the applicant shall dedicate to provide for 50' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, 32' permanent paving except in cul de sac, and all transitional paving as needed. The maximum distance for a narrow 50' wide street is 1000' to 54' wide or wider street.
58. Cul de sac bulb - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
59. Temporary cul de sac bulb - dedicate to provide for a 48' radius and improve with a 45' radius of temporary or combination permanent paving and 3' paved swale.
60. The applicant shall relinquish all vehicular access to Leonard Avenue for all the lots siding onto this street.
61. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
62. Applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, legal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.
63. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.

64. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
65. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.
66. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

#### Sewer

67. The applicant shall identify and abandon all septic systems to City standards.
68. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.
  - Leonard Avenue - install 10" main between the north property line and Shaw Avenue.
  - Interior streets - install 8" mains.
69. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.
70. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

#### Water

71. The applicant shall identify and abandon all water wells to City standards.
72. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing

improvements. Any alternative routing of the mains will require approval of the City Engineer and must be supported by appropriate calculations.

- Leonard Avenue – install 12" main between San Jose Avenue and 'J' Street.
- Leonard Avenue - install 12" main along property frontage.
- Leonard Avenue - install 12" main between 'J' Street and Shaw Avenue.
- Interior streets - install 8" mains.

73. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit.

74. The applicant shall notify all property owners' annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.

75. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

#### Recycled Water

76. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and may require appropriate calculations.

- Leonard Avenue – install 8" between San Jose Avenue and the south property line of the development.

#### Grading and Drainage

77. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be

submitted to and approved by FMFCD prior to the release of any development permits.

78. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.
79. The owner of the property on which the temporary basin(s) are located shall backfilled said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.
80. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

#### Irrigation and Landscaping Facilities

81. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: the landscape strips along Leonard Avenue, and the median islands in Leonard Avenue.
82. All landscape improvements shall be installed, accepted for maintenance by the City prior to issuance of 40% of the Tract's building permits. If the Landscape

improvements are not constructed for any reason within two (2) years of the recordation of the final map of Tract, City shall have the right to request from surety and receive upon City's demand, sufficient funding to complete the construction of improvements for the park. The two year period may be extended at City's sole option and discretion and upon such conditions as City shall determine.

83. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot must be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is \$431, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.
84. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
85. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.
86. The applicant shall indicate on construction drawings the depth, location and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
87. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been



removed from FID and transferred to the City. The applicant shall execute a "Request for Change of Relative Value" that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.

88. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.
89. The applicant shall provide a landscape and irrigation perpetual maintenance covenant recorded for landscaping installed in the public right-of-way behind the curb including easements that will not be maintained by the Clovis Landscape Maintenance District. A recordable covenant must be submitted to and approved by the City of Clovis City Engineer prior to final map approval.
90. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant must be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

#### Miscellaneous

91. The applicant shall install street lights streets on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided.
92. The applicant shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments

damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

93. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.
94. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

**Administration Department Conditions**

(John Holt, Department Representative – (559) 324-2111)

95. Prior to approval, recordation or filing of an annexation, final map, or site plan, the property covered by the project shall be included within or annexed to a Community Facilities District (CFD), established by the City for the provision of public facilities and services, for which proceedings have been consummated, and shall be subject to the special tax approved with the formation or annexation to the CFD. The CFD applies only to residential projects.
96. The applicant and the property owner acknowledge and agree that if the project were not part of a CFD, the City might lack the financial resources to operate facilities and provide public services, such as police protection, fire protection, emergency medical services, park and recreation services, street maintenance and public transit. Absent the requirement for inclusion of the project within a CFD, the City might not be able to make the finding that the project is consistent with the General Plan and relevant specific plans and might not be able to make the findings supporting approval of the project as required by the Subdivision Map Act and the California Environmental Quality Act, and the City might be required to deny the application for the project.
97. The owner/developer shall notify all potential lot buyers prior to sale that this project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. This requirement may be waived at the discretion of the City Council if, at the time of the approval, recordation or filing of the project, the

City Council has determined that it is not necessary that the project be included in the CFD.

98. The applicants shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.

## **DRAFT RESOLUTION**

**ATTACHMENT 1**

**DRAFT  
RESOLUTION 18-\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A  
VESTING TENTATIVE TRACT MAP FOR A 9-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION  
ON 2.49 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF LEONARD AVENUE, NORTH  
OF SHAW AVENUE**

**WHEREAS**, Century Communities, 7815 N. Palm Avenue, Suite 101, Fresno, CA 93711, has applied for a Vesting Tentative Tract Map TM6213; and

**WHEREAS**, Vesting Tentative Tract Map TM6213, was filed on November 13 , 2017, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act of the Government of the State of California and Title 9, Chapter 2, of the Municipal Code and the City of Clovis; and

**WHEREAS**, a public notice was sent out to area residents within 1,000 feet of said property boundaries ten days prior to said hearing; and

**WHEREAS**, a duly noticed hearing was held on January 25, 2018; and

**WHEREAS**, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

- a. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;
- b. The site is physically suitable for the type and proposed density of development;
- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- d. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;
- e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;
- f. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;
- g. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and

- h. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

**WHEREAS**, the Planning Commission has given careful consideration to this map on January 25, 2018, and does find the project in substantial conformance with the environmental analysis performed for Prezone R2017-03, Vesting Tentative Tract Map TM6181 and Reorganization RO294.

**NOW, THEREFORE, BE IT RESOLVED** that Vesting Tentative Tract Map TM6213, attached and labeled Exhibit "B," be and is hereby approved, subject to the attached conditions labeled Exhibit "A."

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on January 25, 2018, upon a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-\_\_\_\_\_

DATED: January 25, 2018

\_\_\_\_\_  
Paul Hinkle, Chair

ATTEST:

\_\_\_\_\_  
Dwight Kroll, AICP, Secretary

## **CORRESPONDENCE**

**ATTACHMENT 2**



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

December 8, 2017

City of Clovis - Planning and Development Services Department  
Attn: George Gonzalez, Associate Planner  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: TM 6213, a vesting tentative tract map for a 9-lot single-family planned residential development

Dear Mr. Gonzalez:

The County of Fresno appreciates the opportunity to review and comment on the subject Tract Map Application No. 6213. Fresno County requests that the following items be addressed in the review of the subject application:

The application states that the proposed project will be connected to the City of Clovis community water and sewer systems; as such, the Water and Natural Resources Division of the county has no comment. However, it is recommended that the project be routed to the State Water Quality Control Board, Drinking Water Division in order to confirm sufficient capacity to serve the additional use.

The project is estimated to generate vehicle trips less than the County of Fresno's minimum threshold of significance of 100 daily trips per roadway segment or 10 peak hour trips per intersection to warrant the request for a traffic impact study.

In regard to construction in the right-of-way, flood zones, and grading, the County also requests that the following be considered in the environmental document:

1. Leonard Avenue is a County-maintained road. Records indicate this section of Leonard Avenue, from Shaw Avenue to .256 miles north of Shaw Avenue, has an ADT of 700, pavement width of 24.6 feet, structural section of .37 feet AC and is in good condition.
2. Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
3. If not already present, 10' x 10' corner cutoffs should be improved for sight distance purposes at the exiting driveway onto Leonard Avenue.
4. According to U.S.G.S. Quad Maps, there are existing natural drainage channels near the easterly line of the subject parcel. Easements may be required by the Fresno Irrigation District.
5. The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary. FMFCD should be consulted for their requirements.



City of Clovis  
December 8, 2017  
Page 2 of 2

We appreciate the opportunity to comment on this project. If you have any questions, you may contact me at (559) 600-9669 or [dacrider@co.fresno.ca.us](mailto:dacrider@co.fresno.ca.us).

Sincerely,

A handwritten signature in black ink that reads "Danielle Crider". The script is cursive and fluid.

Danielle Crider, Planner  
Development Services and Capital Projects Division

DTC:ksn  
G:\4360Devs&Pln\EnvPlan\OAR\City of Clovis\City of Clovis- TM6213\OAR Comment Letter.docx

cc. Bernard Jimenez, Assistant Director  
William M. Kettler, Development Services and Capital Projects Division  
Chris Motta, Development Services and Capital Projects Division



# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director  
Dr. Ken Bird, Health Officer

November 27, 2017

LU0019254  
2604

George Gonzalez, Associate Planner  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Mr. Gonzalez:

PROJECT NUMBER: **TM6213**

**TM6213, A request to approve a vesting tentative tract map for a 9-lot single-family planned residential development for property located south of Barstow Avenue and east of Leonard Avenue.**

**APN: 309-021-02      ZONING: AE-20 to R-1      ADDRESS: SWC of Ashlan & Thompson Avenues**

Recommended Conditions of Approval:

- Construction permits for the proposed 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 proposed development should be subject to assurance that the City of Clovis 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 call (559) 447-3300.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

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

***Promotion, preservation and protection of the community's health***

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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.

- If any underground storage tank(s) are 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.

The following comments pertain to the demolition of existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

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REVIEWED BY:

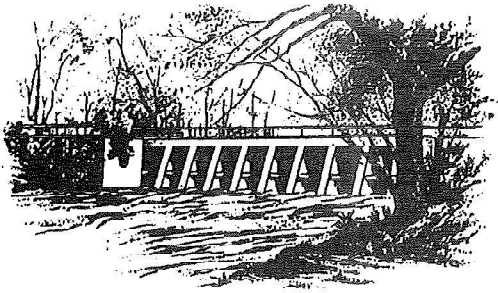
Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-3271

---

kt

cc: Steven Rhodes- Environmental Health Division (CT. 59.12)  
Dennis Gaab - Applicant ([dennis.gaab@centurycommunities.com](mailto:dennis.gaab@centurycommunities.com))



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 7, 2017

George Gonzalez  
Planning and Development Services Dept.  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

RE: Vesting Tentative Tract Map 6213  
N/E Shaw and Leonard avenues

Dear Mr. Gonzalez:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map 6213 for which the applicant request approval for a 9-lot single family planned residential development, APN: 554-052-19s. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, a privately owned canal known as McFarlane E. Br. No. 468 runs southerly and traverses the subject property, and crosses Shaw Avenue approximately 700 feet south of the subject property as shown on the attached FID exhibit map. FID does not own, operate or maintain this private canal. FID's records indicate that this pipeline is active and should remain as such. FID can supply the City with a list of known users for this private line upon request.
3. For informational purposes, FID's active Jefferson No. 112 runs southwesterly and crosses Barstow Avenue and Leonard Avenue approximately 1,700 feet north of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Barstow Avenue, Leonard Avenue, or in the vicinity of this pipeline or canal, FID requires it review and approve all plans.
4. For informational purposes, a privately owned canal known as McFarlane W. Br. No. 468 runs southerly and crosses Shaw Avenue approximately 1,000 feet southwest of the subject property as shown on the attached FID exhibit map. FID does not own, operate or maintain this private canal. FID's records indicate that the canal is active and will need to be treated as such. FID can supply the City with a list of known users for this private line upon request.

G:\Agencies\Clovis\Tract Map\6213.doc

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

5. For informational purposes, Fresno Metropolitan Flood Control District's Dog Creek No. 154 runs southerly and crosses Shaw Avenue approximately 800 feet southeast of the subject property, as shown on the attached FID exhibit map. Should any improvements be necessary in the vicinity of the crossing or channel, the applicant will be required to contact FMFCD to discuss any necessary improvements to their facility.
6. The proposed development may negatively impact local groundwater supplies. The area is currently open land, rural residential or limited agricultural production with little to no water demand. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in an increase in the consumption of water, this deficit will increase. FID suggests the City of Clovis 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.
7. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

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 Jeremy Landrith at (559) 233-7161 extension 7407 or [jlandrith@fresnoirrigation.com](mailto:jlandrith@fresnoirrigation.com).

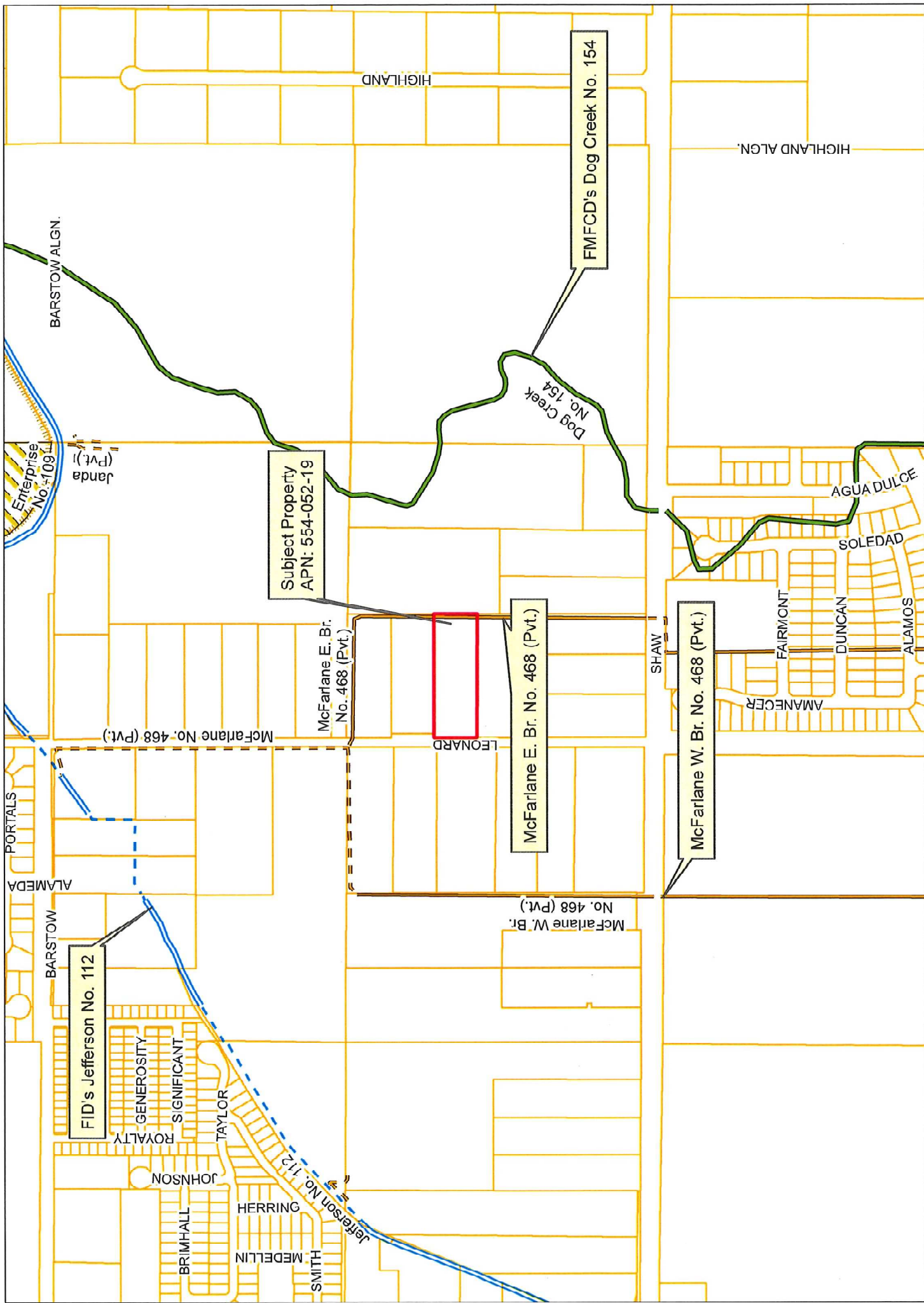
Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment





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. 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 FID facilities.

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**Legend**

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- Other-Pipeline
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

**Legend**

- FID Boundary
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- Other-Pipeline
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

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

File No. 210.45

Page 1 of 4

**PUBLIC AGENCY**

GEORGE GONZALEZ  
PLANNING AND DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 936112

**DEVELOPER**

DENNIS GAAB, CENTURY COMMUNITIES  
7815 N. PALM AVE., SUITE 101  
FRESNO, CA 93711

PROJECT NO: **6213**

ADDRESS: **S/O BARSTOW E/O LEONARD**

APN: **554-052-19S**

SENT: **1/3/18**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DO	\$21,702.00	NOR Review	\$109.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$304.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
Total Drainage Fee: \$21,702.00		Total Service Charge: \$413.00		

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 2/28/18 based on the site plan submitted to the District on 11/20/17. 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.

**CL TRACT No. 6213**



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

Page 2 of 4

**CL TRACT No. 6213**

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

1. ☐ a. Drainage from the site shall  
☒ 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.

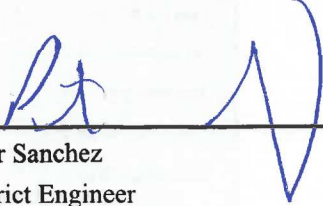


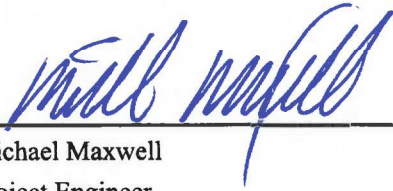
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

Page 3 of 4

**CL TRACT No. 6213**

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, 2014 (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.

  
Peter Sanchez  
District Engineer

  
Michael Maxwell  
Project Engineer

## Page 4 of 4

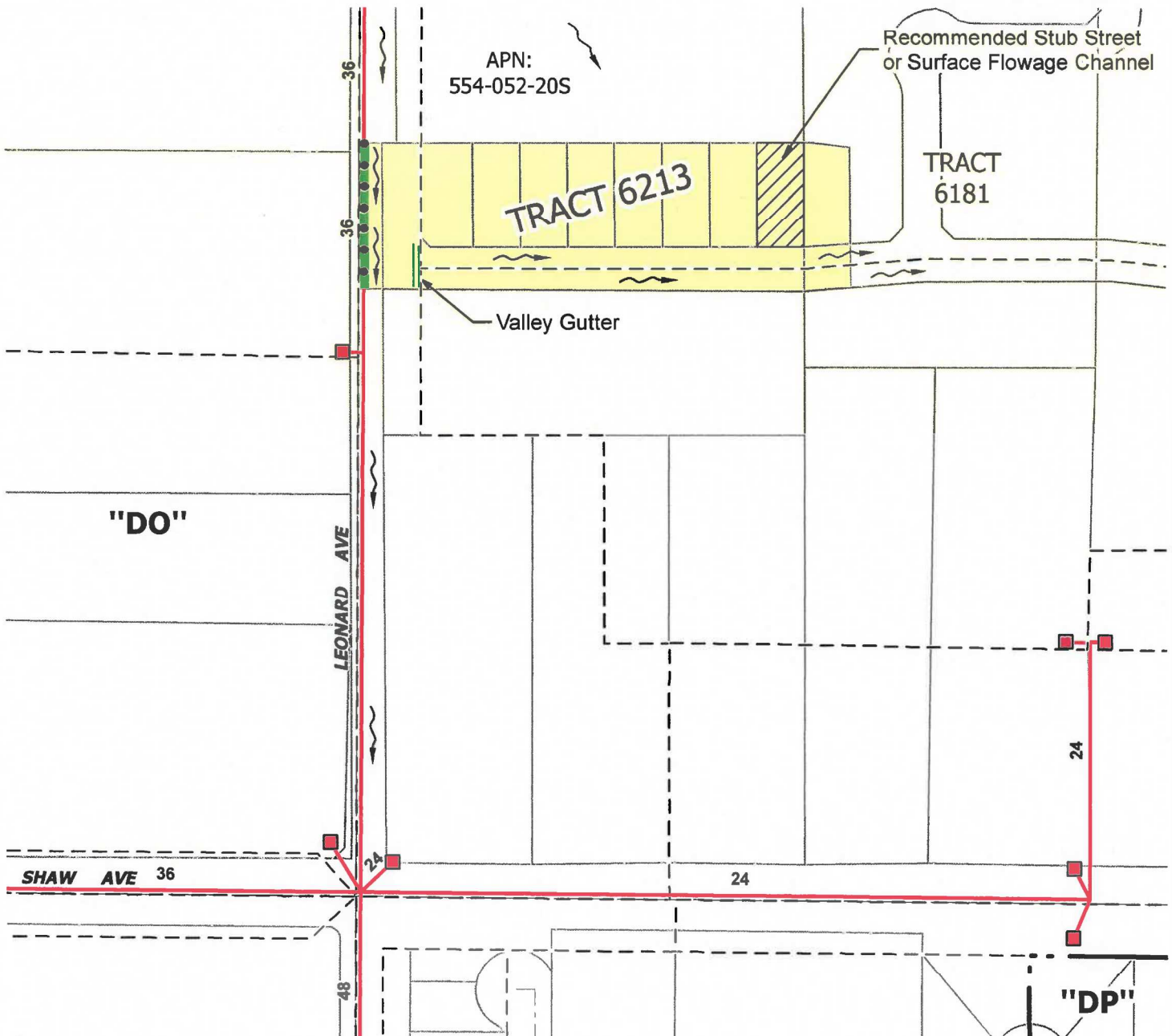
**Storm Drain Facilities**  
**Cost Sheet**

15" Concrete Pipes	\$64.00 LF
18" Concrete Pipes	\$68.00 LF
24" Concrete Pipes	\$76.00 LF
30" Concrete Pipes	\$90.00 LF
36" Concrete Pipes	\$106.00 LF
42" Concrete Pipes	\$123.00 LF
48" Concrete Pipes	\$144.00 LF
54" Concrete Pipes	\$175.00 LF
60" Concrete Pipes	\$205.00 LF
66" Concrete Pipes	\$243.00 LF
72" Concrete Pipes	\$280.00 LF
84" Concrete Pipes	\$313.00 LF
96" Concrete Pipes	\$338.00 LF
15" Jacked Pipes	\$555.00 LF
18" Jacked Pipes	\$608.00 LF
24" Jacked Pipes	\$687.00 LF
30" Jacked Pipes	\$766.00 LF
36" Jacked Pipes	\$846.00 LF
42" Jacked Pipes	\$898.00 LF
48" Jacked Pipes	\$951.00 LF
54" Jacked Pipes	\$1,031.00 LF
60" Jacked Pipes	\$1,110.00 LF
66" Jacked Pipes	\$1,216.00 LF
72" Jacked Pipes	\$1,374.00 LF
84" Jacked Pipes	\$1,533.00 LF
Manholes	\$4,000.00 EA
Inlets & Laterals	\$4,450.00 EA
Outfalls	\$8,500.00 EA
Canal Outfalls	\$15,000.00 EA
Basin Excavation	\$0.75 CY
 <b>IMPROVEMENTS ADJACENT TO BASIN</b>	
Fence, Pad, and Gate	\$20.00 LF
Mowstrip	\$17.50 LF
Arterial Paving	\$70.00 LF
Local Paving	\$45.00 LF
Curb and Gutter	\$18.25 LF
Sidewalk	\$36.00 LF
Sewer Line	\$21.00 LF
Water Line	\$24.00 LF
Street Lights	\$65.00 LF
Pump Station/Intake	\$375,000.00 EA

CL TRACT No. 6213



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



## LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage



1" = 200'

**TRACT 6213**  
**DRAINAGE AREA "DO"**



**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

Prepared by: keithr

Date: 12/27/2017

Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6213.mxd

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

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

The District recommends a stub street from Tract 6213 to Assessor's Parcel Number (APN) 554-052-20S located north of Tract 6213. This is necessary to allow surface drainage from APN 554-052-20S, as shown on Exhibit No. 1, to reach the future Master Plan inlet. If the stub street is not constructed, then the developer will be responsible for the construction of a surface flowage channel, and dedication of a Surface Channel easement .

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

Development No. Tract 6213

December 7, 2017

George Gonzalez  
City of Clovis  
Planning and Development Services Dept.  
1033 Fifth Street  
Clovis, CA 93612

**Project: TM6213**

**District CEQA Reference No: 20171284**

Dear Mr. Gonzalez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a vesting tentative tract map for a 9-lot single family planned residential development (Project) located south of Barstow Avenue and east of Leonard Avenue in Clovis, CA. The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) – At full build-out, the Project will not be equal to or exceed 50 residential dwelling units. Therefore, the Project is not subject to District Rule 9510.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final

**Seyed Sadredin**  
Executive Director/Air Pollution Control Officer

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: 661-392-5500 FAX: 661-392-5585



discretionary approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm)
4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail [SBA@valleyair.org](mailto:SBA@valleyair.org). Current District rules can be found online at the District's website at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).
5. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.
  - a. Cleaner Off-Road Construction Equipment – This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.
  - b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk

coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

- c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
  - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
  - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
  - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
  - Neighborhood designed for walking and cycling
- e. Voluntary Emission Reduction Agreement - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Michael Corder at (559) 230- 5818 or e-mail [Michael.Corder@valleyair.org](mailto:Michael.Corder@valleyair.org) When calling or emailing the District, please reference District CEQA number 20171284.

Sincerely,

Arnaud Marjollet  
Director of Permit Services

A handwritten signature in blue ink, appearing to read 'Brian Clements', is positioned to the left of the printed name and title.

Brian Clements  
Program Manager

AM: mc

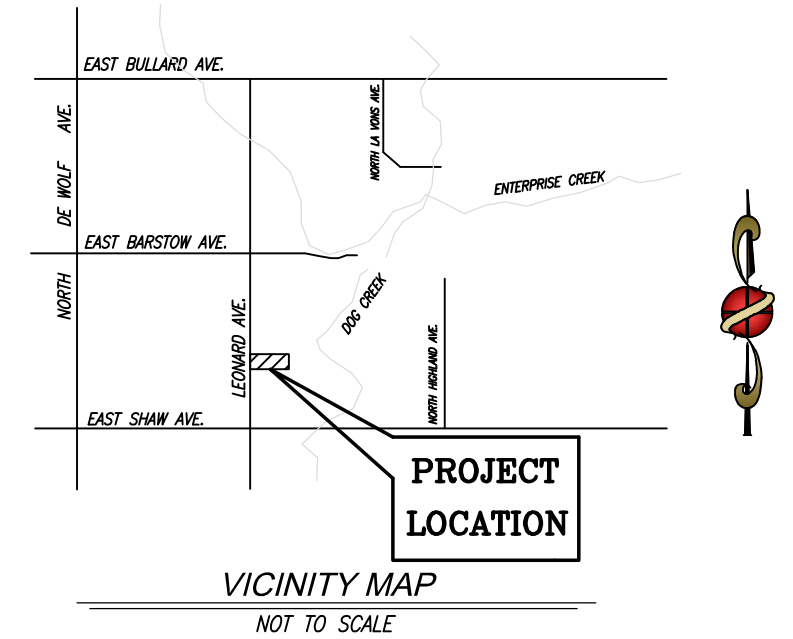


# VESTING TENTATIVE TRACT MAP NO. 6213

CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA

SHEET 1 OF 1

PREPARED ON NOVEMBER 13, 2017



## NOTES

- RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL EXISTING UTILITIES SHALL BE BY THE DIRECTION OF THE RESPECTIVE GOVERNING UTILITY AGENCY.
- EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
- THE PROPOSED SOURCE OF WATER SUPPLY SHALL BE CITY OF CLOVIS. NEAREST WATER FACILITIES ARE 30" AND 24" WATER MAINS LOCATED IN N. LEONARD AVENUE.
- THE PROPOSED METHOD OF SEWAGE DISPOSAL SHALL BE CITY OF CLOVIS. NEAREST SEWER FACILITY IS A 12" SEWER MAIN IN N. LEONARD AVENUE.
- ALL UTILITY SERVICES SHALL BE PROVIDED BY THE FOLLOWING AGENCY:

STORM DRAINAGE	FMFCD
FIRE PROTECTION	CITY OF FRESNO
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	SBC PACBELL
CABLE	COMCAST
WASTE DISPOSAL	CITY OF CLOVIS
- EXISTING TREES TO BE REMOVED:  
XX- TREES
- ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED.
- ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF CLOVIS STANDARDS AND SPECIFICATIONS.
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
- SITE AREA:

GROSS = 2.49 ACRES
NET = 2.27 ACRES
- LOT SIZES:

TOTAL LOTS	9
AVERAGE LOT AREA	8,026.12 SF
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.

## LEGAL DESCRIPTION

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

THE NORTH 187 FEET OF THE SOUTH 947 FEET OF THE WEST 567 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

EXCEPTING AN UNDIVIDED  $\frac{1}{2}$  INTEREST IN ALL OIL, GAS AND MINERALS AS RESERVED IN THE DEED FROM THE UNION CENTRAL LIFE INSURANCE COMPANY, A CORPORATION, RECORDED NOVEMBER 1, 1940, IN BOOK 1871, PAGE 246 OF OFFICIAL RECORDS.

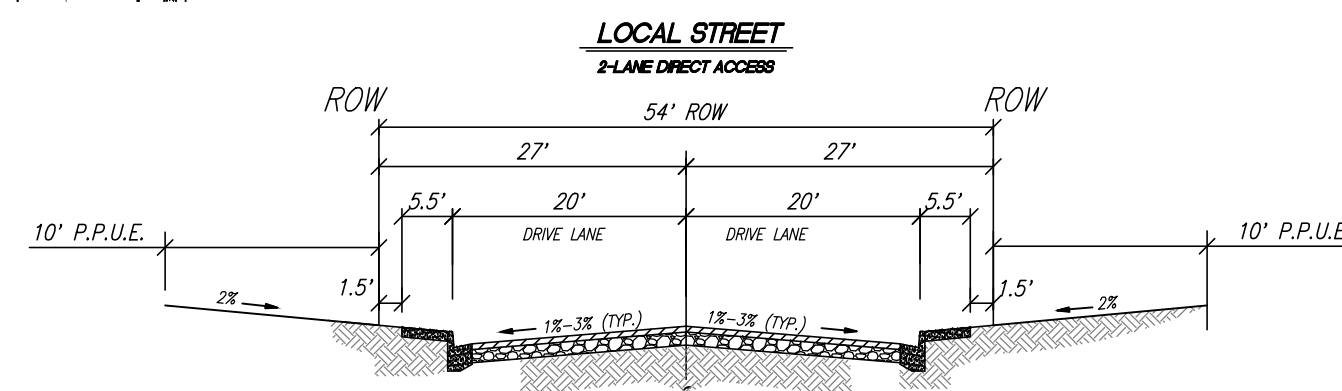
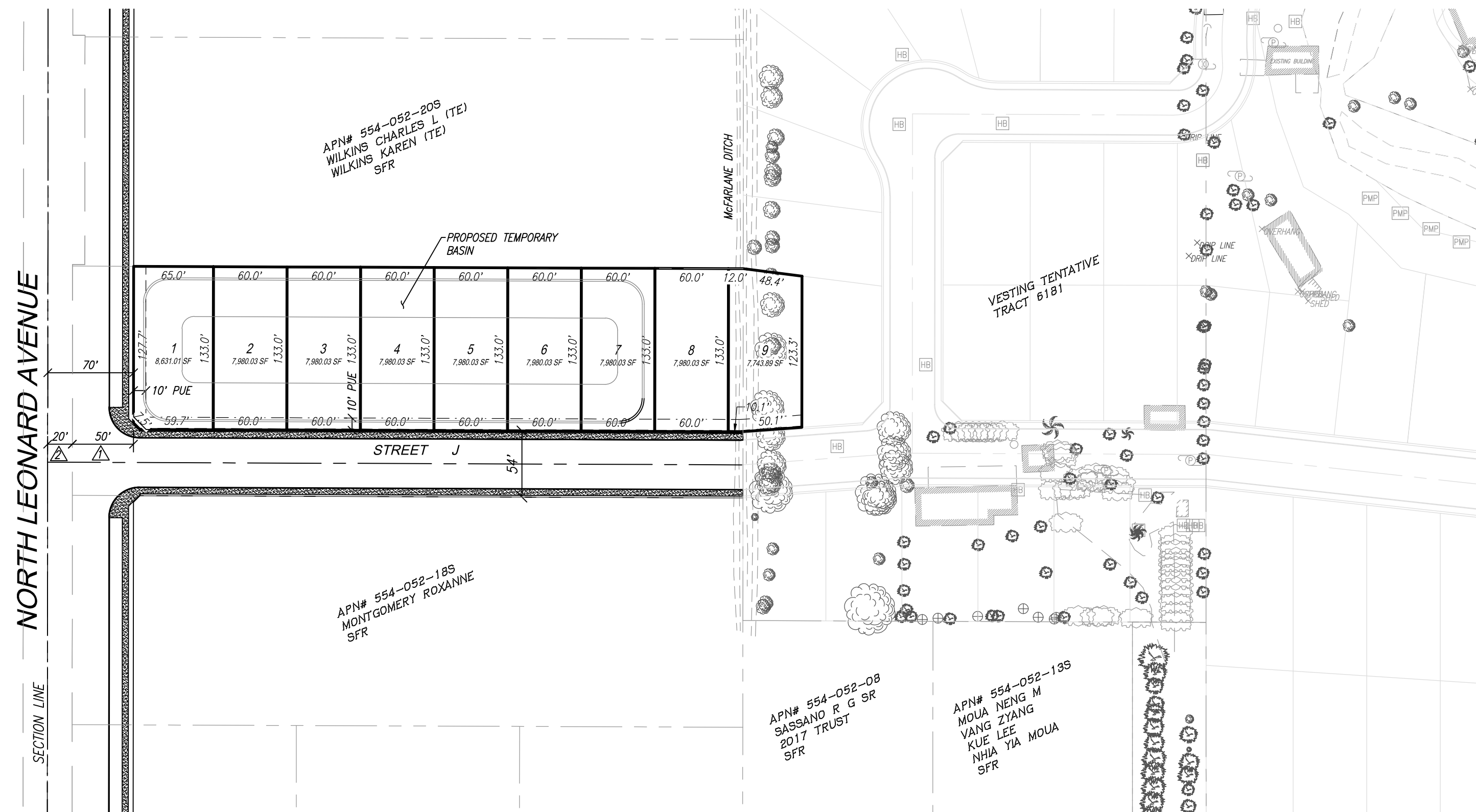
APN: 554-052-19S

PREPARED BY:

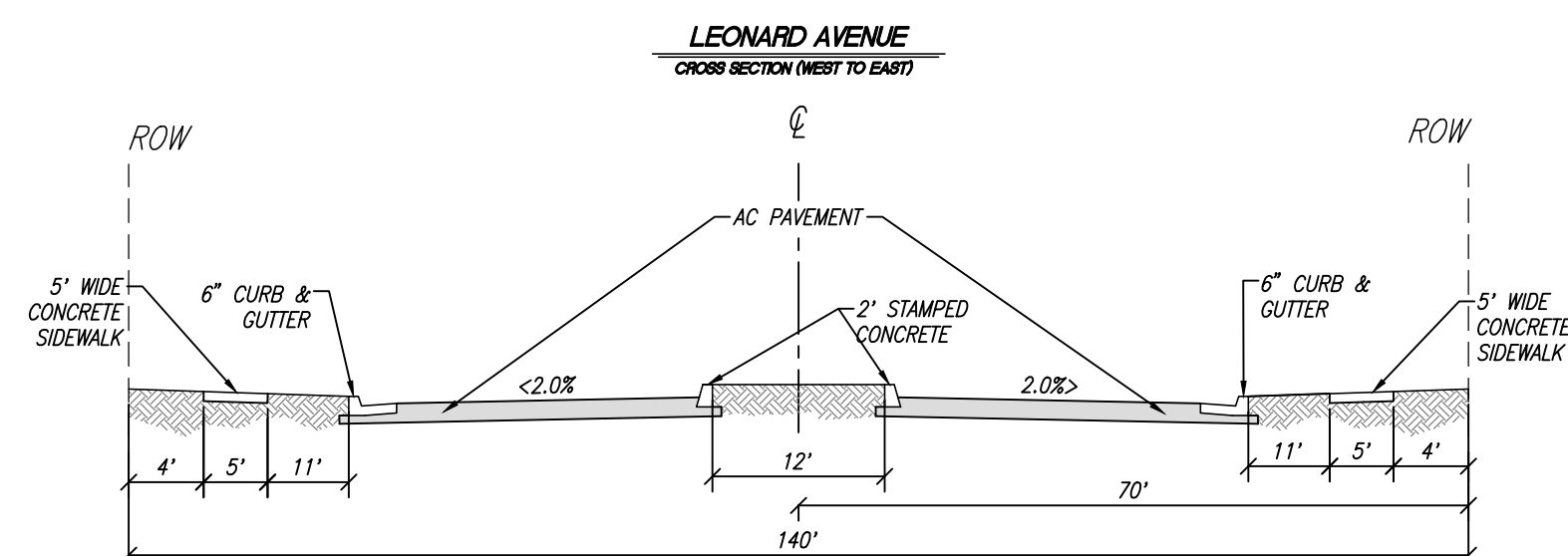


1234 O STREET FRESNO, CA. 93721 PH(559)449-4500 FAX(559)449-4515

EXHIBIT B



NOT TO SCALE



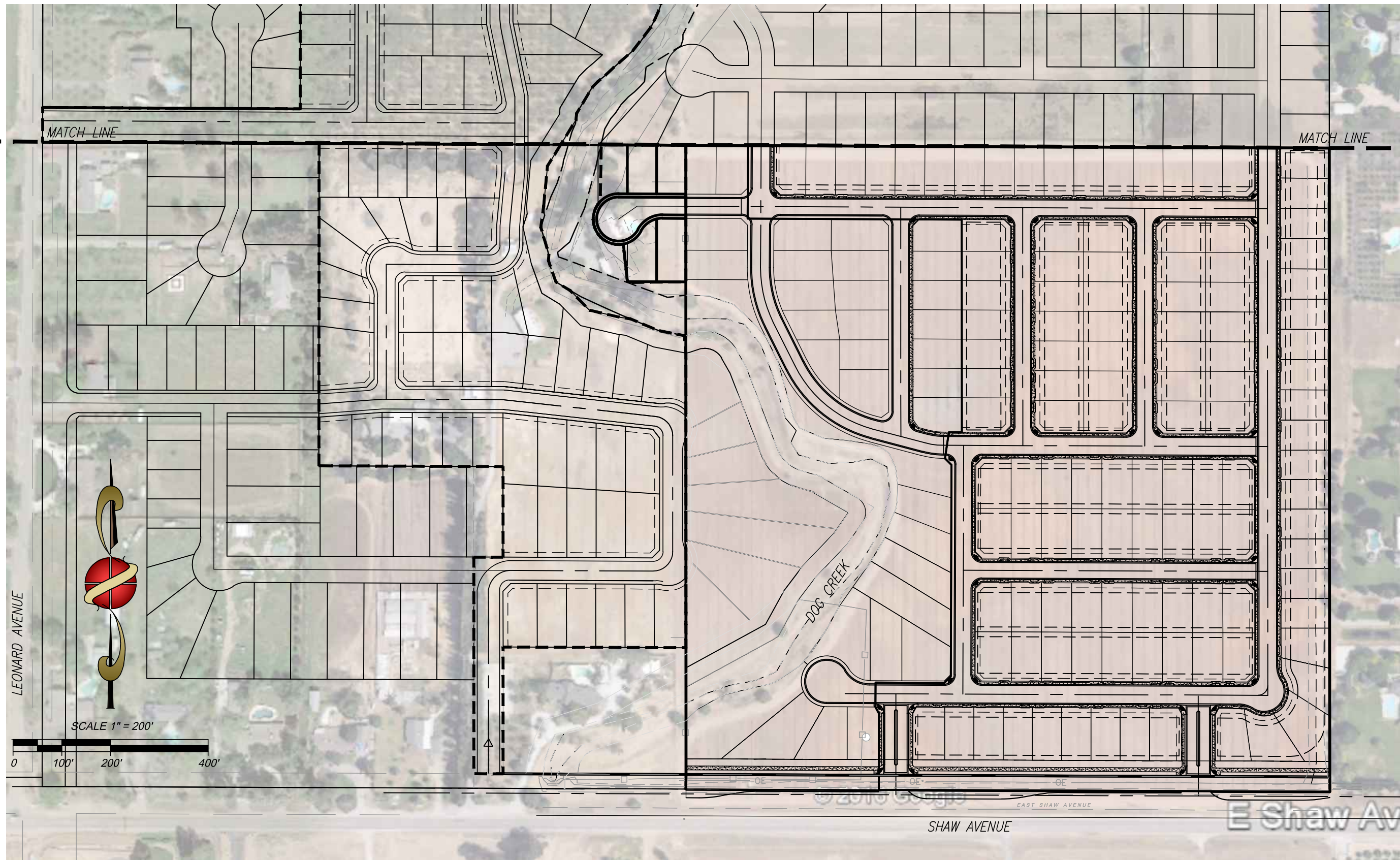
## LEGEND & ABBREVIATIONS:

PUE	PUBLIC UTILITY EASEMENT
—	PROPOSED LOT LINE
—	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED PHASE LINE
---	EXISTING RIGHT OF WAY
---	EXISTING SECTION LINE
---	EXISTING FENCE
---	EXISTING PROPERTY LINE
---	EXISTING OVERHEAD LINE
---	EXISTING POWER POLE
△	STREET DEDICATION PER FINAL MAP
△	STREET DEDICATION PER SEPARATE DOCUMENT


## SITE INFORMATION

OWNER:	CULLEN FRANCIS RODGERS & KATHERINE DEE RODGERS LIVING TRUST
SUBDIVIDER:	CENTURY COMMUNITIES 7815 NORTH PALM AVENUE SUITE 101 FRESNO, CA 93711 559-439-4464
APN:	554-052-19S
SITE LOCATION:	SOUTH OF EAST BARSTOW AVENUE ALIGNMENT AND EAST OF NORTH LEONARD AVENUE
ZONING:	EXISTING: AE-20 PROPOSED: R-1
SITE ACREAGE:	2.49 ACRES





**EXHIBIT C**

PROJECT NAME:		JANDA	
SHEET		LOTING EXHIBIT	
2 OF 2		DATE:	01-17-2018
		JOB#:	16-273
			
		PLANNING • SURVEYING • CIVIL ENGINEERING 1234 O STREET FRESNO, CA. 93721 PH: (559) 449-4500 FAX (559) 449-4515	