



# - CITY OF CLOVIS - REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 31, 2018

SUBJECT: Consider items associated with approximately 4.20 acres of property located north of Sierra Avenue between Fowler and Armstrong Avenues. De Young Properties, applicant/owner; Scott Zaayer, representative.

1. Consider Approval, Res. 18-\_\_\_\_, **R2018-05**, A request to rezone from the R-A (Single-Family Residential Very Low Density) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District.
2. Consider Approval, Res. 18-\_\_\_\_, **TM6155**, A request to approve a tentative tract map for a 20-lot single family residential subdivision.

**ATTACHMENTS:**

Figure 1:	Location Map
Exhibit "A":	Conditions of Approval – R2018-05
Exhibit "A-1":	Conditions of Approval – TM6155
Attachment 1:	Draft Resolutions
Attachment 2:	Correspondence from Agencies
Exhibit "B":	Tentative Tract Map TM6155

**CONFLICT OF INTEREST**

None.

**RECOMMENDATION**

Staff recommends that the Planning Commission:

- Approve Rezone R2018-05, subject to the conditions of approval listed as Exhibit "A"; and
- Approve Tentative Tract Map TM6155, subject to the conditions of approval listed as Exhibit "A-1"; 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 to rezone approximately 4.20 acres of land located north of Sierra between Fowler and Armstrong Avenues from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District. Approval of the request will bring the property into conformance with the General Plan Land Use Diagram and permit infill development of single-family homes. Additionally, the applicant is requesting a tentative tract map approval for a 20-lot single family residential development. Approval of this project would allow the developer to continue processing development drawings.

## BACKGROUND

- General Plan Designation: Medium Density Residential (4.1-7.0 DU/Ac)
- Existing Zoning: R-A (Single-Family Residential Very Low Density)
- Lot Size: 4.20 Acres
- Current Land Use: Single-Family Residential
- Adjacent Land Uses:
  - North: R-1 (Single-Family Residential Low Density)
  - South: R-1 (Single Family Residential Low Density)
  - East: R-A (Single Family Residential Very Low Density)
  - West: R-1 (Single-Family Residential Low Density)

## PROPOSAL AND ANALYSIS

### Rezone

The applicant is requesting to rezone the Project site from the R-A Zone District to the R-1-MD Zone District. The proposed rezone is consistent with the General Plan.

### Development Standards

The project will follow the standards of the R-1-MD Zone District, including a 15-foot front yard setback (20-foot to face of garage door), 15-foot rear yard setback, and 5-foot on each side (interior lots).

## **Tentative Tract Map**

The project includes a Tentative Tract Map TM6155. The map includes 20 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 Sierra Avenue frontage. The project includes a 50-foot wide public street with standard city sidewalks. The proposed street follows the City standards and Codes regarding street width. The lot sizes range from 6,011 square feet to 12,992 square feet.

### *Residual Land*

The land between lots 9 and 10 has been dedicated to the property to the west of TM6155. Dedication of the land will allow the property to develop further once they choose to do so. A wire fence will be put in place to divide the land from TM6155.

### *Public Comments*

A public notice was mailed to area residents within 600 feet of the property boundaries using the latest equalized tax roll information from the County Assessor office. Any comments or concerns have been addressed in the report.

### *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 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)

This project is in substantial conformance with the environmental impact report performed for General Plan. No major revisions will be required with the adopted Environmental Impact Report to accommodate the proposed project, therefore, subject to CEQA Sections 15162, no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Monday, May 21, 2018.

**FISCAL IMPACT**

None.

**REASONS FOR RECOMMENDATION**

The proposed rezone and tentative tract map are consistent with the goals and policies of the General Plan and Development Code. Staff therefore recommends approval of R2018-05 and TM6155, subject to the conditions of approval attached as Exhibit "A" and Exhibit "A-1."

The findings to consider when making a decision on a rezone application include:

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014)

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.


### **ACTIONS FOLLOWING APPROVAL**

Rezone R2018-05 will continue on to the City Council for final consideration.

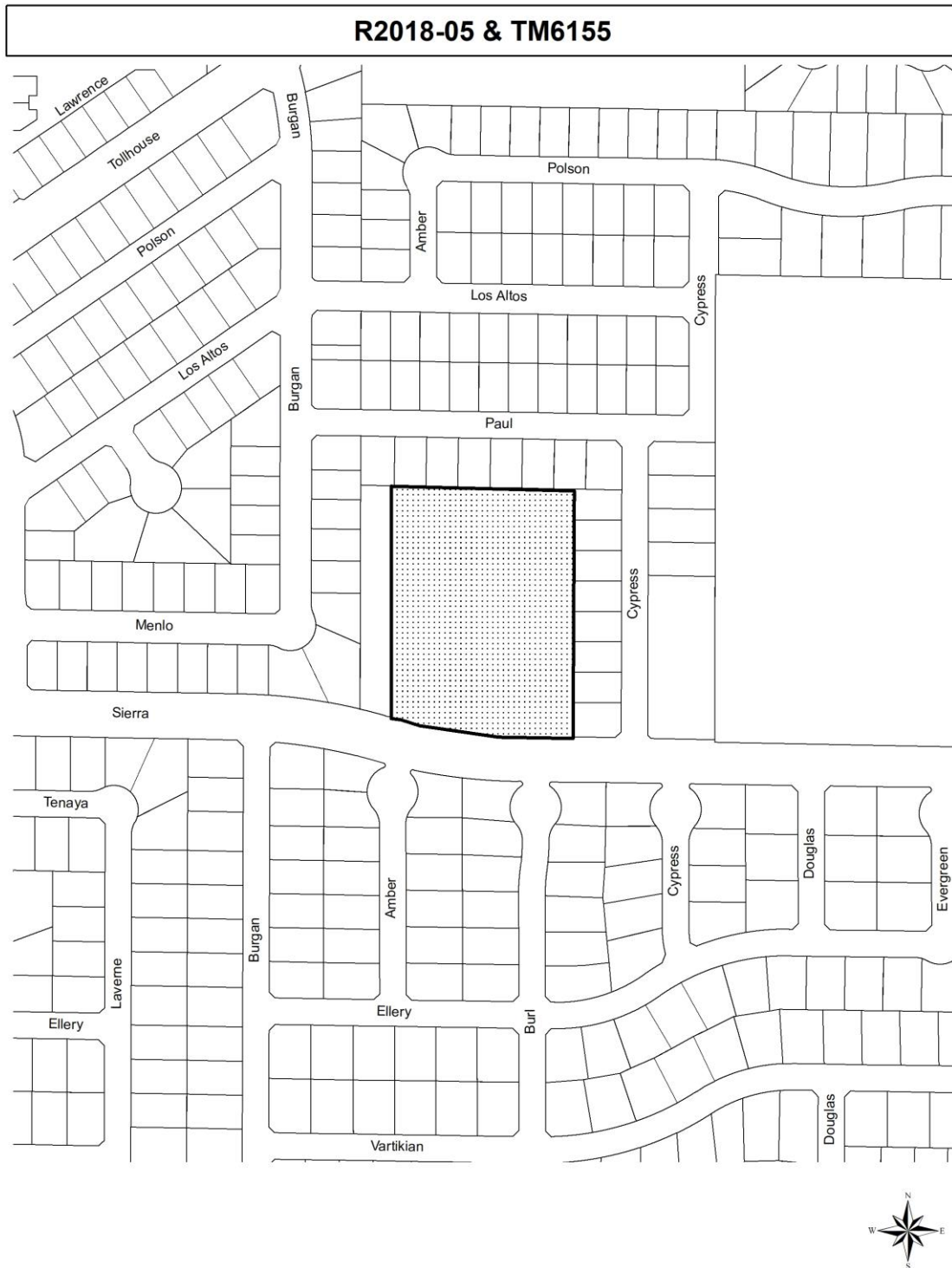
### **NOTICE OF HEARING**

Property owners within 600 feet notified:	188
Interested individuals notified:	10

Prepared by: Maria Spera, Planning Technician II

Reviewed by:   
Bryan Araki  
City Planner

**FIGURE 1  
PROJECT LOCATION MAP**



**EXHIBIT "A"**  
**Conditions of Approval – R2018-05**

**Planning Division Conditions**

(Orlando Ramirez, Division Representative – (559) 324-2345)

1. Development of this site shall be consistent with the General Plan, Medium Density Residential Designation.
2. Rezone R2018-05 approves an R-1-MD Zoning permitting the development of a single-family production. Density shall be consistent with the General Plan and not exceed 7.0 dwelling units per acre.
3. 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.
4. Rezone R2018-05 shall follow the standards of the R-1-MD Zone District:
  - Front Yard Setback to Living: 15 Feet
  - Front Yard Setback to Garage: 20 Feet
  - Side Yard Setback: 5 Feet
  - Street Side Yard Setback: 10 Feet
  - Reversed Corner (Street Side): 15 Feet
  - Rear Yard Setback: 15 Feet
5. Maximum lot coverage is 45% unless specifically approved through a residential site plan review or variance.
6. Each home shall provide a minimum of two covered parking spaces per unit in a garage with a minimum inside dimension of 20'x22'.
7. Maximum building (main structure) height shall not exceed thirty-five (35) feet.

**EXHIBIT “A-1”**  
**Conditions of Approval – TM6155**

**Planning Division Conditions**

(Maria Spera, Division Representative – (559) 324-2355)

1. A decorative masonry and wood fence or comparable fence shall be constructed along the Sierra Avenue frontages. Such fence shall be subject to the approval of the Planning Director.
2. The developer shall install a masonry wall where lots side onto along Sierra Avenue. The wall shall measure a minimum of six-foot high in the rear and side yard and maximum of three-foot in the front yards.
3. Lot 3 and 7, are reverse corner lots and will require a 15’ side yard setback or as otherwise approved through an Administrative Use Permit.
4. The developer shall enter into a Covenant Agreement regarding a “right to farm.” Such agreement shall be disclosed to all future home buyers.
5. All transformers shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.
6. This tentative map is approved per the attached Exhibit “B” of this report.
7. All landscaping (open space and private yards) shall conform with the City of Clovis Water Efficient Landscape Ordinance.
8. 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.
9. 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.
10. All signs, both on-site and off-site shall comply with the Subdivision Sign Section of the Clovis Development Code.
11. 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.
12. 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.



13. The applicant shall relay all conditions of approval for Tentative Tract Map TM6155 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
14. 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.

#### **FIRE DEPARTMENT CONDITIONS**

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

##### **Roads / Access**

15. **Street Width:** Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs.
16. **Street Width for Single Family Residences:** Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.
17. **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.
18. **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.

##### **Water Systems**

19. **Residential Fire Hydrant:** The applicant shall install two(2), 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.
20. **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**

**(Michael Johnston, CUSD Representative – 559-327-9000)**

21. The development of this project is subject to the Clovis Unified School District impact fee. If the list is not attached, please contact the District for the list of requirements.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT CONDITIONS**

**(Denise Wade, FMFCD Representative - 456-3292)**

22. 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**

**(Jeremy Landrith, FID Representative - 233-7161 ext. 7407)**

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

**FRESNO COUNTY HEALTH COMMENTS**

**(Kevin Tsuda, County of Fresno Representative - 600-3271)**

24. The Applicant shall refer to the attached Health Department 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)**

25. 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.

**DEPARTMENT OF TRANSPORTATION COMMENTS**

**(Jamaica Gentry, Caltrans Representative - 488-7307)**

26. The Applicant shall refer to the attached Department of Transportation correspondence. If the list is not attached, please contact the District for the list of requirements.

**SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT COMMENTS**

**(Georgia Stewart, District Representative – 230-5937)**

27. The Applicant shall refer to the attached SJVAPCD Department correspondence. If the list is not attached, please contact the District for the list of requirements.

**ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS**

**(Sean Smith, Engineering Division Representative – 324-2363)**

**(Paul Armendariz, Department Representative – 324-2607)**

**Maps and Plans**

28. 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.
29. 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.
30. 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).
31. 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**

32. 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.
33. 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.

34. 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.
35. 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.
36. 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.
37. The applicant shall contact and address Caltrans requirements.
38. 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.
39. 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.
40. All 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**

41. 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.
  - Sierra Avenue - along development frontage, improve with sidewalk, drive approach, curb return ramps, street lights, landscaping, and irrigation.

- 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.
  - 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.
  - 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.
42. The applicant shall provide for the maintenance of Outlot A.
43. The applicant shall relinquish all vehicular access to Sierra Avenue for lots 3 and 20.
44. The applicant shall remove and replace all broken or damaged concrete improvements, as necessary.
45. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
46. 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.
47. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
48. 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.
49. 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.

50. 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**

51. The applicant shall identify and abandon all septic systems to City standards.

52. 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.

- Interior streets - install 8" mains.

53. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

### **Water**

54. The applicant shall identify and abandon all water wells to City standards.

55. 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.

56. Interior streets - install 8" mains.

57. 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.

58. 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.

### **Grading and Drainage**

59. 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.
60. 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**

61. 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 \$229.45, 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.
62. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
63. 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.

64. 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.
65. 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.
66. 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**

67. The applicant shall install street lights 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 shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided.
68. 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.

69. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.

70. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

## **DRAFT RESOLUTIONS**

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS RECOMMENDING  
APPROVAL TO REZONE APPROXIMATELY 4.20 ACRES FROM THE R-A (SINGLE-FAMILY  
RESIDENTIAL – 24,000 SQ. FT.) ZONE DISTRICT TO THE R-1-MD (SINGLE-FAMILY  
RESIDENTIAL MEDIUM DENSITY) ZONE DISTRICT FOR PROPERTY LOCATED NORTH OF  
SIERRA AVENUE BETWEEN FOWLER AND ARMSTRONG AVENUES**

**LEGAL DESCRIPTION:**

See the attached Exhibit “One.”

**WHEREAS**, De Young Properties, 677 West Palmdon Drive, Suite 208, Fresno, CA 93704, has applied for a Rezone R2018-05; and

**WHEREAS**, this is a request to rezone approximately 4.20 acres from the R-A (Single-Family Residential – 24,000 Sq. Ft.) Zone District to the R-1-MD (Single-Family Residential Medium Density) Zone District for property located north of Sierra Avenue between Fowler and Armstrong Avenues, in the City of Clovis, California; and

**WHEREAS**, the Commission does find the project in substantial conformance with the environmental impact report performed for General Plan.

**WHEREAS**, a public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

**WHEREAS**, the Rezoning is in keeping with the intent and purpose of the Zoning Ordinance; and

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

1. The proposed amendment is consistent with the goals, policies, and actions of the General Plan; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.
3. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/projects. (§ 2, Ord. 14-13, eff. October 8, 2014)

**NOW, THEREFORE, BE IT RESOLVED** that the Clovis Planning Commission does recommend approval of Rezone R2018-05, subject to the conditions of approval attached as Exhibit “A.”

\* \* \* \* \*

The foregoing resolution was introduced and adopted at a regular meeting of the Planning Commission of the City of Clovis held on May 31, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-XX

DATED:

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

ATTEST:

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

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A  
TENTATIVE TRACT MAP FOR A 20-LOT SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL  
DEVELOPMENT ON 4.20 ACRES OF PROPERTY LOCATED NORTH SIERRA AVENUE, BETWEEN  
FOWLER AND ARMSTRONG AVENUES**

**WHEREAS**, De Young Properties, 677 West Palmdon Avenue, Suite 208, Fresno, CA 93704, has applied for a Tentative Tract Map TM6155; and

**WHEREAS**, Tentative Tract Map TM6155, was filed on April 19, 2018, 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 600 feet of said property boundaries ten days prior to said hearing; and

**WHEREAS**, a duly noticed hearing was held on May 31, 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 May 31, 2018, and does approve a Mitigated Negative Declaration for the project.

**NOW, THEREFORE, BE IT RESOLVED** that Tentative Tract Map TM6155, attached and labeled Exhibit "B," be and is hereby approved, subject to the conditions of approval attached as Exhibit "A-1".

\* \* \* \* \*

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on May 31, 2018, and passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 18-XX

DATED:

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

ATTEST:

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

## **CORRESPONDENCE**

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

File No. 210.45

Page 1 of 4

**PUBLIC AGENCY**

ORLANDO RAMIREZ  
DEPARTMENT OF PLANNING AND  
DEVELOPMENT SERVICES  
CITY OF CLOVIS  
1033 FIFTH STREET  
CLOVIS, CA 93612

**DEVELOPER**

DE YOUNG PROPERTIES  
677 W. PALMDON DR., SUITE 208  
FRESNO, CA 93704

PROJECT NO: **6155**

ADDRESS: **2011 SIERRA AVE.**

APN: **550-041-18**

SENT: **5/9/18**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
5F	\$24,978.00	NOR Review	\$192.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$535.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$24,978.00		Total Service Charge: \$727.00		

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 2/28/19 based on the site plan submitted to the District on 4/25/18 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. 6155**



**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 SIERRA AVENUE.  
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.  
☐ 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  
☒ 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.

**CL TRACT No. 6155**

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

Page 3 of 4

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.

**CL TRACT No. 6155**



Debbie Campbell  
Design Engineer



Robert Villalobos  
Project Engineer

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

Page 4 of 4

CC:

QK

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6051 N. FRESNO ST., SUITE 200

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FRESNO, CA 93710

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**CL TRACT No. 6155**

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

Tract 6155 shall not block the historical drainage patterns of the remaining existing development located along the westerly property line of Tract 6155. The developer shall verify to the satisfaction of the District that runoff from this area has the ability to surface drain to Sierra Avenue and/or onto the proposed interior streets for Tract 6155.

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 6155



# County of Fresno

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

May 10, 2018

Orlando Ramirez, Senior Planner  
City of Clovis, Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

SUBJECT: Rezone Application No. 2018-05 and Tract Map Application No. 6155

Dear Mr. Ramirez:

The County of Fresno appreciates the opportunity to review and comment on the subject applications. Our Environmental Health Division has already provided comments regarding this project, a copy of which has been attached.

The County has no additional comments to provide at this time. If you have any questions, you may contact me at [dacrider@co.fresno.ca.us](mailto:dacrider@co.fresno.ca.us) or (559) 600-9669.

Sincerely,

Danielle Crider, Planner  
Development Services and Capital Projects Division

DTC:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\Environmental\OAR\City of Clovis\2018-05 & TM6155\2018-05 TM6155 Comment Letter.docx

Enclosure

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

May 2, 2018

LU0019435  
2604

Orlando Ramirez, Senior Planner  
City of Clovis  
Planning and Development Services Department  
1033 Fifth Street  
Clovis, CA 93612

Dear Mr. Ramirez:

PROJECT NUMBER: R2018-05, TM6155

A request to rezone a 4.2 acres of land from R-A to R-1-MD and a Tentative Tract Map for a 20-Lot SFR Subdivision Development.

APN: 550-041-18      ZONING: R-1-MD      ADDRESS: 2011 Sierra Avenue btw Fowler & Armstrong 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 demolition/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 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.

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

1221 Fulton Mall / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

[www.co.fresno.ca.us](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)

- 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.

The following comments pertain to the demolition of existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, 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 structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel 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

Digitally signed by Kevin Tsuda  
DN: cn=Kevin Tsuda, o=Environmental  
Health Division, ou=Fresno County  
Department of Public Health,  
email=ktsuda@co.fresno.ca.us, c=US  
Date: 2018.05.02 08:00:26 -07'00'

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

(559) 600-3271

---

kt

cc: De Young Properties- Applicant ([ee@deyoungproperties.com](mailto:ee@deyoungproperties.com)) (CT. 57.02)



**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-7307  
FAX (559) 488-4088  
TTY 711  
www.dot.ca.gov



*Serious drought.  
Help save water!*

May 8, 2018

FRE-168-R8.439  
TM 6155 / MD 2018-05/ R 2018-05  
De Young Properties

Mr. Orlando Ramirez  
Senior Planner  
City of Clovis  
1033 Fifth Street  
Clovis, California 93612

Dear Mr. Ramirez:

We have completed our review of tentative tract map 6155 (TM 6155). This tract map is of a 20-lot single family residential development on approximately 4.2 acres. The project is located on the north side of Sierra Avenue between Fowler and Armstrong Avenues in Clovis. TM 6155 is being processed concurrently with MD 2018-05, and R 2018-05.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Residents of the project development are likely to use State Route 168 at Herndon Avenue and at Temperance Avenue on a regular basis, both of which handle high volumes of daily traffic. Therefore, Caltrans recommends this project contribute a fair-share to Fresno County's Regional Traffic Mitigation Fee (RTMF) program in preparation for future transportation improvements. If you have questions, please call me at (559) 488-7307.

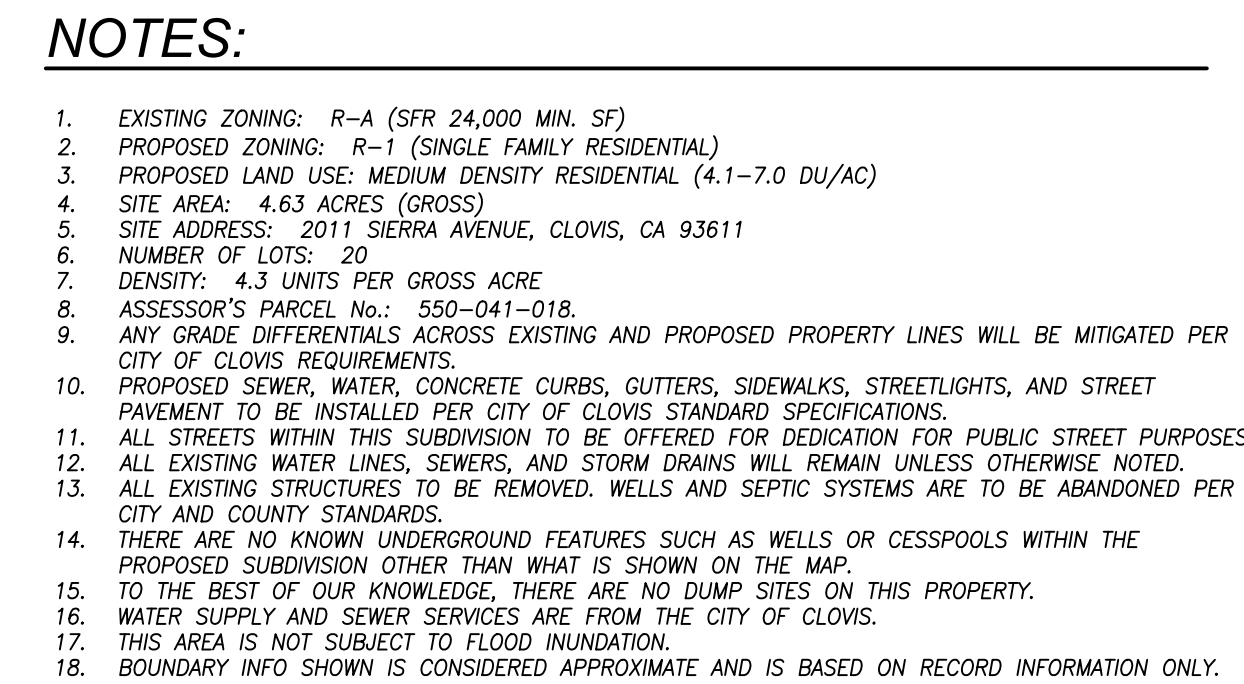
Sincerely,

A handwritten signature in blue ink, appearing to read "Jamaica Gentry".

JAMAICA GENTRY  
Transportation Planner  
Transportation Planning-North



IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA  
CONSISTING OF ONE SHEET  
FEBRUARY 2018



THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF CLOVIS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP No. 84-21, RECORDED IN BOOK 43, PAGE 33 LESS ANY PORTION LYING WITHIN ASPEN ESTATES III.

APN: 550-041-018  
DNF GAP FUNDING, LLC, A LIMITED LIABILITY COMPANY

DE YOUNG PROPERTIES  
677 WEST PALMDON DRIVE,  
SUITE 208  
FRESNO, CA 93704  
(559) 435-0900

SEWER AND WATER: CITY OF CLOVIS 1033 FIFTH STREET CLOVIS, CA 93611 PHONE: (559)324-2000	GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY 650 "O" STREET FRESNO, CA 93760-0001 PHONE: (559)263-5636	CABLE TELEVISION: COMCAST 2441 NORTH GROVE INDUSTRIAL DRIVE FRESNO, CA 93727 PHONE: (559)252-8210 EXT. 4222
TELEPHONE: AT&T CALIFORNIA 5555 EAST OLIVE AVENUE, RM. E-100-DE FRESNO, CA 93762 PHONE: (559)454-3778	STORM DRAIN: FRESNO METROPOLITAN FLOOD CONTROL DISTRICT 5469 EAST OLIVE AVENUE FRESNO, CA 93725 PHONE: (559) 456-3292	

— ■ — ■ — ■ —	TRACT BOUNDARY
— (SD) —	EXISTING STORM DRAIN LINE
— (SS) —	EXISTING SANITARY SEWER LINE
— (W) —	EXISTING WATER LINE
— (OHE) —	EXISTING OVERHEAD ELECTRIC



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