



- CITY OF CLOVIS - REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: February 22, 2018

SUBJECT: Consider Approval Res. 18-____, **TM5789A**, A request to approve a tentative tract map amendment to a previously approved single-family residential development located north of Stuart Avenue, between Karen and Peach Avenues. The amendment will reduce the lot count from 16 to 11 and a remainder to accommodate a new circulation plan. David M. Hailpern, owner; 2M Development, applicant; Harbour & Associates, representative.

ATTACHMENTS:

Figure 1:	Location Map
Exhibit "A:"	TM5789A Conditions of Approval
Attachment 1:	Draft Resolution
Attachment 2:	Correspondence from Commenting Agencies
Exhibit "B:"	Tentative Tract Map Amendment TM5789A
Exhibit "C:"	Approved Tentative Tract Map TM5789
Exhibit "D:"	Approved Tentative Tract Map TM6125

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve Tentative Tract Map Amendment TM5789A, 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 an amendment to a previously approved tentative tract map for a 16-lot single-family residential subdivision for the north side of Stuart Avenue, between Karen and Peach Avenues. The amendment request to Tentative Tract Map TM5789 seeks to reduce the lot count from the approved 16 lots, down to 11 lots with a remainder to accommodate a new circulation plan. The map amendment is consistent with the General Plan Land Use Diagram. Approval of this project would allow the developer to continue processing the development drawings. The project site has been previously rezoned to the R-1-7500 (Single-Family Residential – 7,500 Sq. Ft.) and R-1 (Single-Family Residential – 6,000 Sq. Ft.) Zone Districts under Rezone R2006-22.

BACKGROUND

- General Plan Designation: Medium Density Residential (4.1 – 7.0 units per acre)
- Existing Zoning: R-1-7500 & R-1
- Lot Size: 2.64 acres
- Current Land Use: Single-Family Residential
- Adjacent Land Uses: North: Single-Family Residential
South: Vacant
East: Single-Family Residential
West: Multi-Family Residential & Single-Family Residential

The project site was previously rezoned to the R-1-7500 and R-1 Zone Districts under Rezone R2006-22 on July 9, 2007. The project area is designated Medium Density Residential (4.1 to 7.0 DU/AC) in the General Plan Land Use Diagram which is consistent with the approved rezoning. The proposed project density under TM5789A is 4.45 units per acre.

PROPOSAL AND ANALYSIS

Tentative Map

Tract Map Amendment TM5789A, includes 11 lots and a remainder and is consistent with the requirements of the Subdivision Map Act. The previously approved TM5789 had to be modified due to the loss of land (approximately 30 feet) located on the east side of Lot 5 of the proposed TM5789A (Exhibit B). Additionally, the existing storm drain pipeline within the project boundaries may need to be realigned. Finally, four lots approved on the south side of Escalon Avenue under TM5789 are no longer part of the project and this portion of land will now be developed with TM6125.

Circulation and Lot Sizes

The project will be accessible from Karen Avenue on the west and a second entry via Escalon Avenue at Peach Avenue. Lots 1 through 9 of TM5789A will be accessible

from Karen Avenue. Specifically, Lots 1 and 2 will have parcel frontages facing Karen Avenue and Lots 3 through 6 will have parcel frontages facing Escalon Avenue. Escalon Avenue will be constructed with a cul-de-sac along this section of the map and will have no access to Peach Avenue.

Lots 10, 11, and the remainder lot of TM5789A will be accessible from Peach Avenue and Escalon Avenue. Escalon Avenue located on the west side of Peach Avenue will be constructed with the development of Tentative Tract Map Amendment TM5789A and Tentative Tract Map TM6125, which is located on the south side of the proposed project. Tentative Tract Map TM6125 will construct two-thirds of Escalon Avenue as a condition of approval and TM5789A will construct the remaining one-third of the street. The project includes a 50-foot wide public street with standard city sidewalks. The proposed streets (Escalon Avenue) of TM5789A and TM6125 will follow the City standards and Codes regarding street width. Lot sizes range from 6,440 square feet to 10,027 square feet with an average lot area of 8,206 square feet.

Setbacks

The Project will be subject to the development standards of the R-1-7500 and R-1 Zone Districts including 20 to 24-foot front yard setbacks, 20-foot rear yard setbacks, and a 5-foot setback on each side (interior lots).

Lot 1 and the remainder lot of TM5789A will be considered reversed corner lots by the Development Code. Therefore, the street side yard setback for these two lots will be 15 feet from property line.

Easements

The Project has a Fresno Irrigation District easement, Fresno Metropolitan Flood Control District easement and a private pipeline within the boundaries of Tentative Tract Map Amendment TM5789A. The applicant will address and comply with FID and FMFCD conditions in accordance with the requirements of both agencies.

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, and the State Department of Fish and Wildlife.

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.

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)

The Project is in substantial conformance with the environmental analysis performed for Rezone R2006-22 and Tentative Tract Map TM5789. No major revisions will be required with the adopted 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, February 7, 2018.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDATION

The proposed tentative tract map amendment is consistent with the goals and policies of the General Plan Land Use Diagram and Development Code. Staff therefore recommends that the Planning Commission approve TM5789A, subject to the conditions of approval attached as Exhibit "A."

The findings to consider when making a decision on a tentative subdivision map amendment 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 600 feet notified: 145
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
TM5789A



EXHIBIT "A"
Conditions of Approval – TM5789A

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

1. The proposed development under Tentative Tract Map Amendment TM5789A shall utilize the development standards of the R-1-7500 and R-1 Zone Districts.
2. The garages shall have a 20'x22' interior dimension.
3. The developer shall enter into a Covenant Agreement regarding a "right to farm." Such agreement shall be disclosed to all future home buyers.
4. All transformers shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.
5. Maximum lot coverage is 40% unless specifically approved through a residential Site Plan Review, Minor Deviation, or Variance.
6. This tentative map amendment is approved per the attached Exhibit "B" of this report.
7. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.
8. Maximum building (main structure) height shall not exceed thirty-five (35) feet.
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. 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.
11. The developer shall preserve trees that are listed in the Tree Preservation Ordinance. Removal of preservation trees will require permitting and a replacement program.

12. 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.
13. 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.
14. The applicant shall relay all conditions of approval for Tentative Tract Map Amendment TM5789A to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.
15. All conditions of approval for Tentative Tract Map TM5789 and Rezone R2006-22 shall be incorporated into this project approval.
16. 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

(Curt Shurtliff, Department Representative - 324-2400)

17. Construction work shall be limited to the hours set forth in the Clovis Municipal Code. (CMC § 5.18.15.)
18. 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).)
19. Emergency phone numbers for responsible parties shall be kept current during the building phase of the project.
20. 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)

21. For lots 10, 11 to be built on TM 5789A the fire hydrant on Escalon lot 6 of TM 6125 shall be installed prior to construction.

CLOVIS UNIFIED SCHOOL DISTRICT CONDITIONS
(Michael Johnston, CUSD Representative – 559-327-9000)

22. 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)

23. 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)

24. 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)

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.

ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS
(Sean Smith, Engineering Division Representative – 324-2363)
(Paul Armendariz, Department Representative – 324-2649)
(Scott Redelfs, Solid Waste Division Representative – 324-2648)

Maps and Plans

26. 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.
27. 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.

28. 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).
29. 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

30. 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.
31. 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.
32. 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.
33. 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.
34. 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.

35. The applicant shall contact and address Caltrans requirements.
36. 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.
37. 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.
38. 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.
39. 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

40. 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.
41. Karen Avenue - along development frontage, provide right-of-way acquisition for 27' (exist 22') east of the centerline and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, street lights, permanent paving and overlay as necessary to match the existing permanent pavement, and all transitional paving as required.
42. Escalon Avenue - along the frontages of lot 10, 11 and the remainder, provide right-of-way acquisition for 25' (exist 0') north and 16' (exist 0') south of the centerline and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, street lights, a temporary cul de sac on the west end of the street, 28' (16+12) of permanent paving, 3' paved swales, and all transitional paving as required.

43. 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.
44. 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.
45. 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.
46. 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.
47. Applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.
48. 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.
49. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.
50. 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.
51. 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.
52. 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

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

54. 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.

- Escalon Avenue - install 8" main along the frontages of all lots and the remainder.
- Interior streets - install 8" mains.

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

Water

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

57. 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.

- Escalon Avenue - install 8" main along the frontages of all lots and the remainder.
- Interior streets - install 8" mains.

58. 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.

59. 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

60. 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.
61. 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

62. 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. 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 \$21.55, 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.

63. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
64. 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.
65. 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.
66. 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.

Miscellaneous

67. 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 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 RESOLUTION

ATTACHMENT 1

**DRAFT
RESOLUTION 18-___**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A
TENTATIVE TRACT MAP AMENDMENT TO A PREVIOUSLY APPROVED SINGLE-FAMILY
RESIDENTIAL DEVELOPMENT LOCATED NORTH OF STUART AVENUE, BETWEEN KAREN AND
PEACH AVENUES**

WHEREAS, 2M Development, 6455 N. Highland Avenue, Clovis, CA 93611, has applied for a Tentative Tract Map Amendment TM5789A; and

WHEREAS, Tentative Tract Map Amendment TM5789A, was filed on January 12, 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 February 22, 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 amendment on February 22, 2018, and does find the project in substantial conformance with the environmental analysis performed for Rezone R2006-22 and Tentative Tract Map TM5789.

NOW, THEREFORE, BE IT RESOLVED that Tentative Tract Map Amendment TM5789A, 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 February 22, 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: February 22, 2018

Paul Hinkle, Chair

ATTEST:

Dwight Kroll, AICP, Secretary

CORRESPONDENCE

ATTACHMENT 2



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

January 19, 2018

LU0019302
2604

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

Dear Mr. Ramirez:

PROJECT NUMBER: **TM5789A**

TM5789A, A tentative tract map amendment to a previously approved single-family planned residential development. The amendment will allow Lot 3 to be 60'x160' in dimension. This entitlement is running concurrently with Minor Deviation MD2018-01.

APN: 410-455-15

ADDRESS: 292 Peach Avenue

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.

REVIEWED BY:

Kevin
Tsuda

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

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: 2018.01.19 15:03:03 -08'00'

(559) 600-3271

cc: Gary Mason- Applicant (mason6133@gmail.com) (CT. 56.06)

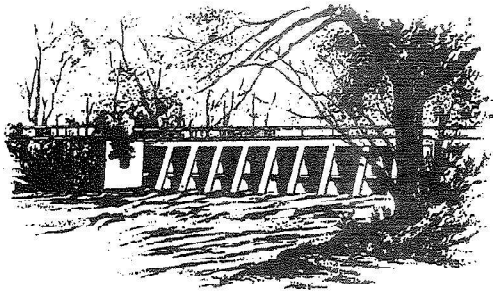
Promotion, preservation and protection of the community's health

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

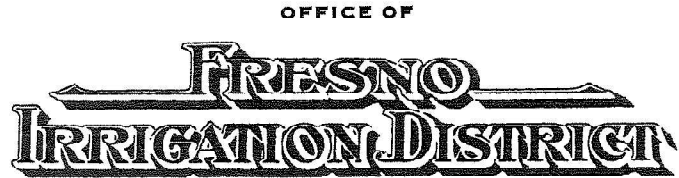
(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org



YOUR MOST VALUABLE RESOURCE - WATER



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

February 1, 2018

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

RE: Tract Map Application Amendment No. TM5789A
S/E Sierra and Peach avenues

Dear Mr. Ramirez:

The Fresno Irrigation District (FID) has reviewed the Tract Map Application Amendment No. TM5789A for which the applicant request approval to amend a previously approved single family planned residential development, APN: 410-455-15. FID has the following comments:

Summary of Requirements:

- FID Board Approval.
- Review and Approval of all Plans.
- Replace 20" PVC with 24" ASTM C-361 RGRCP (with MacWrap).
- Execute Pipeline Substitution with 15' to 20' Easement Agreement.
- Execute additional Agreement(s), if necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

Area of Concern

1. FID's Helm Colonial S. Br. No. 116 runs southwesterly, traverses the eastern and central portions of the subject property, crosses Sample Avenue approximately 100 feet north of the subject property and crosses Sylmar Avenue approximately 300 feet west of the subject property, as shown on the attached FID exhibit map, in a 30 feet wide exclusive easement recorded on December 12, 1989 as Document No. 89136817, Official Records of Fresno County.
2. The attached plans for the Helm Colonial S. Br. No. 116 indicates this section of the pipeline was installed in 1989 (29 years old) as 20 inch inside diameter Polyvinylchloride Pipe (PVC). PVC Pipe does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas. See the attached exhibit map for these limits

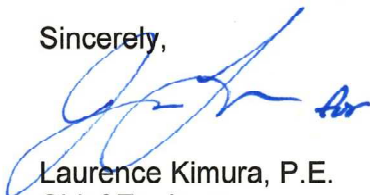
3. FID requires the Applicant/Developer replace the existing pipeline with new 24-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
4. FID is currently working with Harbour and Associates, Precision Engineering, and the Developer(s) to relocate and replace the Helm Colonial S. Br. No. 116 in a new alignment. The project has not been finalized and significant coordination between all of the affected properties will be required.
5. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, pipeline alignment, depth and size, fees, etc.
6. FID pipelines will not be allowed to be placed in backyards of lots due to difficulties with future access and repair.
7. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
8. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
9. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
10. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
11. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.

General Comments

1. FID requires its easements be shown on all plans with proper recording information.
2. Footings of retaining walls shall not encroach onto FID property/easement areas.
3. Trees will not be permitted within FID's property/easement areas.
4. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities
5. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
6. For informational purposes, a private pipeline known as the Sierra Ave. No. 382 runs westerly along the south side of Sierra Avenue approximately 900 feet north of the subject property, as shown on the attached FID exhibit map. FID's does not own, operate or maintain this pipeline. FID's records indicate this pipeline is active and will need to be treated as such. Should this project include any street and or utility improvement along Sierra Avenue, or in the vicinity of this pipeline, FID suggests the developer contact the owner(s) of this pipeline to discuss any right-of-way issues they may have. FID can supply a list of known users to the City of Clovis upon request.
7. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

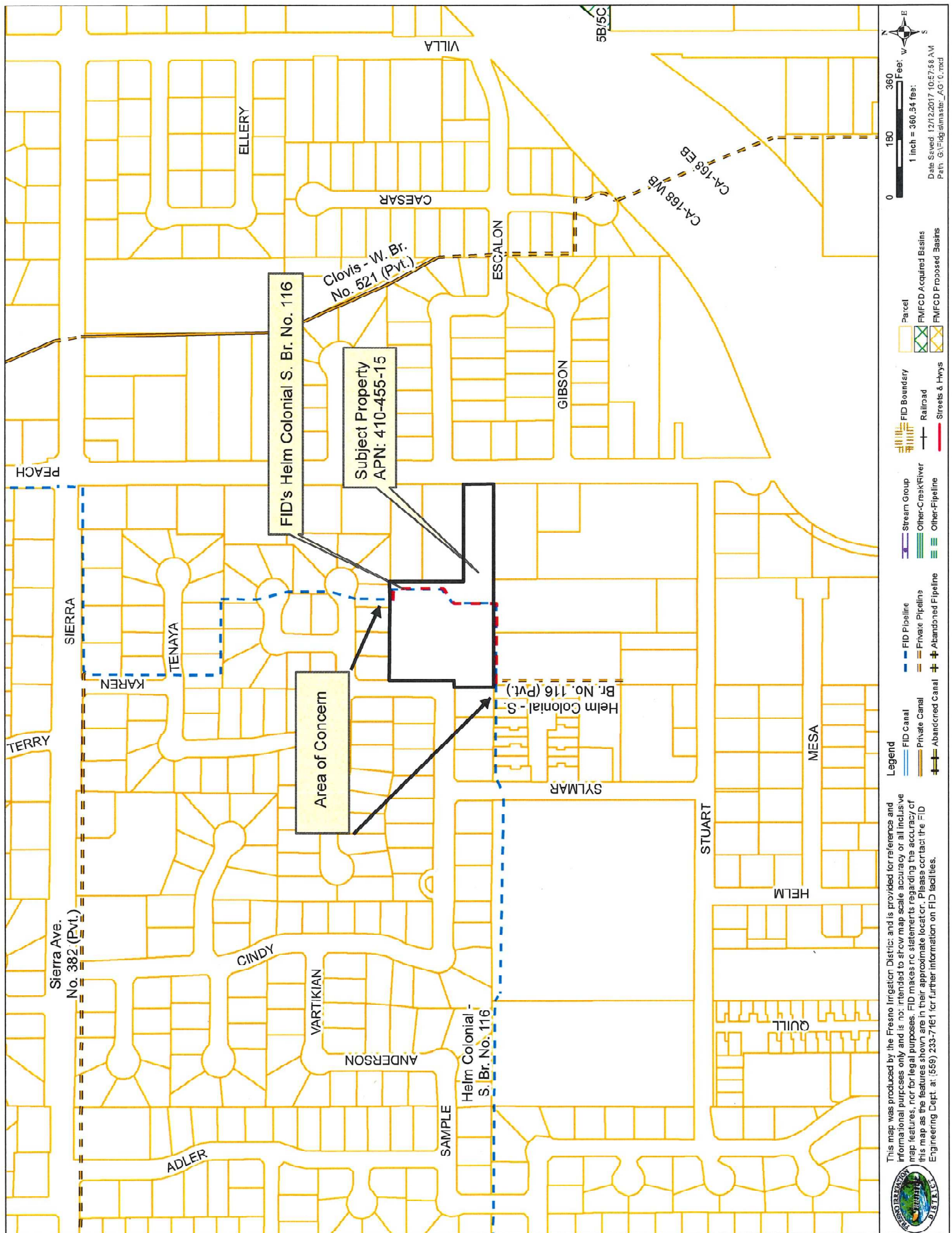
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



89136817

M. Nichols
For the Board of the
Fresno Irrigation District

FILED IN OFFICIAL RECORDS OF FRESNO COUNTY, CALIFORNIA	
AT <u>10</u> MIN. PAST <u>8A</u> M	
DEC 12 1989	
GALEN LARSON, County Recorder	FEE \$

GRANT OF EASEMENT

ERNEST BLUE & MADELINE M. BLUE

APN 410-050-60

THIS INDENTURE, made and entered into this 1 day
of December, 1989, by and between ERNEST BLUE
and MADELINE M. BLUE as GRANTORS, and FRESNO IRRIGATION DIS-
TRICT, a public corporation in the County of Fresno, State of
California, as Grantee;

W I T N E S S E T H:

For a valuable consideration, receipt of which is
hereby acknowledged, Grantors do hereby grant unto Grantee, its
successors and assigns, a perpetual and exclusive easement and
right-of-way to construct, install, operate, use, maintain,
alter, repair, improve, reconstruct, enlarge and supplement
pipes, pipelines and conduits, and to flow and conduct water
through said pipes, pipelines and conduits, across, over,
through and under that certain real property owned by Grantors
in the County of Fresno, State of California, more particularly
described as follows:

See Exhibit "A" attached hereto.

Said easement and right-of-way is described as follows:

See Exhibit "B" attached hereto.

Said easement and right-of-way shall include all rights convenient or incidental to the use thereof including the right of ingress to and egress from said easement and right-of-way so described over and across said real property owned by Grantors.

All pipes, pipelines, conduits and other facilities constructed by or for Grantee upon and within said easement shall become and remain the property of Grantee and shall be maintained by Grantee at Grantee's expense and Grantor shall have no right, title, or interest therein.

When said pipes, pipelines and other structures or facilities shall be constructed, the manner in which they shall be constructed and the time and manner for conducting and discharging water through the same shall be in the sole and absolute control of Grantee. If Grantee fails to construct said pipeline and determines that the easement is not needed, Grantee will abandon the easement by recorded document. Said easement shall not be deemed abandoned by Grantee until and unless such document is recorded.

Grantors reserve the right to use the surface of the land within said easement for their own purposes, so long as said use by Grantors does not interfere with the use of said easement by Grantee for the purposes for which said easement is granted, provided Grantors shall not build or construct any building or other permanent structure on said easement without the written permission and consent of Grantee. Grantee shall have the right, without notice, and at Grantors' expense, to remove any structures, fences, trees, vines, shrubs, or other encroachments from said easement which do interfere with the purposes or use of said easement. Grantors shall maintain the surface of said land and keep it in a safe condition for the use of Grantee and others.

89136817

This indenture shall apply to and be binding upon the heirs, executors, administrators, successors and assigns of the respective Parties hereto.

IN WITNESS WHEREOF, the undersigned have caused this grant of easement to be executed the date hereinabove written.

Ernest Blue

Madeline M. Blue
GRANTORS

Ray J. M.

The above Grant of Easement is accepted for and on behalf of the Fresno Irrigation District this 7th day of December, 1989.

BY: Robert R. [Signature]

TITLE: Secretary

EXHIBIT A
Property Description

Ernest Blue and
Madeline M. Blue

APN 410-050-60

PARCEL 1:

The South 100 feet of the East 325 feet of the South Half of Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 6, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats, approved by the Surveyor General on July 15, 1854.

PARCEL 2:

The South Half of Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 6, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats, approved by the Surveyor General on July 15, 1854.

EXCEPTING THEREFROM the east 325 feet thereof.

ALSO EXCEPTING THEREFROM the West 30 feet of the following described parcels in the "Stipulation for Entry of Judgement" recorded on June 21, 1982 as Document No. 51759, Fresno County Records:

Parcel A: That portion of the South Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 6, T.13 S., R.21 E., M.D.B. & M., beginning at the Northeast corner of the above described property thence South 100 feet, thence West 355 feet, thence North 100 feet, thence East 355 feet to the point of beginning, and

Parcel B: The East 355 of the South Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 6, T.13 S., R.21 E., M.D.B. & M., excepting therefrom the North 100 feet and South 100 feet thereof.

Irrigation Pipeline Easement Description

Ernest Blue and
Madeline M. Blue

Helm Colonial South Branch No. 116
APN 410-050-60

A strip of land 30 feet wide, the centerline being described as follows:

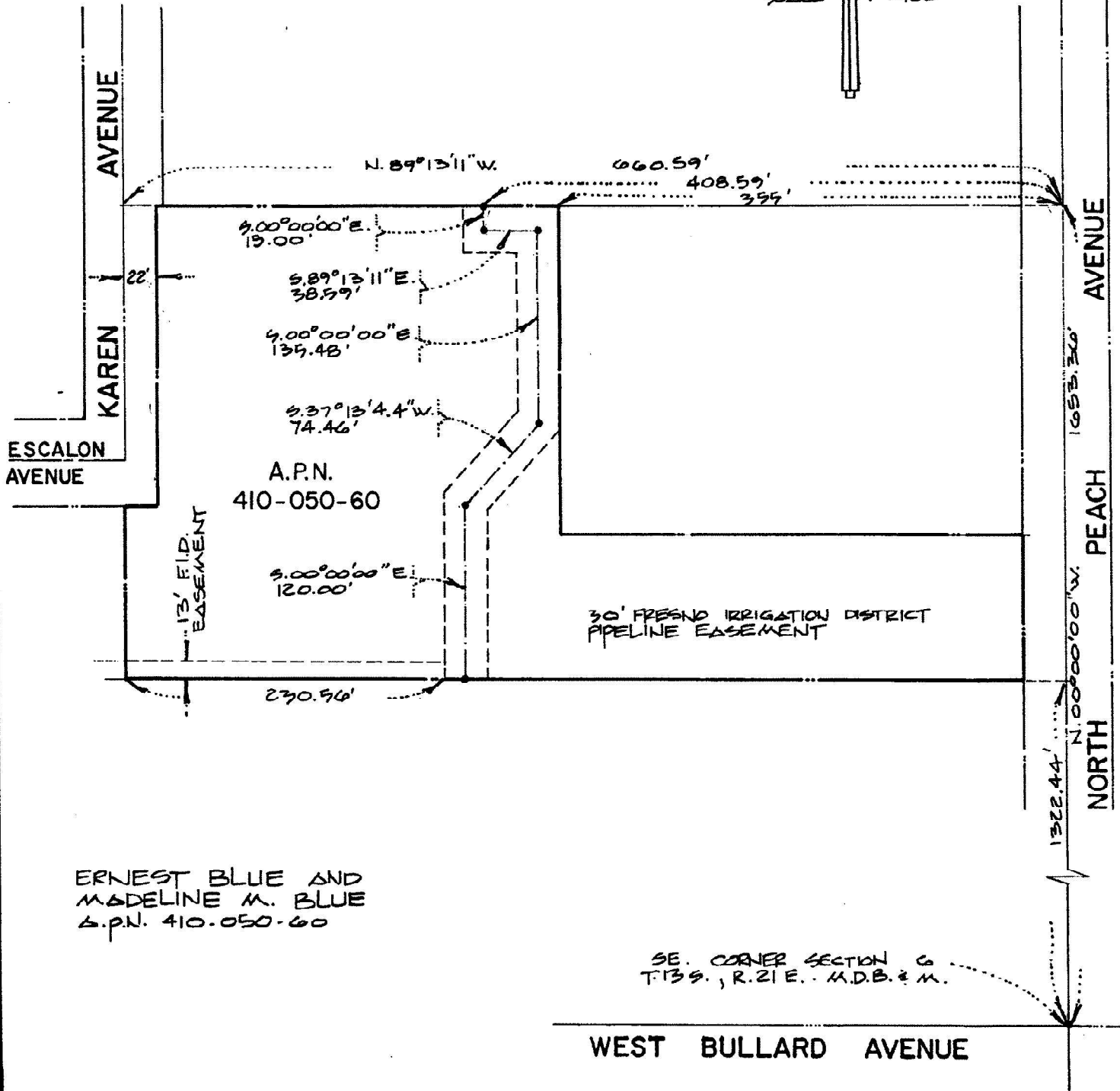
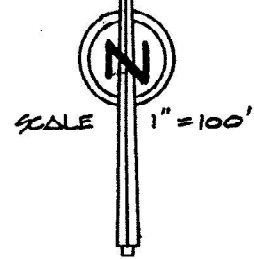
Beginning at the Southeast corner of Section 6, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, thence North 00°00'00" East along the East line of said Section 6 a distance of 1653.36 feet, thence North 89°13'11" West a distance of 408.59 feet along the North line of the South Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 6 to the TRUE POINT OF BEGINNING, thence South 00°00'00" East a distance of 15.00 feet, thence South 89°13'11" East a distance of 38.59 feet, thence South 00°00'00" East a distance of 135.48 feet, thence South 37°13'4.4" West a distance of 74.46 feet, thence South 00°00'00" East a distance of 120.0 feet to a point on the South line of the South Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 6.

Also a strip of land 13 feet wide being described as follows:

The South 13 feet of the West 230.56 feet of the South Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 6.

EXHIBIT "B"

PAGE 2 OF 2



COUNTY OF FRESNO



On this 1st day of December, in the year 19 89,
before me, the undersigned, a Notary Public in and for said
State, personally appeared Robert B. Mount,
personally known to me (or proved to me on the
oath/affirmation of
a credible witness personally known to me) to be the person
whose name is subscribed to the within instrument as a
witness thereto, who, being by me duly sworn, deposes and
says: That the Witness resides in Fresno CA

and that the Witness was present and saw Ernest Blue & Madeline M. Blue
personally known to the Witness to be the same person
described in, and whose name is subscribed to the within
instrument as a Party thereto, execute it, and acknowledge
to the Witness that he executed it, and that the
Witness subscribed his name thereto as a witness.

WITNESS my hand and official seal.

Mava Nichols
Notary Public in and for said State

FID 127A-89 Subscribing Witness Acknowledgement

STATE OF CALIFORNIA

COUNTY OF Fresno

} SS.



On this 7th day of December, in the year 19 89,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Robert L. Simpson, Secretary of the
Faresno Irrigation District

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person whose name _____
subscribed to the within instrument, and acknowledged to me that he
executed it.

WITNESS my hand and official seal.

Mava Nichols
Notary Public in and for said State.

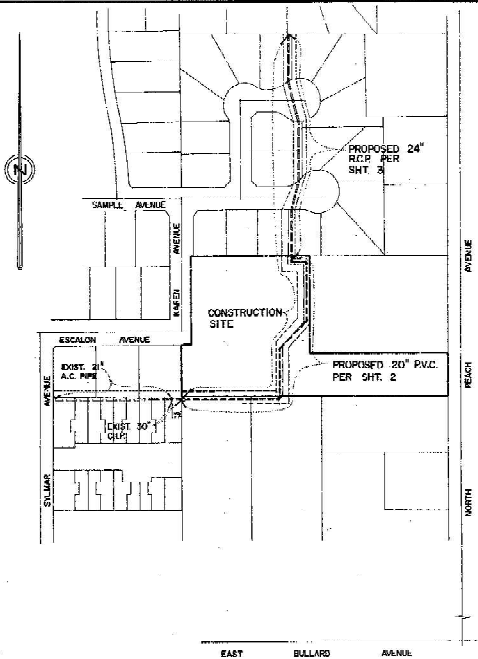
FRESNO IRRIGATION DISTRICT

PLANS FOR CONSTRUCTION OF
PIPELINE ADDITION ON THE

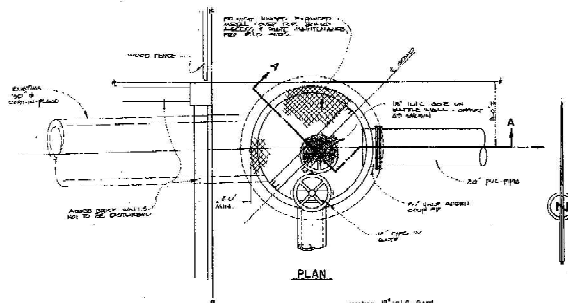
HELM COLONIAL So. Br. No. 116

N/O BULLARD - W/O PEACH

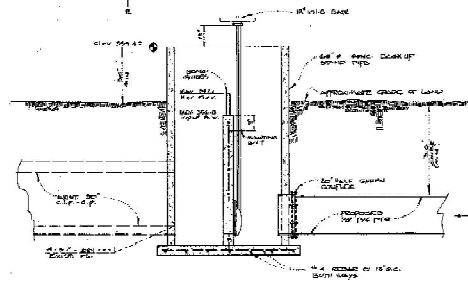
SECTION 6, T. 13S., R. 21E.
M.D.B. & M.



LOCATION MAP



PLAN



SECTION A-A

STA. 6+26 ± 60" BACK-UP STAND

FRESNO IRRIGATION DISTRICT		DESIGNED BY	SEA
3000 N. MELLON		DRAWING NO.	
FRESNO, CALIF. 93703		APPROVED BY	
PHONE (209) 233-1761			
JOB NO.		425-89	
DATE	REV.	DATE	REV.



CLOVIS

UNIFIED
SCHOOL DISTRICT

January 2, 2007

1450 HERNDON AVENUE
CLOVIS, CA 93611-0567
559.327.9000
www.clovisusd.k12.ca.us

Steve White
City Engineer
City of Clovis
1033 Fifth Street
Clovis, CA 93612

SUBJECT: Tentative Tract No. 5789, Rezone No. 2006-22, General Plan
Amendment No. 2007-03
West side of Peach, north of Escalon Avenue

GOVERNING BOARD

Sandra A. Bengel
Brian D. Horyford
Ginny L. Hovsepian
Richard Lake, C.P.A.
Elizabeth J. Sandoval
Jiri Van Volkinburg, D.D.S.
Susan M. Walker, D.H.Sc.

Dear Mr. White:

The purpose of this letter is to provide school district information relative to the above-referenced applications and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/owner and the State Department of Real Estate.

Project development will affect the District by generating students that will need to be housed in District schools. Assuming that the project site will be developed with 16 single family units, the following comments can be made at this time:

1. The number of students generated by the project is estimated as follows: grades K-6, 6 students; grades 7-8, 2 students; grades 9-12, 3 students.

2. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below.

School Name: Cole Elementary School
Address: 615 W. Stuart, Clovis, CA 93612
Telephone: (559) 327-6200
Capacity: 636
Enrollment: 713 (CBEDS Enrollment 2006-07 School Year)

- (b) Because of rapid growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than Cole, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

3. Intermediate and High School Information:

- (a) The project area is currently served by the following intermediate school (grades 7-8) and high school (grades 9-12):

ADMINISTRATION

Terry Bradley, Ed.D.
Superintendent
Virginia R. Borls, Ed.D.
Associate Superintendent
Daniel E. Kaiser, Ed.D.
Associate Superintendent
William C. McGuire
Associate Superintendent
Janet L. Young, Ed.D.
Associate Superintendent

Steve White
January 2, 2007
Page 2

School Name: Alta Sierra Intermediate School
Address: 380 W. Teague Avenue, Clovis, CA 93611
Telephone: (559) 327-3500
Capacity: 1,453
Enrollment: 1,805 (CBEDS Enrollment 2006-07 School Year)

School Name: Buchanan High School
Address: 1560 N. Minnewawa, Clovis, CA 93611
Telephone: (559) 327-3000
Capacity: 2990
Enrollment: 3,243 (CBEDS Enrollment 2006-07 School Year)

- (b) The District is constructing Clovis North High School and Granite Ridge Intermediate School at its Third Educational Center site at the northwest corner of Willow and International Avenues. These facilities are planned to be operational by the 2007-08 school year (for grades 7, 8 and 9) and phased into full operation (grades 7-12) by the 2010-11 school year. High school/intermediate school attendance areas will be adjusted to balance the future enrollment of all of the schools.
4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$3.13 per square foot for residential development. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

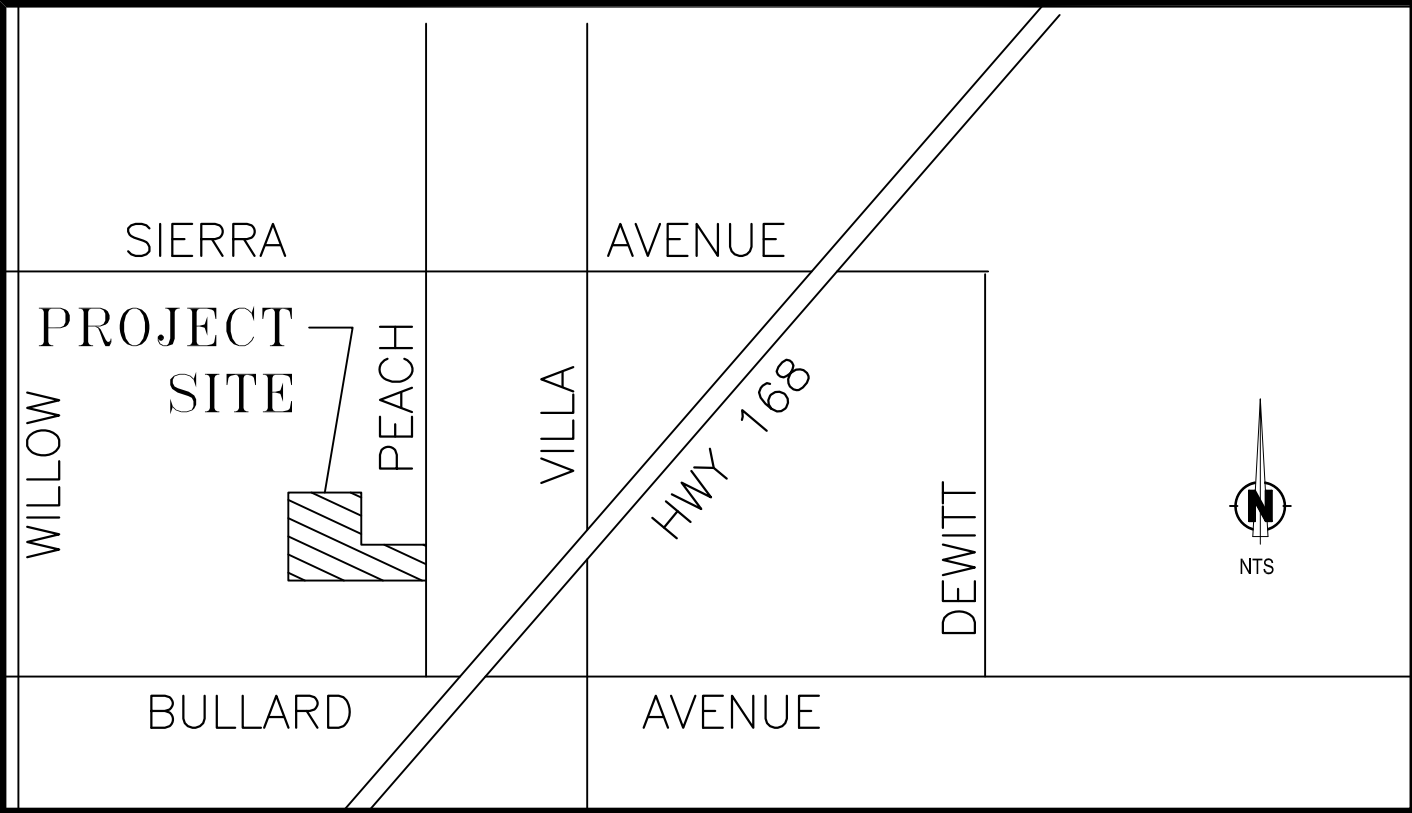
Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Bill McGuire
Associate Superintendent
Administrative Services

cc: Gabriel Gutierrez, Assistant Planner, City of Clovis



VICINITY MAP
N.T.S.

AMENDED
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 5789
A PLANNED DEVELOPMENT
IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA

LEGAL DESCRIPTION:

APN: 410-455-15

PARCEL 1:

THE SOUTH 100 FEET OF THE EAST 325 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M D B M, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL ON JULY 15, 1854.

PARCEL 2:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M D B M, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL JULY 15, 1854.

EXCEPTING THEREFROM THE EAST 325 FEET THEREOF.

NOTES:

- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF CLOVIS TO CITY STANDARDS, AND SHALL INCLUDE: SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
- THERE SHALL BE NO GRADE DIFFERENTIAL OF GREATER THAN 6" WITHIN 200 FEET OF THE SITE UNLESS APPROVED BY THE CITY OF CLOVIS DEVELOPMENT DEPARTMENT

EXISTING BUILDINGS
EXISTING BUILDING TO REMAIN

EXISTING TREES
EXISTING TREES TO BE REMOVED

EXISTING USE
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING
R-1 & R-1-7500

PROPOSED ZONING
R-1 & R-1-7500

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

SOURCE OF WATER
CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL
CITY OF CLOVIS

SOURCE OF WASTE DISPOSAL
CITY OF CLOVIS

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
410-455-15

SITE AREA
2.95 AC. (GROSS)

2.47 AC. (NET)

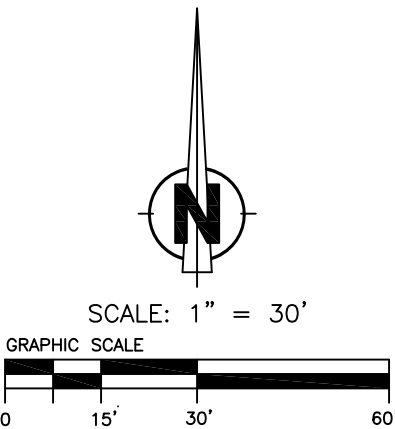
NUMBER OF LOTS
11 + 1 REMAINDER

DENSITY
4.45 UNITS PER ACRE

AVERAGE LOT SIZE
8,206 SF

LEGEND:

- INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE



OWNERS

DAVID HAILPERN
292 PEACH AVE.
CLOVIS, CA 93612

AMENDED TENTATIVE SUBDIVISION MAP

SUBDIVIDER

EXHIBIT B

Harbour & A:
Civil Engineers
309 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7999 • e-mail: h&a@harbour-engineering.com

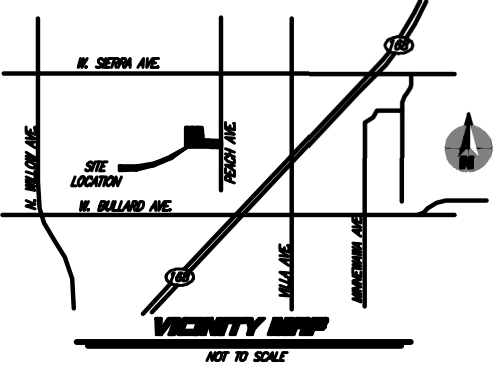
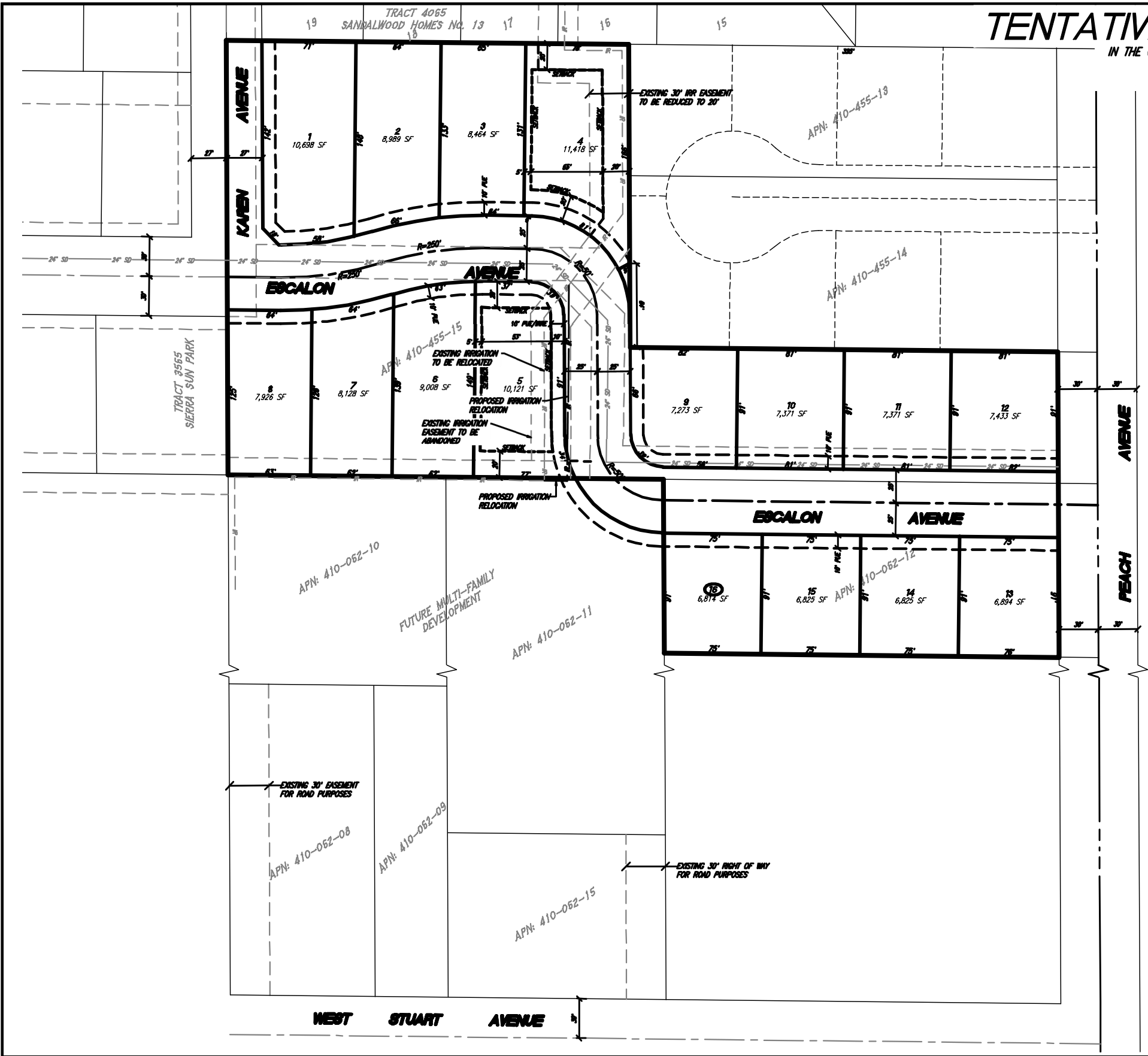
DATE: 1-9-18 SCALE: 1"= 30' DRAWN BY: KPA

SHEET NO.

1
OF
1

TENTATIVE TRACT MAP NO. 5789

IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
BY PRECISION CIVIL ENGINEERING, INC.
SHEET ONE OF ONE



LEGAL DESCRIPTION

PARCEL 1:
THE SOUTH 100 FEET OF THE EAST 355 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.M., IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL ON JULY 15, 1854.

PARCEL 2:
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.M., ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL JULY 15, 1854.

EXCEPTING THEREFROM THE EAST 355 FEET THEREOF.

APN: 410-455-15

THE NORTH ONE ACRE OF THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B.M., IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

APN: 410-062-12

NOTES

1. RECORD OWNER:
CORINE DEMETREOS
1078 N. ROBERTS
FRESNO, CA 93711
(559) 351-8804
2. SUBOWNER:
SDI CONSTRUCTION
STERGEOS DEMETREOS
1078 WEST ROBERTS
FRESNO, CA 93711
(559) 351-8804
3. RESIDENTIAL USE INTENDED ON ALL PROPOSED LOTS
4. SITE ACREAGE:
NET: 3.97 ACRES
GROSS: 4.13 ACRES
5. LOT SIZE:
16 LOTS @ 8,222 SF AVERAGE
MINIMUM= 6,814 SF
6. CURRENT ZONING: R-1-7500



SCALE 1" = 50'




PREPARED BY:
PRECISION
CIVIL ENGINEERING, INC.
7880 N. PALM AVE STE. 104
FRESNO, CA 93710
PH(559)449-4500 FAX(559)449-4515

EXHIBIT C



SCALE : 1' = 60'



A horizontal scale bar with tick marks at 0', 30', 60', and 120'. The segment between 0' and 30' is shaded with diagonal lines.

PORTION OF SECTION 6, T. 13 S., R. 21 E., M.D.B. & M.
IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
BY PRECISION CIVIL ENGINEERING, INC.
SHEET ONE OF ONE

NOTES

1. PARCEL DESIGNATION	PARCEL SIZE	RECORD OWNER'S:
APN 410-062-10 :	1.49 AC.	AKINS FAMILY TRUST, et. al., DEED RECORDED ON 12/08/2011 AS DOCUMENT #0165051-00
APN 410-062-11 :	1.92 AC.	AKINS FAMILY TRUST, et. al., DEED RECORDED ON 12/08/2011 AS DOCUMENT #0163945-00
APN 410-062-12 :	1.00 AC. (GROSS) 0.90 AC. (NET)	MD VALLEY SERVICES, INC., DEED RECORDED ON 06/29/2011 AS DOCUMENT # 0085866-00
SUB-TOTAL :	4.41 AC. (GROSS) 4.31 AC. (NET)	
POTENTIAL DEVELOPMENT (NOT A PART OF SUBDIVISION, SHOWN FOR FUTURE DEVELOPMENT PURPOSES ONLY)		
APN 410-062-15 :	0.48 AC.	CULLEN TRUST OF 2006, DEED RECORDED ON 12/15/2006 AS DOCUMENT # 0262680-00
TOTAL :	4.89 AC. (GROSS) 4.79 AC. (NET)	
2. SUBDIVIDER:	BEAL DEVELOPMENT, L.L.C. ATTN: GEORGE BEAL 1175 SHAW AVENUE #104 PMB 372 CLOVIS, CA 93612 (559) 291- 8672 bealdevelopments@aol.com	
3. ALL PROPOSED LOTS ARE INTENDED FOR RESIDENTIAL USE		
4. SITE ACREAGE:	GROSS : 4.41 ACRES NET : 4.31 ACRES (LESS WEST HALF OF PEACH AVENUE ALONG PROJECT FRONTAGE)	
5. LOT SIZE RANGE :	MINIMUM = 3,916 SF MEDIAN = 4,491 SF AVERAGE = 5,115 SF MAXIMUM = 8,286 SF	
6. CURRENT GENERAL PLAN LAND USE DESIGNATION AND ZONE DISTRICT:	PARCEL 1 & 2 : MEDIUM HIGH DENSITY (7.1 - 15.0 UNITS PER ACRE), R-2 ZONE DISTRICT PARCEL 3 : MEDIUM DENSITY (4.1 - 7.0 UNITS PER ACRE), R-1 ZONE DISTRICT PARCEL 4 : LOW DENSITY (2.1 - 4.0 UNITS PER ACRE), R-A ZONE DISTRICT NOTE: A CONDITIONAL USE PERMIT MAY BE REQUIRED BY THE CITY OF CLOVIS TO ADDRESS L	
7. PROPOSED DENSITY 27 UNITS / 4.31 NET ACRES = 6.26 UNITS PER NET ACRE		
8. PROPOSED MINIMUM BUILDING SETBACKS: 20 FT. FRONT, 3 FT. ON INTERIOR SIDE LOT LINES, REAR.		
9. THE SUBDIVIDER HEREBY INFORMS THE ADVISORY AGENCY OF THE LOCAL AGENCY OF THE SU	MAPS ON THIS TENTATIVE MAP, IN ACCORDANCE WITH SUBDIVISION MAP ACT § 66456.1.	
10. ALL STRUCTURES SHOWN HEREON WERE LOCATED BY UN-ORTHORECTIFIED AERIAL PHOTOGRAPH	SURVEYED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR FILING OF ANY FINAL MAPS	



PARCEL 1:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M., IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL ON JULY 15, 1854, EXCEPTING THEREFROM THE SOUTH 266 FEET THEREOF, EXCEPTING THEREFROM THE SOUTH 266 FEET THEREOF.

APN : 410-062-10
AREA : 1.49 ACRES (MORE OR LESS)
OWNER : AKINS FAMILY TRUST, ET. AL

PARCEL 2:

THE NORTH 505 FEET OF THE EAST HALF, OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M., ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL JULY 15, 1854.

APN : 410-062-11
AREA : 1.92 ACRES (MORE OR LESS)
OWNER : AKINS FAMILY TRUST, ET. AL

PARCEL 3:

THE NORTH ONE ACRE OF THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M. IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL ON JULY 15, 1854.

APN : 410-062-12
AREA : 1 ACRE (MORE OR LESS)
OWNER : MID VALLEY SERVICES, INC.

POTENTIAL DEVELOPMENT PARCEL 4: (NOT A PART OF SUBDIVISION, SHOWN FOR FUTURE DEVELOPMENT PURPOSES ONLY)

THE EAST HALF, OF THE WEST HALF, OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M., ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS, APPROVED BY THE SURVEYOR GENERAL JULY 15, 1854, EXCEPTING THEREFROM THE NORTH 505 FEET, AND THE SOUTH 30 FEET THEREOF.

APN : 410-062-15
AREA : 0.47 ACRES (MORE OR LESS)
OWNER : CLIFT CAIRNCROSS CULLEN

PRECISION
CIVIL ENGINEERING, INC.

EXHIBIT D