

LAFCO PROCEDURE CHECKLIST

RO-05-27
File Number

BULLARD-GRANTLAND NO. 1 REORGANIZATION
Application Name

AUG. 19, 2005
Date Received

ANNEX TO FRESNO; DETACH FROM NORTH CENTRAL FIRE & KINGS RIVER CON. DIST.
Subject Agency(s)

Inhabited Uninhabited Public Hearing 100% Consent Land Conservation

Sphere of Influence Consistency Sphere Revision Needed SOI File Number _____

Request Info. from Proponent _____
Date Requested _____ Date Completed _____

Property Tax Resolution Needed: _____
Date Requested _____ Date Completed _____

Environmental Assessment Needed _____ EIR Neg. Dec Exempt
Date Sent _____ Date Completed _____ Environmental Determination/Date _____

Petition Verified _____
Date Sent _____ Date Completed _____

1. Application File Complete _____
Date _____

2. Request for Information from Other Agencies: _____ Date _____ Returned _____

- Assessor (aff. area only) Landowner LCC AV 8-22-05 _____
- Planning _____
- Environmental Health _____
- State Office of Drinking Water _____
- California Regional Water Quality Control Board _____
- Elections _____
- Affected Districts _____
- _____
- U.S. Soil Conservation District _____
- Director of Conservation _____
- Other _____

3. Map and Description Approval _____

4. Certificate of Filing _____

5. Hearing Date Set _____

6. Notices Published _____

7. Notices Mailed and Posted (Request for Notice) _____

8. Executive Officer's Report Mailed (Req. for Report) _____

9. Commission Action _____

Rev. M/L needed - CA Cont. _____ 30 Day Follow Up _____ App. Rev. M & L _____

10. 60 Day Follow-up _____

11. Proposal Log _____

12. LAFCO Resolution Mailed 11/7/05 _____

Condition Compliance Needed Notice of Determination Filed (if 11/07/2005, 20050264094)

13. Cert. Comp./Bound. Change Mailed _____

14. County Recorder - Time, Date, and Document 11/7/05 2:50 2005 0264

15. Effective Date 11/7/05

16. Conducting Authority Contacted 11/7/05

17. Effective Notices Mailed 11/8/05

18. Proposal Log 11/7/05

Notes: _____

Contact Person: _____

Phone: _____

RECORDING REQUESTED BY AND MAIL TO

NAME FRESNO COUNTY RECORDER

STREET 2281 TULARE ST., ROOM 302

CITY & STATE FRESNO, CA 93721

ATTN: DONITA

3



FRESNO County Recorder

Robert C. Werner

DOC- 2005-0264094

Monday, NOV 07, 2005 14:50:14

Ttl Pd \$0.00

Nbr-0002009510

JZG/R2/1-3

“BULLARD-GRANTLAND NO. 1” REORGANIZATION

**CERTIFICATE OF COMPLETION
FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION**

The Fresno Local Agency Commission is the Conducting Authority.

The names of the agencies whose territory is changed and the type of change for each are:

Annexation to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District.

The county in which the entire boundary change occurred is Fresno County.

The short title of the reorganization proceeding is "Bullard-Grantland No. 1 Reorganization" LAFCo File No. RO-05-27.

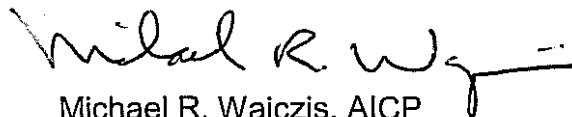
The affected territory is Uninhabited.

The change of organization was ordered without an election, and Resolution No. RO-05-27 ordering the change of organization was adopted by the Fresno Local Agency Formation Commission on September 28, 2005.

A legal description of the territory affected by the reorganization is set forth in the attached Exhibit "A".

There were no conditions of approval.

I, Michael R. Waiczis, Executive Officer of the Fresno County Local Agency Formation Commission, hereby certify that the attached legal description, map, and terms and conditions of the change of organization do comply with the Commission's resolution of approval.



Michael R. Waiczis, AICP
Executive Officer

Dated: November 7, 2005

EXHIBIT "A"

BULLARD-GRANTLAND NO.1 REORGANIZATION
ANNEXATION TO THE CITY OF FRESNO AND DETACHMENT FROM THE
NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE
KINGS RIVER CONSERVATION DISTRICT

LEGAL DESCRIPTION

A portion of the North Half of Section 4, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 4, said point being on the existing limit line of the city of Fresno; thence leaving the existing limit line of the city of Fresno, North 0°26'26" East, along the West line of said Section 4, a distance of 1,245.00 feet to the intersection with the Westerly prolongation of the North line of Lot 721 of J.C. Forkner Fig Gardens Subdivision No. 7, recorded in Volume 8, Page 79 of Plats, Fresno County Records; thence North 89°41'26" East, along the North line of said Lot 721 and its Westerly and Easterly prolongation, a distance of 1,454.00 feet to the intersection with the East line of Lot 724 of said J.C. Forkner Fig Gardens Subdivision No. 7; thence South 0°26'26" West, along the East line of said Lot 724, a distance of 210.00 feet to the Southeast corner of said Lot 724; thence North 89°41'26" East, along the North line of Lots 728 and 729 of said J.C. Forkner Fig Gardens Subdivision No. 7, a distance of 683.41 feet to the intersection with the Southwesterly line of the State Highway 99 right of way; thence South 44°58'24" East, along the Southwesterly line of the State Highway 99 right of way, a distance of 1,455.74 feet to the intersection with the South line of said Section 4, said point being also on the existing limit line of the city of Fresno; thence South 89°44'26" West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 547.26 feet to the South Quarter corner of said Section 4; thence South 89°41'26" West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 2,627.01 feet to the Point of Beginning.

Contains 70.10 acres more or less

Dated: August 11, 2005

APPROVED

LAFCO RES. # RO-05-27

September 28, 2005

DATE

3



STATE BOARD OF EQUALIZATION
PROPERTY AND SPECIAL TAXES DEPARTMENT
450 N STREET, MIC: 59, SACRAMENTO, CALIFORNIA
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0059
TELEPHONE (916) 322-7185
FAX (916) 327-4251
www.boe.ca.gov

BETTY T. YEE
Acting Member
First District, San Francisco

BILL LEONARD
Second District, Ontario

CLAUDE PARRISH
Third District, Santa Ana

JOHN CHIANG
Fourth District, Los Angeles

STEVE WESTLY
Controller, Sacramento

RAMON J. HIRSIG
Executive Director

Mr. Mike R. Waiczis, AICP, Executive Officer
Fresno County LAFCo
2115 Kern St., Suite 310
Fresno, CA 93721

This is to acknowledge receipt of the statements(s) required by Section 54900, et seq., of the Government Code for the action described below. Copies of your documents will be forwarded by us to other agencies. You are required by Section 54902 of the Government Code to file a complete set of documents, except for the processing fee, with the County Assessor and Auditor affected by this action.

Tax rate area boundaries and property tax allocations will become effective for the assessment roll indicated below.

Assessment Roll: **2006/07**
County: **10 Fresno**

BOE File No.: **06-034**
Received at BOE: **11/14/2005**
Date of acknowledgment: **11/22/2005**
Distribution: **15**

District: **FRESNO**
Conducting Authority: **WAIVED**

Short Title: **BULLARD-GRANTLAND NO. 1 REORG. TO CITY OF FRESNO**
Type of Action: **02 Annexation to City**

Resolution/Ord. No.:
LAFCo No.: **RO05-27**
Effective Date: **11/07/2005**
Fee: **\$1500**
Acreage: **70.10**

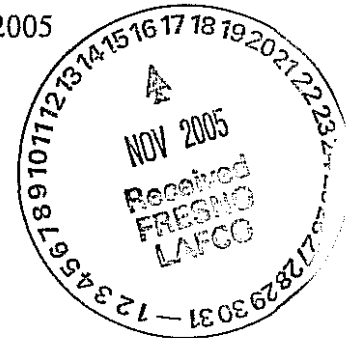
William M. Harris
Supervisor, Tax Area Services Section



County of Fresno

Robert C. Werner
Assessor - Recorder

11/14/2005



Local Agency Formation Commission
Fresno County Plaza
Fresno, CA 93711

Re: 2006 Assessment Roll

Dear Mr. Waiczis:

This will acknowledge that the below change has been filed with this office pursuant to Section 54,900 et. seq. of the Government Code.

Date Filed: NOVEMBER 7, 2005

City/ District: CITY OF FRESNO

Ord./Resolution #: RO 05-27

Subject: BULLARD-GRANTLAND NO. 1 REORGANIZATION

Yours Truly,
Robert C. Werner
Fresno County Assessor


Virginia Quevedo
Cadastral Technician III



November 7, 2005

NOTICE OF COMPLETION OF BOUNDARY CHANGE

To: Clerk, City of Fresno

From: Michael R. Waiczis, AICP, Executive Officer 

Subject: "Bullard-Grantland No. 1 Reorganization"
LAFCo File No. RO-05-27

Please be advised that all filings for the above approved annexation have been made, as required by California Government Code Section 57200 et seq. The change of organization is now complete and effective.

A certified copy of the Certificate of Completion is enclosed along with the map and legal description indicating the recording numbers affixed by the County Recorder. A Statement of Boundary Change was sent to the County Assessor, County Auditor, and State Board of Equalization.

A map showing the change of boundaries was also sent to the agencies listed on the attached letter of transmittal.

MRW:cf

Attachments



Fresno Local Agency Formation Commission

TO: Mike Harris, State Board of Equalization
Robert Werner, County Assessor
Vicki Crow, County Auditor

SUBJECT: "Bullard-Grantland No.1 Reorganization"
LAFCo File No. RO-05-27

In accordance with the requirements of the California State Government Code (Section 54900 et seq.), and in accordance with Section 99(b) of the State Revenue and Taxation Code, the attached Statement of Boundary Change has been forwarded to you for filing.

A Certificate of Completion for this change of organization was executed and certified by the Executive Officer on November 7, 2005.

The change of organization was effective on November 7, 2005.

Property tax negotiations have been completed. The property tax revenue exchange shall be in accordance with the provisions of the master property tax exchange agreement on file with the Commission.

Michael R. Waiczis AICP
Executive Officer

Date: November 7, 2005

(Please acknowledge the filing of this statement by sending a receipt to our office. Thank you.)



Fresno Local Agency Formation Commission

DATE: November 7, 2005

TO: City of Fresno
North Central Fire Protection District
Kings River Conservation District
County Elections, Precinct Activities - STOP #28
Stephanie Kahl, Environmental Health - STOP #147
Bernard Jimenez, Development Services Div. - STOP #214
Development Engineering - STOP #214
Robin Quinn, Road Maintenance - STOP #214
Lynn Gorman, Planning & Resource Management - STOP #214
Parks and Recreation - STOP #214
Pat Guerrero, EMIS - STOP #214
Sheila Kirkorian, 911 Coordinator - STOP #224
Flora Kotchkina, Public Works - STOP #214 (legal attached)
Lt. Dave Price, California Highway Patrol
U. S. Department of Commerce
J. M. Leonardo, Caltrans
State of California, Alcoholic Beverage Control
Housing Authority of City and County
Fresno Irrigation District
Central Unified School District
State Center Jt. Community College District

FROM: Michael R. Waiczis, AICP, Executive Officer
LAFCo File No. RO-05-27

SUBJECT: "Bullard-Grantland No. 1 Reorganization"

Please be advised that all required filings for the "Bullard-Grantland No. 1 Reorganization" have been made. The change of organization was effective on November 7, 2005.

A map of the approved annexation/reorganization is attached for your reference.

MRW:cf

Attachment



Fresno Local Agency Formation Commission

DATE: November 7, 2005

TO: Fresno County Recorder - Stop #4

FROM: Michael R. Waiczis, AICP, Executive Officer ^{M.R.W.}

SUBJECT: "Bullard-Grantland No. 1 Reorganization"
LAFCo File No. RO-05-27

In order to complete the filing for this approved change of organization, we are sending you a counterpart original of the Certificate of Completion for recordation.

Please assist the completion of this filing by making the required filing of the boundary description with the County Assessor's Office.

Please provide the information above for verification purposes. Thank you for your assistance.

Recorded at 2:50 on 11/07/2005

Document Number 20050264094

Signed Jack Griffith

cc: Dan Sparks, Assessor's Office

**CERTIFICATE OF COMPLETION
FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION**

The Fresno Local Agency Commission is the Conducting Authority.

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Annexation to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District.

The county in which the entire boundary change occurred is Fresno County.

The short title of the reorganization proceeding is "Bullard-Grantland No. 1 Reorganization" LAFCo File No. RO-05-27.

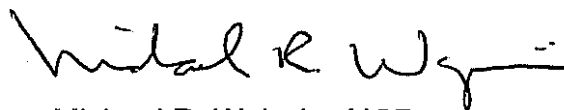
The affected territory is Uninhabited.

The change of organization was ordered without an election, and Resolution No. RO-05-27 ordering the change of organization was adopted by the Fresno Local Agency Formation Commission on September 28, 2005.

A legal description of the territory affected by the reorganization is set forth in the attached Exhibit "A".

There were no conditions of approval.

I, Michael R. Waiczis, Executive Officer of the Fresno County Local Agency Formation Commission, hereby certify that the attached legal description, map, and terms and conditions of the change of organization do comply with the Commission's resolution of approval.



Michael R. Waiczis, AICP
Executive Officer

Dated: November 7, 2005

Statement of Boundary Change

State Board of Equalization
 Tax Area Services Section
 450 N Street, MIC: 59
 P. O. Box 942879
 Sacramento, California 94279-0059

B.O.E File No: _____

County: Fresno	County #: 10	Acreage: 70.10	Fee: \$ 1,500	Resolution/Ord. No.: N/A
Conducting Authority: WAIVED				LAFCo. Res. No.: RO05-27
Short Title: "BULLARD-GRANTLAND NO. 1 REORGANIZATION"				Effective Date: 11/7/05

Type of Action:
 (check one only)

<input type="checkbox"/> 01 Annexation to District	<input type="checkbox"/> 06 Consolidation of TRA's	<input type="checkbox"/> 10 Formation Redevelopment
<input type="checkbox"/> 02 Annexation to City	<input type="checkbox"/> 07 Detachment from District	<input type="checkbox"/> 11 Name Change
<input type="checkbox"/> 04 City Incorporation	<input type="checkbox"/> 08 Dissolution of District	<input checked="" type="checkbox"/> 12 Reorganization
<input type="checkbox"/> 05 Consolidation of District	<input type="checkbox"/> 09 Formation-District	<input type="checkbox"/> 13 School District Change

*City/District(s)
 Affected by Action:*

BOE Code #	District	Type of Change
02	CITY OF FRESNO	ANNEXATION
07	NORTH CENTRAL FIRE PROTECTION DISTRICT	DETACHMENT
07	KINGS RIVER CONSERVATION DISTRICT	DETACHMENT

*Affected Territory
 is legally:*

<input type="checkbox"/> Inhabited	<input type="checkbox"/> Developed
<input checked="" type="checkbox"/> Uninhabited	<input checked="" type="checkbox"/> Undeveloped

Number of Areas: 1

*The affected
 territory:*

<input checked="" type="checkbox"/>	will be taxed for existing bonded indebtedness or contractual obligations as set forth by the terms and conditions as stated in the resolution.
<input type="checkbox"/>	will not be taxed for existing bonded indebtedness or contractual obligations.

*Enclosed are the
 following items
 required at the time
 of filing:*

<input checked="" type="checkbox"/>	Fees	<input checked="" type="checkbox"/>	Map(s) and Supporting Documents
<input checked="" type="checkbox"/>	Legal Description	<input checked="" type="checkbox"/>	Assessor parcel number(s) of affected territory
<input checked="" type="checkbox"/>	Resolution of Conducting Authority	<input type="checkbox"/>	County Auditor's Letter of TRA Assignment (consolidated counties)
<input checked="" type="checkbox"/>	Certificate of Completion	<input type="checkbox"/>	

*City Boundary
 Changes Only:*

<input checked="" type="checkbox"/>	Map of limiting addresses (2 copies)	<input checked="" type="checkbox"/>	Vicinity Maps (2 copies)
<input checked="" type="checkbox"/>	Alphabetical list of all streets within the affected area to include beginning and ending street numbers	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Estimated population is: <u>0</u>	<input type="checkbox"/>	

Board of Equalization will acknowledge receipt of filing to:

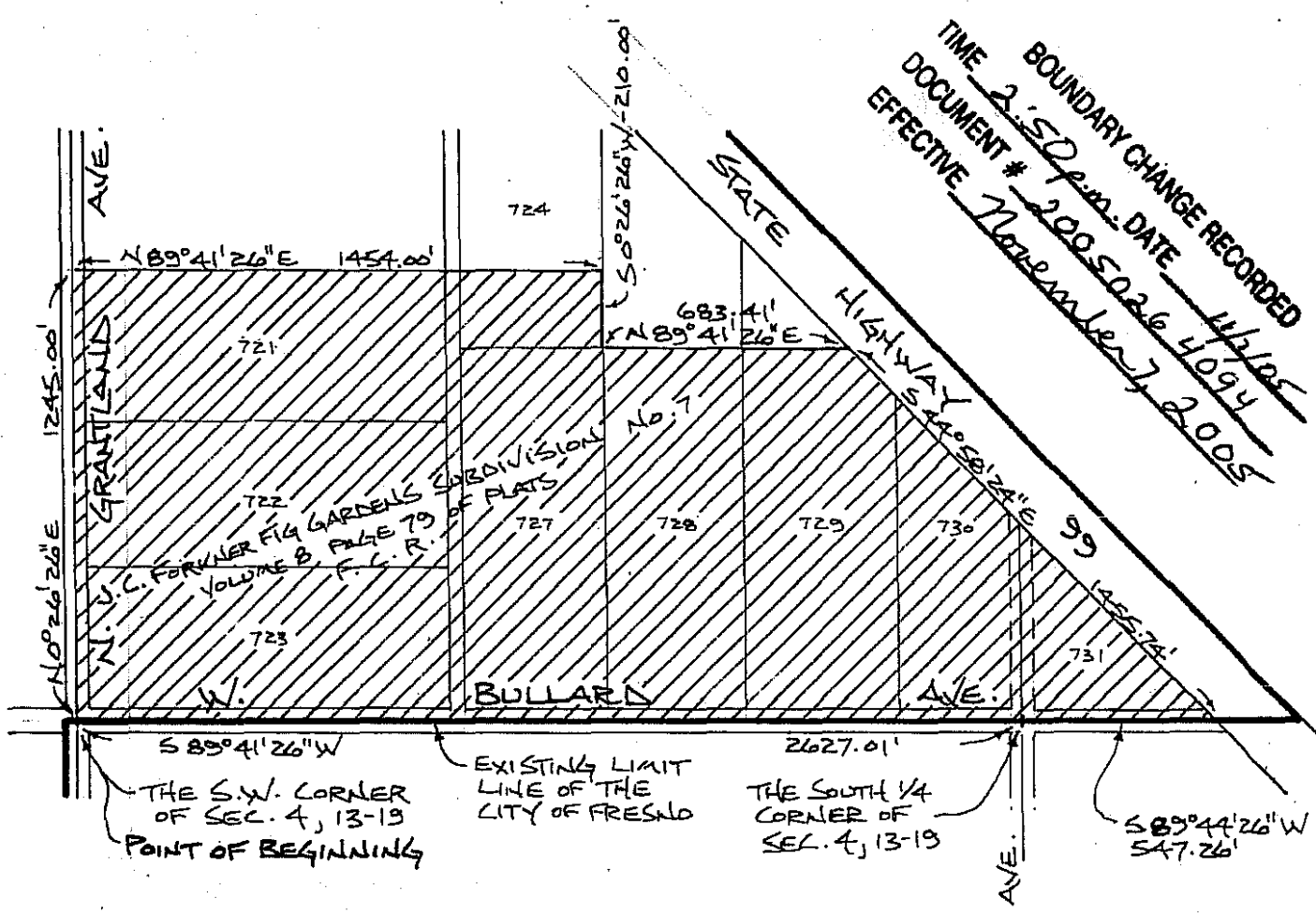
Name: Mike Waiczis, AICP
 Title: Executive Officer
 Agency: Fresno LAFCo
 Street: 2100 Tulare Street, Suite 502
 City and Zip Code: Fresno, 93721
 Telephone: (559) 495-0604

B.O.E. use only

chk #:	
amt:	
ltr #:	



Michael R. Wyman 11/7/05
 (Signature of agency officer) Date

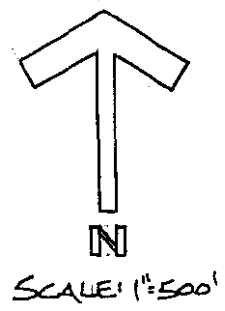
BOUNDARY CHANGE RECORDED
 TIME 2:50 P.M. DATE 11/10/05
 DOCUMENT # 20050226 4094
 EFFECTIVE November 7, 2005



AREA = 70.10 ACRES ±

LEGEND:

-  AREA TO BE ANNEXED TO THE CITY OF FRESNO
-  EXISTING LIMIT LINE OF THE CITY OF FRESNO



APPROVED
 LAFCO RES. # RO-05-27
September 28, 2005
 DATE

AREA TO BE ANNEXED TO THE CITY OF FRESNO AND
 DETACHED FROM NORTH CENTRAL FIRE PROTECTION DISTRICT
 AND THE KINGS RIVER CONSERVATION DISTRICT

PREPARED BY:
 GARY GUANETTA
 1119 "S" STREET
 FRESNO, CA. 93721
 559.264.3590

BULLARD-GRANTLAND No. 1 REORGANIZATION
 A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP
 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

PREPARED:
 8-11-05
 REVISED:
 8-31-05
 ANNEX. #1290
 FILE #2543

BULLARD-GRANTLAND NO.1 REORGANIZATION
ANNEXATION TO THE CITY OF FRESNO AND DETACHMENT FROM THE
NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE
KINGS RIVER CONSERVATION DISTRICT

LEGAL DESCRIPTION

A portion of the North Half of Section 4, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 4, said point being on the existing limit line of the city of Fresno; thence leaving the existing limit line of the city of Fresno, North 0°26'26" East, along the West line of said Section 4, a distance of 1,245.00 feet to the intersection with the Westerly prolongation of the North line of Lot 721 of J.C. Forkner Fig Gardens Subdivision No. 7, recorded in Volume 8, Page 79 of Plats, Fresno County Records; thence North 89°41'26" East, along the North line of said Lot 721 and its Westerly and Easterly prolongation, a distance of 1,454.00 feet to the intersection with the East line of Lot 724 of said J.C. Forkner Fig Gardens Subdivision No. 7; thence South 0°26'26" West, along the East line of said Lot 724, a distance of 210.00 feet to the Southeast corner of said Lot 724; thence North 89°41'26" East, along the North line of Lots 728 and 729 of said J.C. Forkner Fig Gardens Subdivision No. 7, a distance of 683.41 feet to the intersection with the Southwesterly line of the State Highway 99 right of way; thence South 44°58'24" East, along the Southwesterly line of the State Highway 99 right of way, a distance of 1,455.74 feet to the intersection with the South line of said Section 4, said point being also on the existing limit line of the city of Fresno; thence South 89°44'26" West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 547.26 feet to the South Quarter corner of said Section 4; thence South 89°41'26" West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 2,627.01 feet to the Point of Beginning.

Contains 70.10 acres more or less
Dated: August 11, 2005

APPROVED

LAFCO RES. # RO-05-27
September 28, 2005
DATE

BOUNDARY CHANGE RECORDED

TIME 2:50 p.m. DATE 11/7/05
DOCUMENT # 20050264094
EFFECTIVE November 7, 2005

NOTIFICATION OF COMMISSION ACTION, AND CHECKLIST FOR COMPLETION OF LAFCO PROCEEDINGS

Fresno Local Agency Formation Commission (LAFCo)
2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 FAX: (559)495-0655

PROPOSAL : "BULLARD-GRANTLAND NO. 1 REORGANIZATION"

The above proposal has been approved by the Commission. In order for us to complete the proceedings, please forward the following items.

Please forward the following items to our office so that we may complete the (reorganization, annexation, formation).

Note: The Conducting Authority (Protest Proceedings) duties previously performed by affected agencies are now the responsibility of LAFCo, and are initiated by the Commission following a 30-day period during which any person may request the Commission to reconsider its action approving a proposal.

- Corrected Maps and Legal Descriptions.
- Evidence of compliance with all conditions of approval, if applicable. (See attached EVIDENCE OF COMPLIANCE WITH LAFCO CONDITIONS form.)
- Check made payable to State Board of Equalization for fees. A fee is required if property tax revenue is to be exchanged, or if a separate tax rate delineator is needed to collect a special assessment. The fee for your proposal is: \$1,500.00
- The following information required by the State Board of Equalization for all city annexations:
 1. An alphabetical listing of all existing streets within the affected area to include beginning and ending street numbers. If a street is on the border of the affected area, indicate if the odd or even numbers are in the affected area.
 2. Two copies of Maps of the city boundary change showing existing streets and limiting street address ranges.
 3. Two copies of Vicinity or Location maps showing the City boundary in relation to annexation area.
 4. Estimated current population of city boundary change area: 0

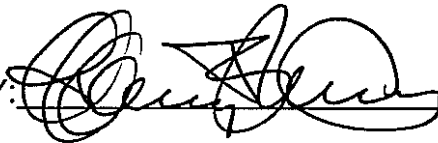
The city has the option of also filing a Department of Finance Housing Unit change form to inform them immediately of annexation completions involving a population change and thus obtain faster changes for population gain. Contact the State Department of Finance to obtain the appropriate form.

A copy of the City's Certificate of Land Conservation Contract Termination adopted pursuant to Section 51243.5 of the Gov. Code, including a legal description of the land for which the City terminates the Contract, all to be recorded with the County Recorder at the same time as LAFCo files and records the Certificate of Completion.

A Master Street Address Guide Change Request form if street names or addresses will change. If you have any questions regarding this form, please contact Sheila LaPonte at 488-1614.

(Please attach a copy of this form when submitting the documents above for completion.)

SUBMITTED BY:



Granville Homes, Inc.

PHONE NUMBER:

(559) 436-0900

Mike Waiczis, LAFCo Executive Officer

Master Street Address Guide (MSAG) Change Request

County FRESNO
Sheet No. _____

Type Request Insert Change Delete

Existing Street _____ N. GRANTLAND AVE. _____
Directional _____ Street Name _____ Suffix _____

New Street _____ _____ _____
Directional _____ Street Name _____ Suffix _____

Existing Community Fresno, California
MSAG Abbreviation _____

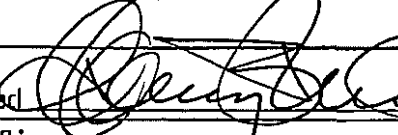
New Community _____ TB Map/Grid _____

Low Number High Number Odd/Even ESN PacBell Use

Existing Range (1) _____
(2) _____
(3) _____
(4) _____
(5) _____

New Range (1) 6001 6175 _____
(2) _____
(3) _____
(4) _____
(5) _____

Customer Remarks "BULLARD-GRANTLAND No 1" Annexation

1. Signed  for Granville Homes Agency _____ Tol # 436-0900 Date 10-13-05
Copy to:
Pacific Bell Premise, 633 Folsom, Rm. 778, San Francisco, Ca. 94107 Attn: Eve Martin | |

PacBell Use Only
Date Rec'd _____ Reviewer _____ Typed _____ Audit _____
ESN Priority _____ ALI ID _____
Remarks _____
Return to: Fresno County Sheriff Dept.,
2200 Fresno Street
Fresno, Ca. 93721
Attn: Sheila LaPonte

Master Street Address Guide (MSAG) Change Request

County FRESNO
Sheet No. _____

Type Request Insert Change Delete

Existing Street _____
Directional _____ Street Name W. BULLARD AVE. Suffix _____

New Street _____
Directional _____ Street Name _____ Suffix _____

Existing Community Fresno, California
MSAG Abbreviation _____

New Community _____ TB Map/Grid _____

	Low Number	High Number	Odd/Even	ESN	PacBell Use
Existing Range (1)	_____	_____	_____	_____	_____
(2)	_____	_____	_____	_____	_____
(3)	_____	_____	_____	_____	_____
(4)	_____	_____	_____	_____	_____
(5)	_____	_____	_____	_____	_____
New Range (1)	<u>6650</u>	<u>6999</u>	_____	_____	_____
(2)	_____	_____	_____	_____	_____
(3)	_____	_____	_____	_____	_____
(4)	_____	_____	_____	_____	_____
(5)	_____	_____	_____	_____	_____

Customer Remarks "BULLARD - GRANTLAND No 1" Annexation

1. Signed [Signature] for Granville Homes Agency _____ Tol # 436-0900 Date 10-13-05
Copy to: Pacific Bell Premise, 633 Folsom, Rm. 778, San Francisco, Ca. 94107 Attn: Eve Martin | |

PacBell Use Only
Date Rec'd _____ Reviewer _____ Typed _____ Audit _____
ESN Priority _____ ALI ID _____
Remarks _____
Return to: Fresno County Sheriff Dept.,
2200 Fresno Street,
Fresno, Ca. 93721
Attn: Shiela LaPointe

Master Street Address Guide (MSAG) Change Request

County FRESNO

Sheet No. _____

Type Request

Insert

Change

Delete

Existing Street

N. GRANTLAND AVE.

Directional

Street Name

Suffix

New Street

Directional

Street Name

Suffix

Existing Community

Fresno, California

MSAG Abbreviation

TB Map/Grid

New Community

Existing Range

Low Number

High Number

Odd/Even

ESN

PacBell Use

(1)

(2)

(3)

(4)

(5)

New Range

(1)

6001

6175

(2)

(3)

(4)

(5)

Customer Remarks

"BULLARD-GRANTLAND No 1" Annexation

1. Signed

for Granville Homes Agency

Tel #

436-0900

Date

10-13-05

Copy to:

Pacific Bell Premise, 633 Folsom, Rm. 778, San Francisco, Ca. 94107 Attn: Eve Martin

PacBell Use Only

Date Rec'd

Reviewer

Typed

Audit

ESN Priority

ALI ID

Return to: Fresno County Sheriff Dept.,
2200 Fresno Street
Fresno, Ca. 93721
Attn: Sheila LaPonte

Remarks

Master Street Address Guide (MSAG) Change Request

County FRESNO

Sheet No. _____

Type Request

Insert

Change

Delete

Existing Street

W. BULLARD AVE.

Directional

Street Name

Suffix

New Street

Directional

Street Name

Suffix

Existing Community

Fresno, California

MSAG Abbreviation

TB Map/Grid

New Community

Existing Range

Low Number

High Number

Odd/Even

ESN

PacBell Use

(1)

(2)

(3)

(4)

(5)

New Range

(1)

6650

6999

(2)

(3)

(4)

(5)

Customer Remarks

"BULLARD - GRANTRAND No 1" Annexation

1. Signed

for Granite Homes

Agency

Tel #

436-0900

Date 10-13-05

Copy to:

Pacific Bell Premise, 633 Folsom, Rm. 778, San Francisco, Ca. 94107 Attn: Eve Martin

PacBell Use Only

Date Rec'd

Reviewer

Typed

Audit

ESN Priority

ALI ID

Return to: Fresno County Sheriff Dept.

2200 Fresno Street

Fresno, Ca. 93721

Remarks

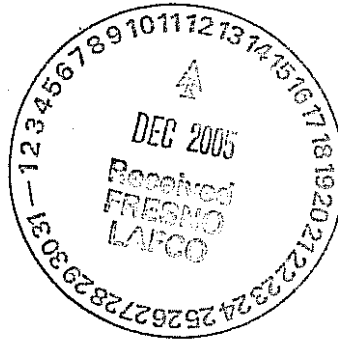
Attn: Sheila LaPointe

DEPARTMENT OF TRANSPORTATION

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



*Flex your power!
 Be energy efficient!*



December 7, 2005

2131-IGR/CEQA
 6-FRE-99-29+/-
 (A-03-21, R-03-83, C-04-042,
 T-5247, C-04-185) C-04-267 & 5357
 GRANVILLE HOMES

Mr. Michael R. Waiczis, Executive Officer
 Fresno Local Agency Formation Commission
 2115 Kern Street, Suite 310
 Fresno, CA 93721

Dear Mr. Waiczis:

The Fresno Local Agency Formation Commission has sent a notification that the "Bullard-Grantland No. 1 Reorganization" is complete. The notice indicates that all required findings have been made.

The property in question includes a Granville Home's development (A-03-21, R-03-83, C-04-042, T-5247, C-04-185, C-04-267 and T-5357). The applicant agreed during the City Council hearing on the plan amendment and rezone stage to pay mitigation to Caltrans for this project's impacts to the State Highway System. Caltrans, at a later hearing on the use permit and map stage, reached agreement with Mr. Jeff Roberts, representative, Granville Homes, immediately prior to the City Council hearing on those items. The agreement reached was for project mitigation to be divided between the future State Route 99 interchange at Grantland (\$37,525.50) and the existing State Route 99 interchange at Herndon (\$37,525.50).

We received the signed agreement from Granville Homes this morning. With this, Caltrans' concerns with the environmental issues associated with this project have been addressed.

If you have any questions, please call me at (559) 445-6666.

Sincerely,

MOSES STITES

Office of Transportation Planning
 District 6

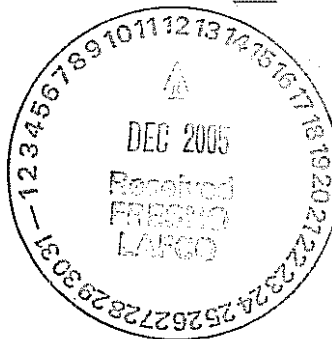
C: Mr. Nick Yovino, City of Fresno Development Department

Mr. Jeff Roberts, Granville Homes

Ms. Barbara Goodwin, Council of Fresno County Governments

DEPARTMENT OF TRANSPORTATION

1352 WEST OLIVE AVENUE
P. O. BOX 12616
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December 7, 2005

2131-IGR/CEQA
6-FRE-99-29+/-
(A-03-21, R-03-83, C-04-042,
T-5247, C-04-185)
C-04-267 & 5357
GRANVILLE HOMES

Mr. Farid Assemi
Granville Homes
1396 W. Herndon Avenue, Suite 101
Fresno, CA 93711

Dear Mr. Assemi:

A copy of the signed and notarized Pro Rata Share for Improvements" agreement is attached. The document details the agreed to mitigation for the La Ventana mixed-use project located on the northeast corner of North Grantland and West Bullard Avenues.

If you have any questions, please call me at (559) 445-6666.

Sincerely,

MOSES STITES
Office of Transportation Planning
District 6

Enclosures

C: Mr. Michael R. Waiczis, Executive Officer, LAFCo
Mr. Nick Yovino, Director, City of Fresno Development Department
Mr. Jeff Roberts, Granville Homes
Ms. Barbara Goodwin, Executive Director, Council of Fresno County Governments

PRO-RATA SHARE FOR IMPROVEMENTS

THIS AGREEMENT is made this 7th day of December 2005, by and between the California Department of Transportation, hereinafter designated and called "Caltrans" and "Granville Homes," hereinafter designated and called the "Owner" without regard for number or gender.

RECITAL

WHEREAS, the City of Fresno approved applications A-03-21, R-04-83, C-04-42, T-5247, C-04-267 and T-5357 on that certain parcel of land located as described in attached Exhibit "A"; and

WHEREAS, the applicant prepared a traffic analysis (nexus study) and a subsequent trip distribution for the proposed development; and

WHEREAS, using the traffic analysis and the subsequent trip distribution, Caltrans identified significant direct and cumulative transportation and circulation impacts beyond the boundary of the proposed development affecting State Highways; and

WHEREAS, at the City Council hearing for the project, the owner stated for the public record that the owner agreed to pay mitigation to Caltrans for this project's impacts to the State Highway System, and

WHEREAS, measures to mitigate these transportation and circulation impacts were proposed by Caltrans in a letter dated August 3, 2005, attached hereto and incorporated herein by this reference; and

WHEREAS, said traffic analysis and the subsequent trip distribution set forth the relationship between the proposed development and impacts to the State Route 99/Herndon Avenue and the State Route 99/Shaw Avenue interchanges; and

WHEREAS, Caltrans, utilizing the applicant's traffic analysis, subsequent trip distribution and Caltrans' estimated costs for the needed improvements calculated a pro-rata share for this project to mitigate for its impacts.

Now, THEREFORE, the Owner and Caltrans do hereby mutually agree as follows:

I. A FAIR SHARE FOR TRAFFIC MITIGATION

Owner agrees to pay Caltrans the project's pro-rata share of \$36,025.50 for improvements to mitigate for impacts to the State Route 99/Herndon Avenue Interchange. In addition, the

owner agrees to pay to the City of Fresno the sum of \$36,025.50 to be applied towards the Grantland Overcrossing/Veteran's Boulevard Interchange. Payment of the above referenced amounts due at the building permit stage.

IN WITNESS WHEREOF, the parties hereto have executed this agreement of the day and year first hereinabove written.

II. BINDING ON SUCCESSORS IN INTEREST

This agreement is an instrument affecting the title or possession of the real property described herein. All the terms, covenants and conditions herein imposed shall be binding upon and insure to the benefit of the successors in interest of Owner. Upon the sale or division of the property described herein the terms of this Agreement shall apply and the new owner shall succeed to the obligations imposed on Owner by this Agreement.

CALIFORNIA DEPARTMENT OF TRANSPORTATION

BY: 

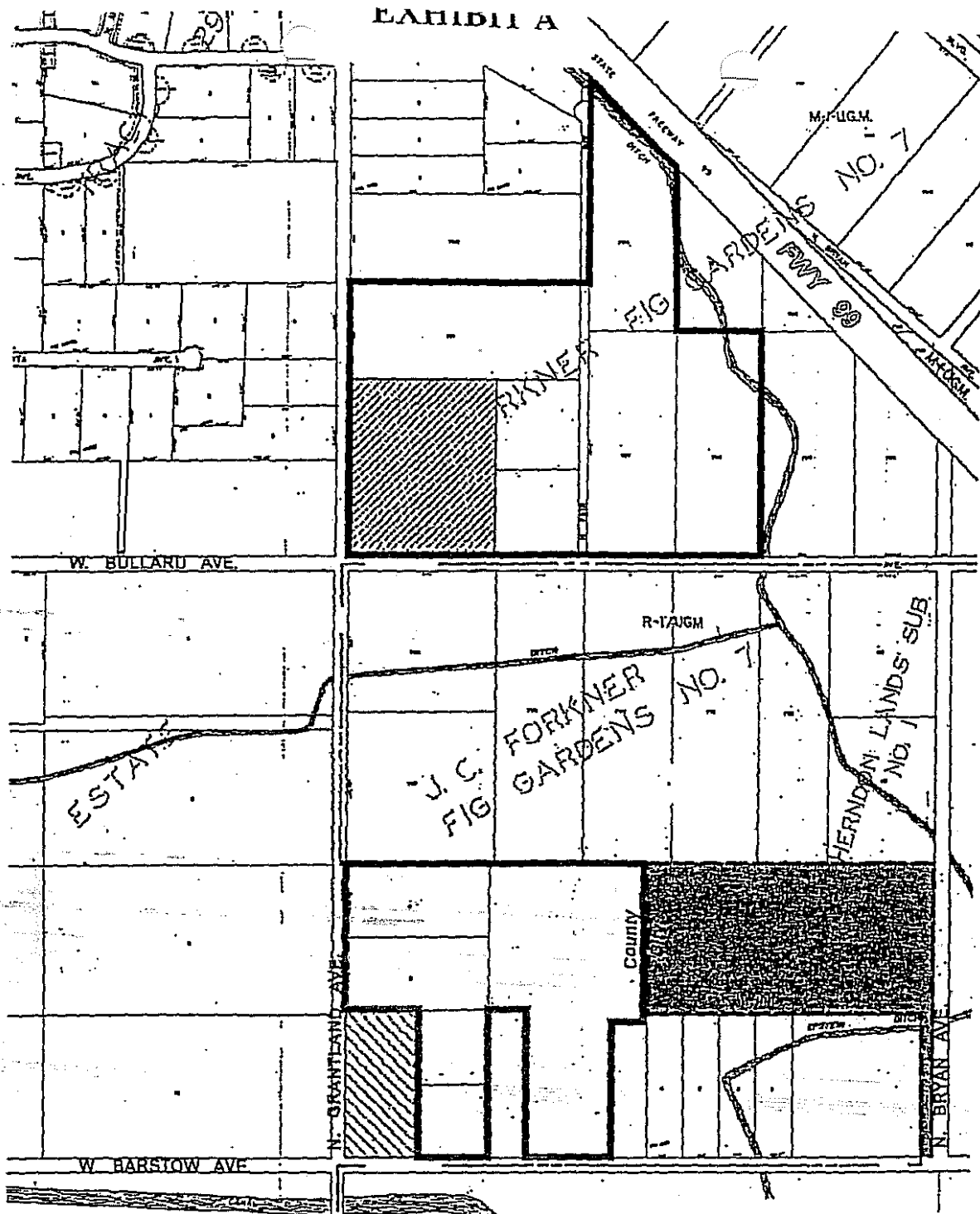
MARC S. BIRNBAUM, CHIEF

OFFICE OF TRANSPORTATION PLANNING





OWNER: GRANVILLE HOMES, INC.

BY: 

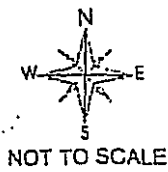
FARID ASSEMI, PRESIDENT



LEGEND

- | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|  PLAN AMENDMENT
NO. A-03-021
From Neigh. Commercial
to Med. Density Resid. |  PLAN AMENDMENT
NO. A-03-021
From School/Resid.
to Community Comm.
REZONE APPLICATION
NO. R-03-083
From R-R (County)
to C-1/UGM |  REZONE APPLICATION
NO. R-03-083
From R-R (County)
to R-1/UGM |  REZONE APPLICATION
NO. R-03-083
From AE-5/UGM
to R-1/UGM |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

VICINITY MAP
 PLAN AMENDMENT NO. A-03-021
 From School/Resid. & Neigh. Commercial
 to Med. Density Res. & Neigh. Commercial
 REZONE APPLICATION NO. R-03-083
 From R-R (County) & AE-5/UGM to C-1/UGM & R-1/UGM
 East of Granland btwn Fwy 99 & Barstow



**PLANNING & DEVELOPMENT
 DEPARTMENT**
 504-080-18,63,64;
 A.P.N.: 505-070-035,14,17,27,28,29,30
 ZONE MAP: 1843
 BY/DATE: J.S. / 5-24-04

NORTH CENTRAL FIRE

North Central Fire Protection District

Board of Directors
Ken Abrahamian - Cheryl Belluomini
Rusty Nonini - Rusty Souza - Dennis Yates
Fire Chief - Lonnie F. Downs

July 26, 2005

Jeff Roberts
Grandville Homes, Inc.
1396 W. Herndon Ave. Suite #101
Fresno, CA 93711

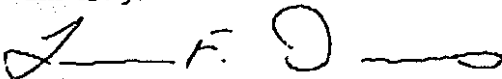
Dear Jeff:

These are the costs of the tax Levi attributed to the APN parcels that you would like to add to the Bullard Grantland No 1 annexation. The following list is the cost of each parcel and total cost that would be put into the escrow account for the District.

APN #	NCFPD Fire	Zone 1 EMS	Combined	X Ten Years
504-080-16	\$1,052.19	\$327.87	\$1,380.06	\$13,800.60
504-080-28	\$537.79	\$167.58	\$705.37	\$7,053.70
504-080-25	\$233.82	\$72.86	\$306.68	<u>\$3,066.80</u>
			Total	\$23,921.10

Please call if you have any questions.

Sincerely:



Lonnie F. Downs
Fire Chief
North Central Fire Protection District



August 4, 2005

Lonnie F. Downs
Fire Chief
North Central Fire Protection District
15850 W. Kearney Blvd.
Kerman, Calif. 93630-9335

Subject: 'Bullard-Grantland No I' reorganization; 65.81 acres located on the north side of W. Bullard between N. Grantland and Fwy 99.

Dear Chief Downs;

As per our previous discussions, I am submitting a check in the amount of \$23,921.10 to supplement our previous 'transition fee' deposit. The check is in the amount specified by your letter dated 7-26-05 (copy attached).

Last night the Planning Commission approved our project for 199 lots (Tentative Tract No. 5357) and we can now submit our annexation application to L.A.F.Co. Could you please sign the attached 'Agency consent for waiver of protest hearing form' that is attached and return a faxed copy and the original to me.

Please feel free to call me if you have any questions about the annexation process. I expect the application to move fairly quickly. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey T. Roberts", written over the typed name.

Jeffrey T. Roberts

ANNEXATION AND ESCROW AGREEMENT

This Annexation and Escrow Agreement ("Agreement") is entered into this 4TH day of OCTOBER, 2004, by and between GRANVILLE HOMES, INC. (hereinafter "Owner/Developer") and the North Central Fire Protection District ("District") and consists of the following terms and conditions.

BACKGROUND FACTS

- A. Owner/Developer owns property within the boundaries of the District and said property currently generates property tax revenue for the District and benefits from the Fire Protection Services provided by the District.
- B. Owner/Developer is seeking annexation of the property to the City of Fresno and detachment of the property from the District. In connection with Owners/Developer's efforts, an application has been submitted to the Fresno County Local Agency Formation Commission ("LAFCO") and the application has been designated by LAFCO with the following name: BARSTOW-GRANTLAND No. 1 (the "Proposed Annexation").
- C. If the Proposed Annexation is approved by LAFCO, the District will be damaged financially in that, following completion of the Proposed Annexation, property tax revenues formerly paid over to the District will be paid over to the City of Fresno.
- D. An agreement between the City of Fresno and the District does not currently exist to facilitate the orderly transition of lost tax revenues from the District to the City and in the absence of such a transition agreement, the Board of Directors of the District has adopted a policy to facilitate annexations/detachments. This Agreement is intended to implement the policy of the District Board of Directors, which policy was approved by the Board of Directors at its meeting of September 22, 2004.
- E. Upon execution of this Agreement by Owner/Developer, Owner/Developer acknowledges full and complete agreement with the policy of the District as described herein and by executing this Agreement, waives and forever abandons all rights to challenge or protest the validity or propriety of the policy of the District.

AGREEMENT

Now, therefore, in consideration of the foregoing background facts, the parties hereto agree as follows:

1. Owner/Developer's property which is the subject of the Proposed Annexation is accurately described or depicted on Exhibit A attached to this Agreement.
2. Owner/Developer's property is designated as undeveloped property/substantially developed property/other (circle the designation that applies).
3. Pursuant to the District's policy, it has been determined that the Owner shall deposit the sum of \$ 22,134.74 in the escrow account designated below, concurrent with the execution of this Agreement, and in accordance with the District's policy.
4. Upon deposit of the sums specified herein, the District shall withdraw its protests heretofore filed to the Proposed Annexation now pending at LAFCO or, if no applications have yet been submitted, District agrees to forego the filing of any protests with respect thereto.
5. The deposit required by paragraph 3 above, shall be deposited with the District, to be held in trust, and, until disbursed, shall be retained in a depository trust account held and maintained as a separate, interest-bearing account by the District, and shall not be commingled with other District funds, and shall be disbursed and/or handled in accordance with the following particulars:
 - a. The District, as trustee of the funds, shall immediately disburse the funds, including all interest thereon, to the District upon receipt of an executed copy of the certificate of completion with respect to the Proposed Annexation, signed by the Executive Director of LAFCO.
 - b. The District, as trustee of the funds, shall immediately disburse the funds, including all interest therein, to the Owner/Developer, upon receipt of proof that the Proposed Annexation was disapproved by LAFCO.
 - c. After the deposit of said funds into the said trust account, and before disbursement, if the City of Fresno and the District execute a transition agreement which covers the property described in this Agreement, then, upon execution of said transition agreement, the District, as trustee for the funds, shall immediately disburse the funds to Owner/Developer, including, all interest thereon.
 - d. If the City of Fresno and the District execute a transition agreement following the disbursement of the funds to the District, in accordance with the process described herein, the funds shall remain the property of the District.

6. DISPUTE RESOLUTION;

- a. Owner/Developer and District agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action.
- b. Owner/Developer agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of real estate transactional Law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part III beginning at 1280 et seq. of the California Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered in any court having jurisdiction.

7. TIME OF THE ESSENCE; ENTIRE CONTRACT; CHANGES:

Time is of the essence. All understandings between the parties are incorporated in the Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect.

NORTH CENTRAL FIRE PROTECTION DISTRICT

Date: 10-5-07

By [Signature]

OWNER/DEVELOPER

Date: 10-04-2007

By [Signature]
VP. - Granville Homes, Inc

Aug 08 05 02:14p

p. 2

Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

AGENCY CONSENT FOR WAIVER OF PROTEST HEARING
Bullard - Grantland No. 1 Reorganization
LAFCo Agency No. _____

PLEASE BE ADVISED that all affected local agencies that will gain or lose territory as a result of this proposed annexation or reorganization must consent in writing to a waiver of protest proceedings of this proposal will automatically be scheduled for a protest hearing (Gov code Sec 56663(d)).

The written signature of an authorized official of your agency is necessary to preclude the scheduling and holding of a protest hearing. If you sign this waiver now and circumstances change, you may rescind this waiver and request protest proceedings at any time prior to and/or at the public hearing for this item.

If you are unable to sign this waiver we would appreciate an explanation outlining your reasons and/or a written statement summarizing the reasons your agency wishes LAFCo to hold a protest hearing for this proposal. In either case, if you do not sign this waiver your presence at its tentatively scheduled LAFCo hearing on _____ and following protest hearing is requested.

As representative of an affected agency, my signature serves as consent for Fresno Local Agency Formation Commission to waive Protest Proceedings for this reorganization pursuant to Section 56663 (If 100% of the landowners have consented to the proposed annexation).

Please return this form and any comments by _____, thank you.

County of Fresno

Signature _____
Name/Position _____
Address _____
Date of Signature _____

City of Fresno

Signature [Signature]
Name/Position Nick Yorlino, City of Fresno Planning Director
Address 2600 Fresno St. Fresno, CA 93721
Date of Signature 1-15-05

North Central Fire Protection District

Signature [Signature]
Name/Position Ronnie F. Down Fine Chief
Address 15850 W. Kearney
Date of Signature 8-8-05

Kings River Conservation District

Signature [Signature]
Name/Position LYNDEN L. GARVER, ASSISTANT TO THE GENERAL MGR.
Address 4886 E. JENSEN AVE., FRESNO, CA 93725
Date of Signature APRIL 12, 2005

Agency

Signature _____
Name/Position N.A.
Address _____
Date of Signature _____

NORTH CENTRAL FIRE PROTECTION DISTRICT
BOARD OF DIRECTORS
REGULAR MEETING
Wednesday, April 27, 2005
7:00 P.M.
MINUTES

1. CALL TO ORDER

Mr. Souza called the meeting to order at 7:13 p.m.

Roll Call

Board members present: Mrs. Cheryl Belluomini, Mr. Rusty Souza, and Mr. Dennis Yates. Mr. Ken Abrahamian arrived at 7:19 p.m. and Mr. Rusty Nonini arrived at 7:40 p.m. Also present were Chief Lonnie Downs, Mr. Dale Bacigalupi and Mrs. Toni Jones.

2. INVOCATION – FLAG SALUTE

Pastor Dennis Shuey opened the meeting with an invocation and Chief Downs led the flag salute.

3. PUBLIC COMMENTS

There were no public comments.

4. CONSENT AGENDA

Minutes of March 23, 2005 – Presented after agenda item 5d.

Motion: Adopt the minutes of March 23, 2005 as presented. Moved by Mrs. Belluomini; second by Mr. Abrahamian.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Aye	Aye	Abstain	4:0:1

5. PRESENTATIONS – CORRESPONDENCE – REPORT/FIRE CHIEF

Dispatcher of the Year Award – Chief Downs stated that Lorinda Salvador was presented an award by Battalion Chief Storey at a banquet honoring dispatchers from several departments. He said that Lorinda received the award because of her dedication and involvement in the department. Chief Downs also recognized all of the dispatchers and commended them on the great job they do. Board member Souza commented that the dispatchers are the hub of the department and they perform a thankless job. He congratulated Lorinda on her award.

Local Agency Formation Commission (LAFCO) – Chief Downs stated that board policy is to protest annexations without an annexation and escrow agreement. He protested the proposed annexation at Grantland and Ashland consisting of 329 acres. He stated the last two times he was at LAFCO the commissioners were not pleased that the district does not have a transition agreement and are entering into escrow policies with the developers. Chief Downs also discussed LAFCO's 150 acre annexation clause on inhabited or uninhabited property to eliminate county islands. The board members discussed not waiving the proposed annexation for Central Unified at Grantland and Ashland. Chief Downs stated that generally LAFCO does not like to hold up school projects. Mr. Souza stated that the developers could pressure the City of Fresno to get the transition agreement.

Letter from attorney Steven Lempel – Chief Downs stated that the district retained the services of Mr. Lempel due to a conflict of interest that Mr. Bacigalupi had representing the district on transition agreements and consolidation issues. Mr. Lempel sent a letter to the board and has stated that he could have a conflict of interest between Fresno County Fire and North Central Fire Protection District. The board members discussed waiving or declining to waive the conflict of interest and agreed that Chief Downs should send a letter to Mr. Lempel asking him which department he wants to represent.

Chairman Nonini arrived and assumed the role of board chairman.

Update on Weed Abatement Issue – Chief Downs stated that Mr. Danny Tiller accepted the boards offer but staff has been unable to contact him to have the release signed and issue payment.

**6. NEW BUSINESS
Public Hearing for Weed Abatement**

Public Hearing opened at 7:42 p.m.

No comments

Public Hearing closed at 7:44 p.m.

Weed Abatement – Contract for Service – Chief Downs stated that staff is preparing for the weed abatement season and would like to contract for services with Mr. Kevin Taggard of Central Valley Mortgages. Chief Downs stated that his rates increased for removal of rubbish due to the increased cost of fuel. Mr. Yates stated that he hopes there are no problems this year. Chief Downs stated that Mr. Taggard knows the procedures and will follow them.

Motion: Approve the 2005 weed abatement contract from Central Valley Mortgages and authorize the board chairman to sign the contract. Moved by Mr. Yates; second by Mr. Abrahamian.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Aye	Aye	Aye	5:0:0



Amendment of Transition Agreement with Grandville Homes, Inc. – Chief Downs stated that Mr. Jeff Roberts of Grandville Homes contacted him and asked to amend the escrow policy between Grandville Homes and North Central Fire Protection District to include an additional 9.51 acres of land adjacent to the land currently covered in the agreement. Mr. Roberts addressed the board and explained the process he has been going through with LAFCO. Mr. Roberts stated that because of a Memorandum of Understanding (MOU) between Fresno City and the County of Fresno, Grandville Homes had to acquire 8.43 acres of additional land (that Grandville did not want to purchase) so the total amendment to the contract would be approximately 18 acres. He stated that LAFCO now requires a full consent by all parties involved before the project is presented to LAFCO so he is requesting that the board allow Chief Downs to sign LAFCO’s agency consent for waiver of protest hearing and amend the escrow policy. Mrs. Belluomini asked if Grandville would pay the escrow fees for gold property along with the pink property (indicated on the map provided to the board members). Mr. Roberts stated that he didn’t see any way around paying the fees for that additional land so the annexation can be completed.



Motion: Authorize the board chairman to execute the amended annexation and escrow policy with Grandville Homes and authorize the Fire Chief to sign the waiver of protest hearing. Moved by Mr. Abrahamian; second by Mrs. Belluomini.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Aye	Ney	Ney	3:2:0

Homeland Security Grant – Transfer of Funds – Chief Downs stated that the County of Fresno has increased the district’s grant for an additional \$8,700 which the district has used to purchase SCBA cylinders for equipment. He stated that originally there was an April 15th deadline to use the funds but then the State granted an extension. Chief Downs stated that he would like approval to transfer \$8,700 from the Capital Equipment fund pending reimbursement from the County of Fresno

Motion: Authorize the Fire Chief to transfer \$8,700 from the capital equipment fund into the general fund to purchase the air cylinders and related equipment. Moved by Mr. Yates; second by Mr. Abrahamian.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Aye	Aye	Aye	5:0:0

Automatic Aid Agreement – Chief Downs stated that the district has never had a Mutual Aid Agreement with Fresno County Fire and staff along with Fresno County Fire staff have developed an Automatic Aid Agreement. He stated the agreement would respond to emergencies with the nearest available fire units regardless of jurisdictional boundaries and either party can terminate the agreement with 30 days written notice. Chief Downs stated that Steven Lempel reviewed the agreement. Mr. Souza stated that the public benefits from this type of an agreement.

Motion: Approve the Automatic Aid Agreement with Fresno County Fire Protection District and authorize the Board Chairman to sign the agreement. Moved by Mr. Yates; second by Mrs. Belluomini.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Aye	Aye	Aye	5:0:0

Break: 8:15
Resume: 8:25

7. OLD BUSINESS

Discuss California Department of Forestry (CDF) and Fresno City Proposals

Mr. Yates stated that the committee met with Fresno County and Fresno City and both meeting went well but they are waiting for the Fresno County Employees Retirement analysis. Chief Downs stated that he should get the cost for the analysis sometime this week and will request a date when the project will be finished.

Chief Downs stated that Fresno County is requesting \$500 - \$1,000 to provide the district with the tax base for each station. The board stated that the Chief should pay the necessary fees to obtain the information.

Update on City of Kerman – Development Impact Fees

Mr. Souza stated that the committee has met with Kerman City Manager Ron Manfredi and he just received a copy of the resolution adopted by the Kerman City Council. He stated they are having another meeting next week to further the discussions with the city.

Review/Approve Disbursements Lists for March 2005

Mr. Abrahamian inquired about the San Joaquin Valley Air Pollution Board and Weststar. Chief Downs said that both of those are for annual tests done on the fuel tanks at station 41. Mrs. Belluomini asked about the invoice for insurance on the hazardous material vehicle. Chief Downs explained that the vehicle was added to the policy after the annual premium was paid. Mr. Nonini asked about the Overhead Door invoice. Chief Downs stated that was to install safety devises on the doors.

Motion: Approve disbursements from WestAmerica general account in the amount of \$322,253.15. Moved by Mr. Yates; second by Mr. Souza.

Mr. Abrahamian: Aye	Mrs. Belluomini: Aye	Mr. Nonini: Aye	Mr. Souza: Aye	Mr. Yates: Aye	Vote: 5:0:0
------------------------	-------------------------	--------------------	-------------------	-------------------	----------------

Monthly Financial Reports:

Fresno County: Cash Balances – All Funds

No comments

EMS Lockbox: EMS Gain/Loss Statement

No comments

EMS Transport Analysis:

No comments

Budget Variance Report: YTD Expenses compared to Budget

No comments

PG&E Usage Report:

No Comments

8. LOCAL 1180 COMMENT

Mr. Jeffrey Crask, Local 1180 President, stated that on May 10 – 12th they are having the Battle of the Badges blood drive with lunch provided by Local 1180 on the 12th. He also stated that the Kirk Schafer memorial golf tournament will be held on May 13th. Mr. Souza challenged the board members to contribute \$20 each to be a tee sponsor. All of the board members accepted the challenge. Mr. Crask stated that negotiations have begun and he looks forward to working on the contract with the board.

9. BOARD MEMBER COMMENT

None

10. ANNOUNCEMENTS

Next Meeting: May 25, 2005 at 7:00 p.m.

11. ADJOURNMENT INTO CLOSED SESSION

Postponed to May 5, 2005 at 3:00 p.m.

12. **CLOSED SESSION**

Conference with labor negotiator – District negotiator: Lonnie F. Downs; employee organization: Local 1180. Government code section 54957.6.

13. **ADJOURNMENT**

Motion: To adjourn the meeting to May 5, 2005 at 3:00 p.m..
Moved by Mr. Abrahamian; second by Mrs. Belluomini.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Aye	Aye	Aye	5:0:0

Meeting adjourned at 8:49 p.m.

Resumed meeting on May 5, 2005

Mr. Ken Abrahamian, Mrs. Cheryl Belluomini, Mr. Rusty Souza, Mr. Dennis Yates, Chief Lonnie Downs, Mr. Dale Bacigalupi and Mrs. Toni Jones attended. Mr. Rusty Nonini was absent.

Adjourned into closed session at 3:08 p.m.

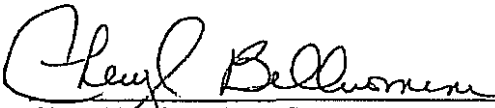
Motion: To adjourn closed session at 5:08 p.m..
Moved by Mrs. Belluomini; second by Mr. Yates.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Absent	Aye	Aye	4:0:1

Motion: To adjourn meeting.
Moved by Mr. Yates; second by Mr. Abrahamian.

Mr. Abrahamian:	Mrs. Belluomini:	Mr. Nonini:	Mr. Souza:	Mr. Yates:	Vote:
Aye	Aye	Absent	Aye	Aye	4:0:1

Meeting adjourned at 5:10 p.m.

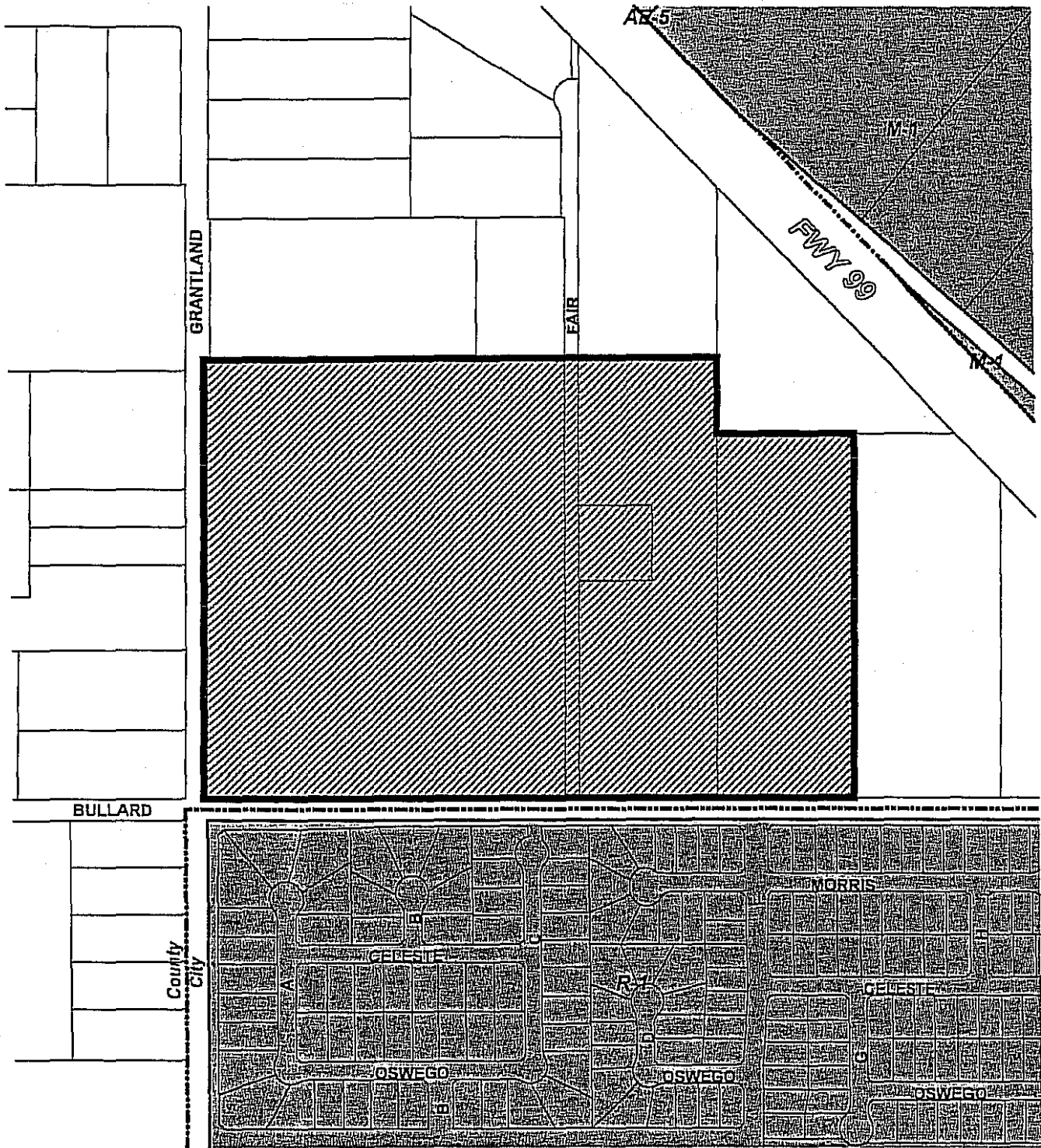

 Cheryl Belluomini – Secretary
 North Central Fire Protection District

5/25/05
 Date



LOCATION MAP





LEGEND



Subject Property



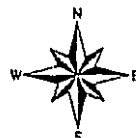
U.G.M. Area

VICINITY MAP

VESTING TENTATIVE TRACT MAP NO. 5357/UGM
 CONDITIONAL USE PERMIT NO. C-04-267

Northeast corner Grantland Av. and Bullard Av.

**PLANNING & DEVELOPMENT
 DEPARTMENT**

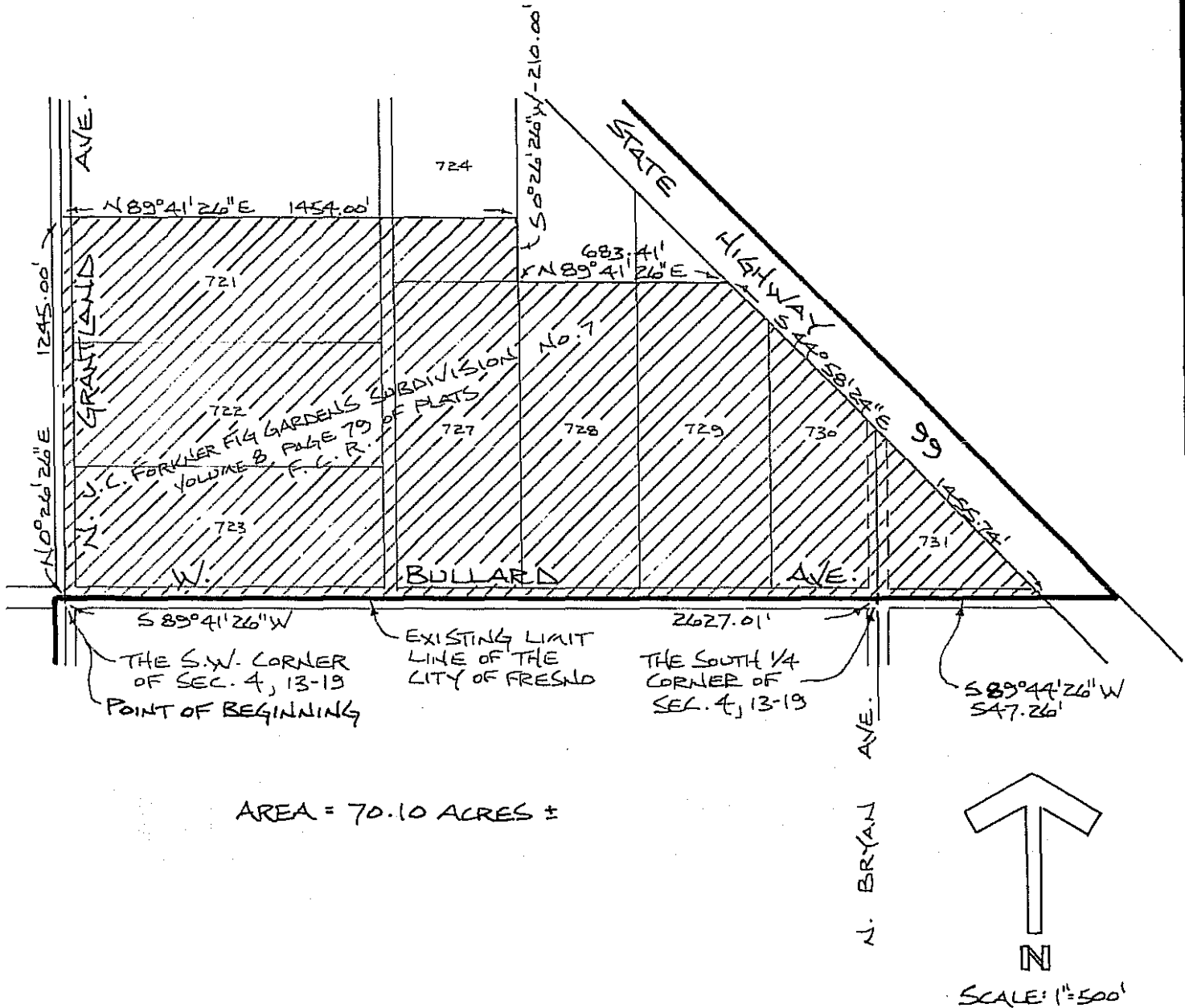


NOT TO SCALE

A.P.N.: 504-080-18.64.75.77

ZONE MAP: 1843

BY/DATE: J.S. / 4-20-05



AREA TO BE ANNEXED TO THE CITY OF FRESNO AND
 DETACHED FROM NORTH CENTRAL FIRE PROTECTION DISTRICT
 AND THE KINGS RIVER CONSERVATION DISTRICT

PREPARED BY:

GARY GUANNETTA
 1119 "S" STREET
 FRESNO, CA 93721
 559.264.3590

BULLARD-GRANTLAND No. 1 REORGANIZATION

A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP
 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

PREPARED:
 8-11-05

SUBDIVIDED LAND IN POR. SEC. 4, T.13S., R.19E., M.D. B & M

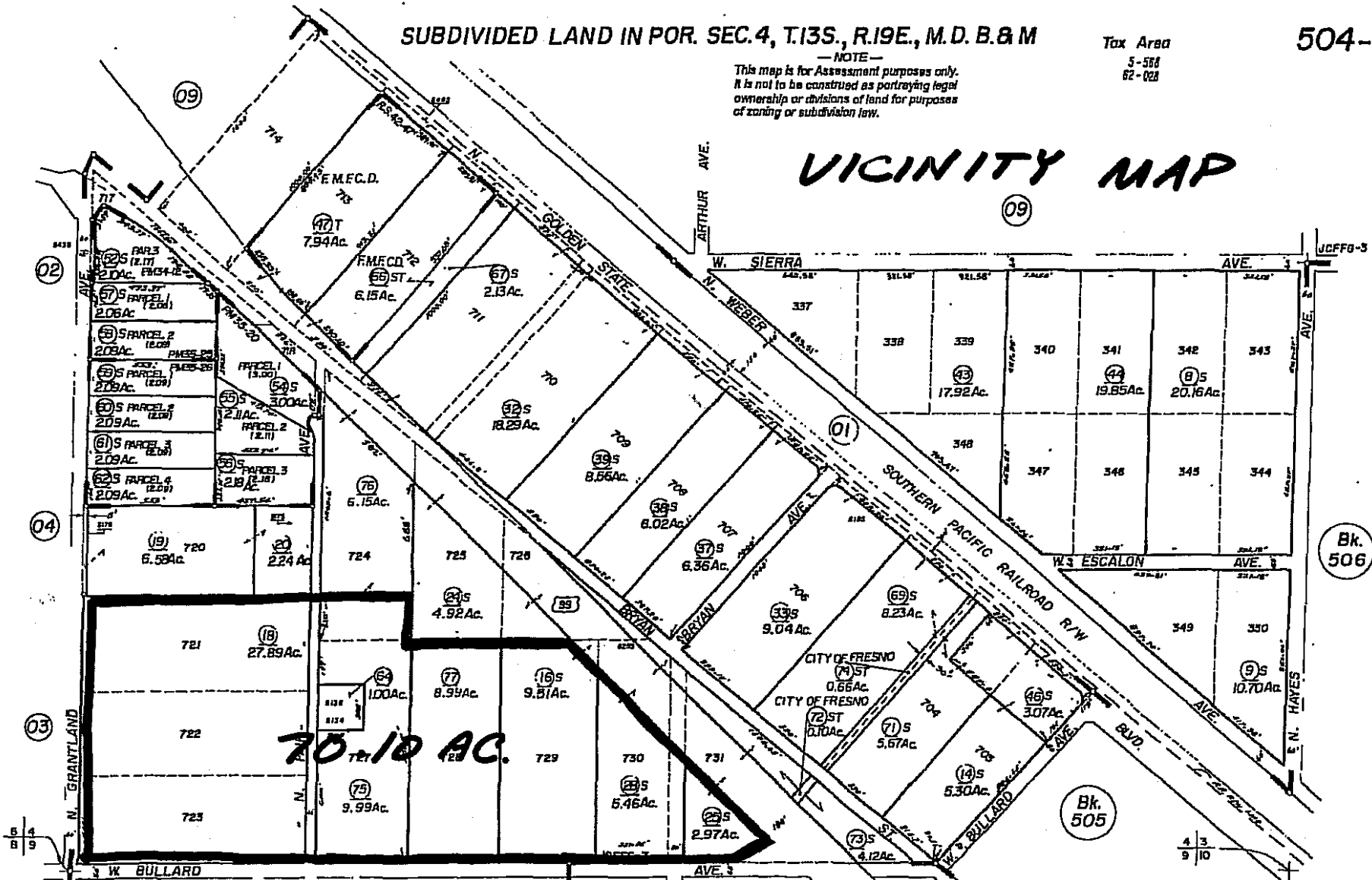
Tax Area
5-556
62-028

504-08

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

VICINITY MAP

1" = 400'



Agricultural Preserve
J.C. Forkner Fig Gardens No. 3 - Plat Bk. 8, Pg. 79.
J.C. Forkner Fig Gardens No. 7 - Plat Bk. 10, Pg. 17.
Parcel Map No. 5209 - Bk. 34, Pg. 12
Parcel Map No. 5609 - Bk. 35, Pg. 20

Bk. 505

Record of Survey - Bk. 42, Pg. 47
Parcel Map No. 5610 - Bk. 35, Pg. 25
Parcel Map No. 5611 - Bk. 35, Pg. 26

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

Assessor's Map Bk. 504 - Pg. 08
County of Fresno, Calif.

4 3
9 10

1954

BULLARD-GRANTLAND No. 1

SUBDIVIDED LAND IN POR. SEC. 4, T.13S., R.19E., M.D. B & M

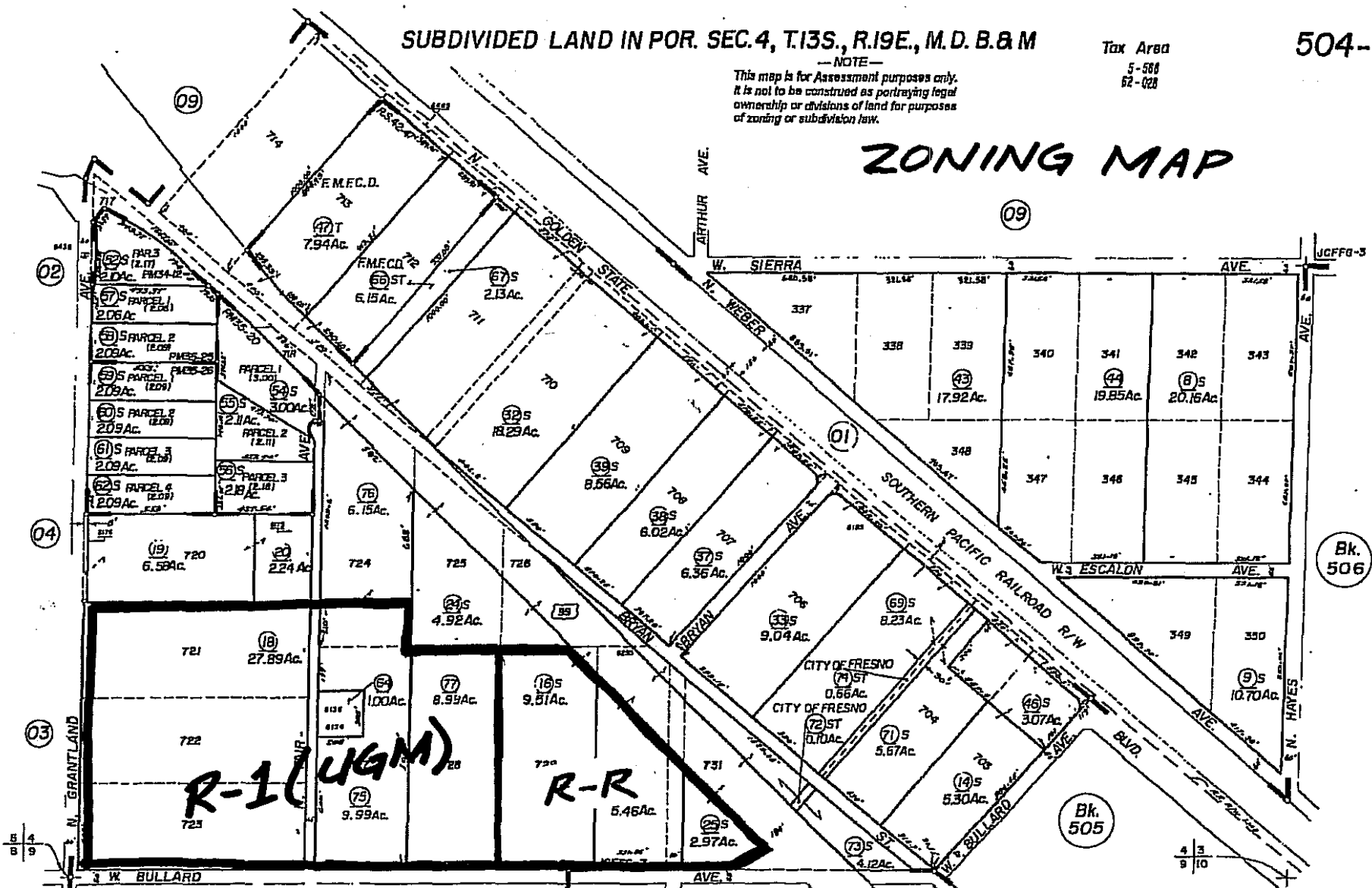
Tax Area
5-586
62-028

504-08

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

ZONING MAP

1" = 400'



Agricultural Preserve
J.C. Forkner Flg Gardens No. 3 - Plat Bk. 8, Pg. 79.
J.C. Forkner Flg Gardens No. 7 - Plat Bk. 10, Pg. 17.
Parcel Map No. 5209 - Bk. 34, Pg. 12
Parcel Map No. 5609 - Bk. 35, Pg. 20

Record of Survey - Bk. 42, Pg. 47
Parcel Map No. 5610 - Bk. 35, Pg. 25
Parcel Map No. 5611 - Bk. 35, Pg. 26

Assessor's Map Bk. 504 - Pg. 08
County of Fresno, Calif.

NOTE - Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Bk. 505

1964

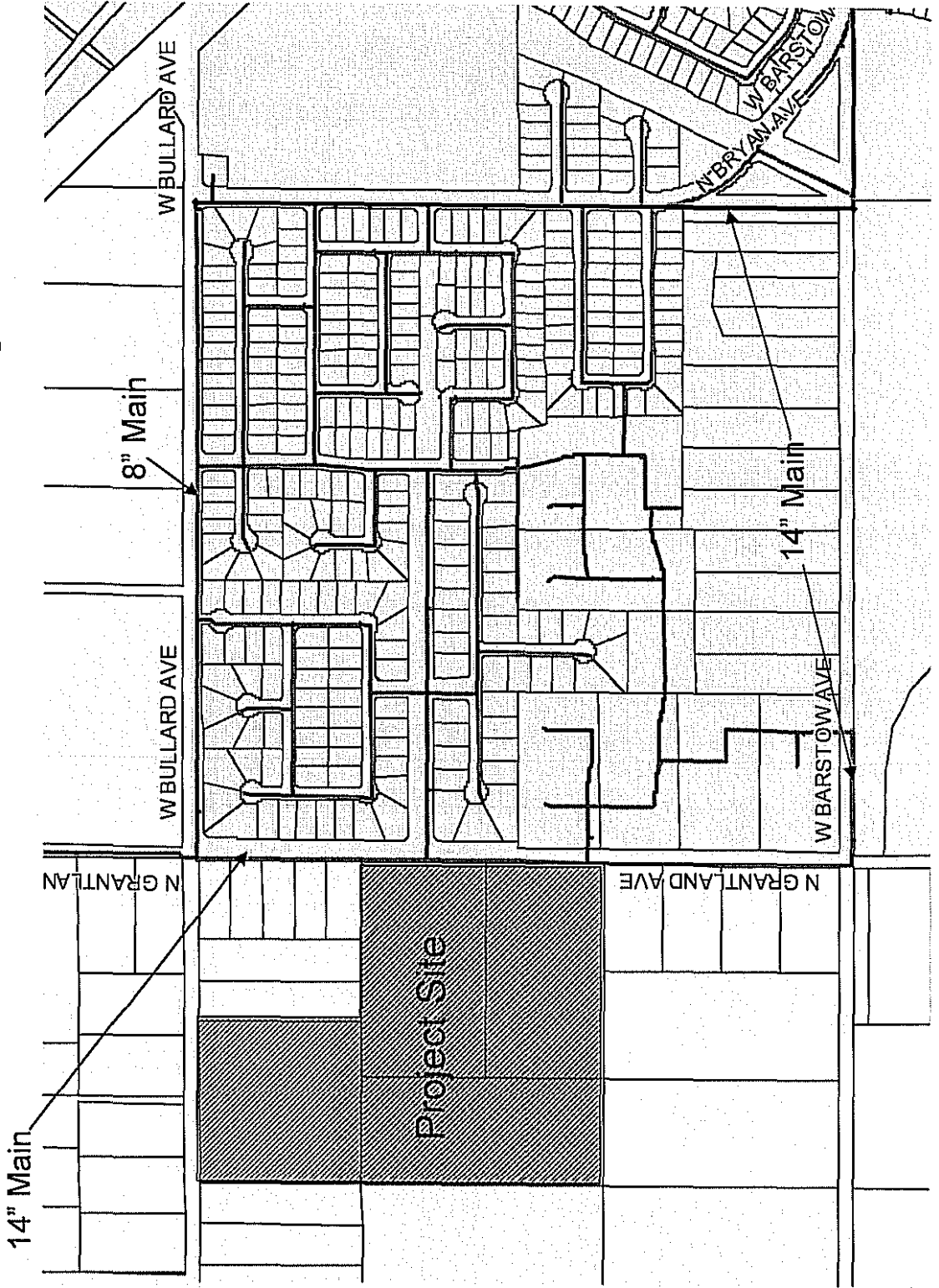
BULLARD-GRANTLAND No. 1

“BULLARD – GRANTLAND NO. 1”
(Annexation to the City of Fresno)

1.	APN	504-080-18	(VTTM 5357)	27.89 Ac.
2.	APN	504-080-75	(VTTM 5357)	9.99 Ac.
3.	APN	504-080-64	(VTTM 5357)	1.00 Ac.
4.	APN	504-080-77	(VTTM 5357)	8.99 Ac.
5.	APN	504-080-16s	(Addition)	9.51 Ac.
6.	APN	504-080-28s	(Not A Part)	5.46 Ac.
7.	APN	504-080-25s	(Not A Part)	<u>2.97 Ac.</u>

Total Annexation Area 65.81 Ac.

Water Mains Bullard-Grantland No. 3

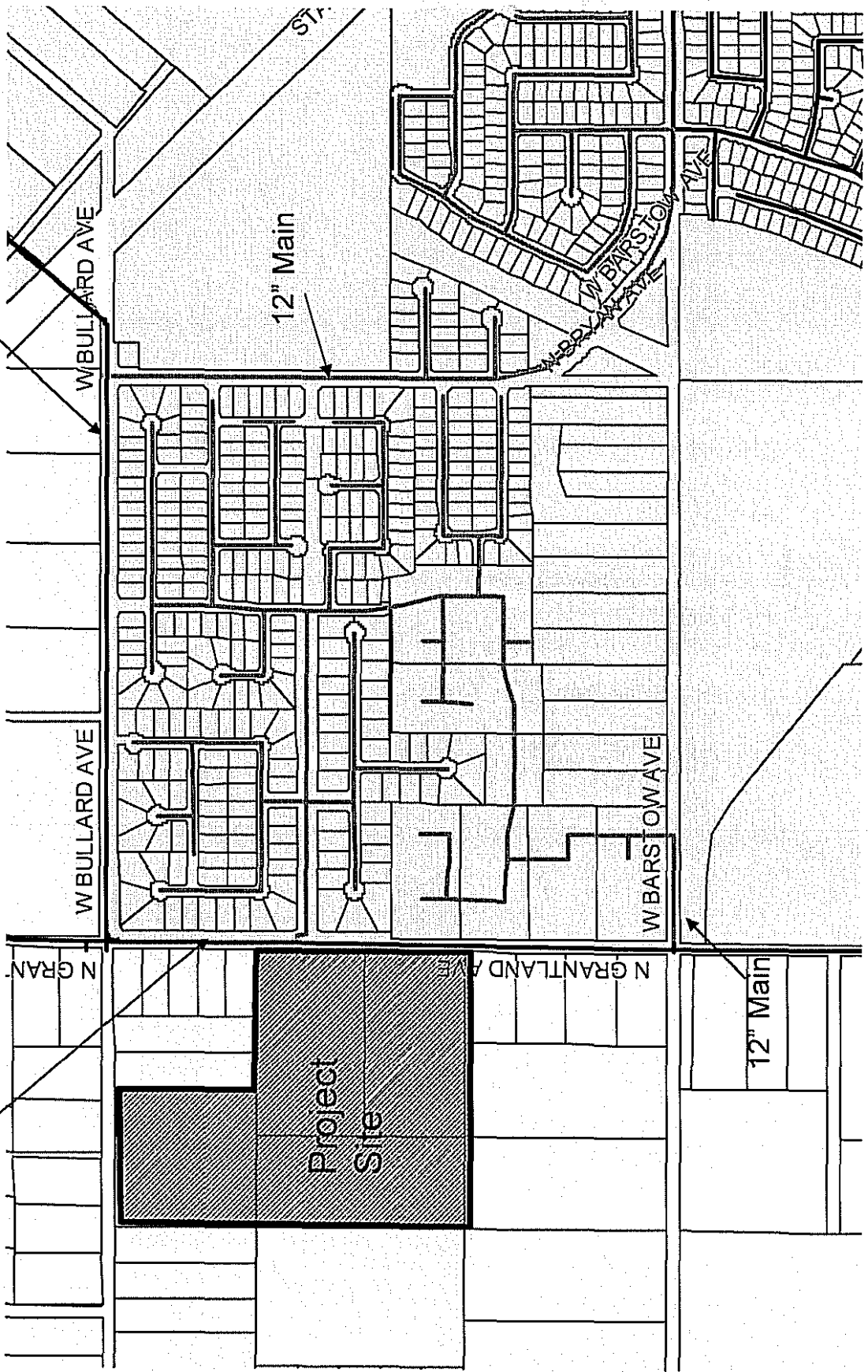


Sewer Mains

Bullard-Grantland No. 3

60" Main

54" Main



W BULLARD AVE

N GRANTLAND AVE

12" Main

W BARSLOW AVE

N GRANTLAND AVE

12" Main

W BARSLOW AVE

Project Site

Local Agency Formation Commission of Fresno County

Rowell Building • 2115 Kern Street, Suite 310 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

COMMISSION MEMBERS
Victor Lopez, Chairman
City of Orange Cove
Susan Anderson, Chairman Pro Tem
Board of Supervisors
Larry Fortune
Public
Trinidad Rodriguez
City of Kerman
Bob Waterston
Board of Supervisors

ALTERNATES
Joe Chaiidez
Public
Phil Larson
Board of Supervisors
Sandra Neri
City of Sanger

EXECUTIVE OFFICER
Michael R. Waiczis, AICP



DATE: August 31, 2005
TO: Dan Sparks, Assessor's Office
FROM: Candie Fleming, LAFCo
SUBJECT: "Bullard-Grantland No. 1 Reorganization"

Please review the attached revised map and/or legal description, and approve or notify us as to how it is insufficient. We would appreciate your comments as soon as possible.

Thank you.

cf

Attachment: Map/Legal Description

Map and Legal Approval
9-2-05
Garrick Howarth

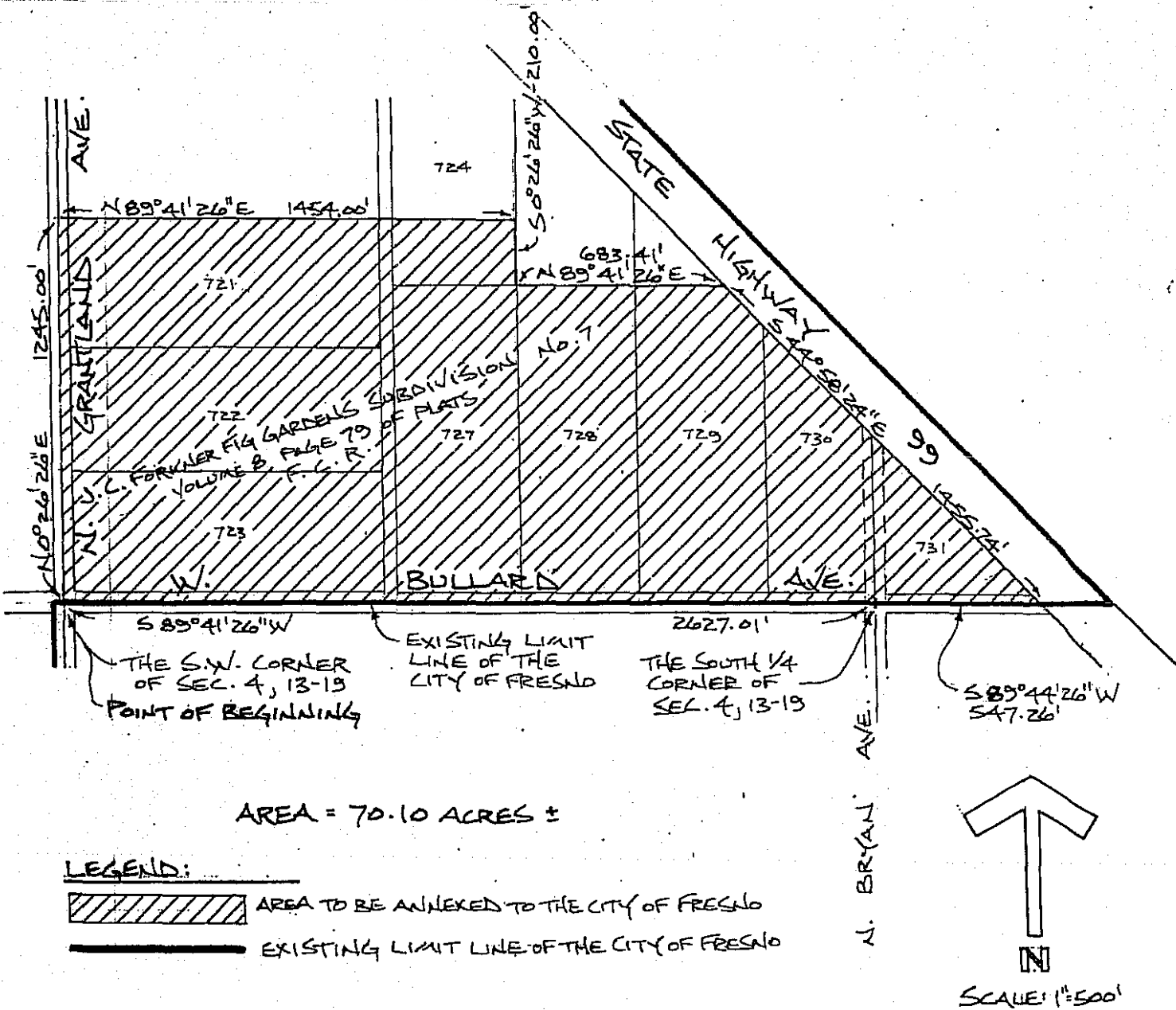
BULLARD-GRANTLAND NO.1 REORGANIZATION
ANNEXATION TO THE CITY OF FRESNO AND DETACHMENT FROM THE
NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE
KINGS RIVER CONSERVATION DISTRICT

LEGAL DESCRIPTION

A portion of the North Half of Section 4, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 4, said point being on the existing limit line of the city of Fresno; thence leaving the existing limit line of the city of Fresno, North $0^{\circ}26'26''$ East, along the West line of said Section 4, a distance of 1,245.00 feet to the intersection with the Westerly prolongation of the North line of Lot 721 of J.C. Forkner Fig Gardens Subdivision No. 7, recorded in Volume 8, Page 79 of Plats, Fresno County Records; thence North $89^{\circ}41'26''$ East, along the North line of said Lot 721 and its Westerly and Easterly prolongation, a distance of 1,454.00 feet to the intersection with the East line of Lot 724 of said J.C. Forkner Fig Gardens Subdivision No. 7; thence South $0^{\circ}26'26''$ West, along the East line of said Lot 724, a distance of 210.00 feet to the Southeast corner of said Lot 724; thence North $89^{\circ}41'26''$ East, along the North line of Lots 728 and 729 of said J.C. Forkner Fig Gardens Subdivision No. 7, a distance of 683.41 feet to the intersection with the Southwesterly line of the State Highway 99 right of way; thence South $44^{\circ}58'24''$ East, along the Southwesterly line of the State Highway 99 right of way, a distance of 1,455.74 feet to the intersection with the South line of said Section 4, said point being also on the existing limit line of the city of Fresno; thence South $89^{\circ}44'26''$ West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 547.26 feet to the South Quarter corner of said Section 4; thence South $89^{\circ}41'26''$ West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 2,627.01 feet to the Point of Beginning.

Contains 70.10 acres more or less
Dated: August 11, 2005



AREA TO BE ANNEXED TO THE CITY OF FRESNO AND DETACHED FROM NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT

PREPARED BY:
 GARY GUANNETTA
 1119 "S" STREET
 FRESNO, CA 93721
 559.264.3590

BULLARD-GRANTLAND No. 1 REORGANIZATION
 A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

PREPARED:
 8-11-05
 REVISED:
 8-31-05

RESOLUTION NO. RO-05-27

FRESNO LOCAL AGENCY FORMATION COMMISSION
FRESNO COUNTY, CALIFORNIA

In the Matter of:

LAFCo Determination

A REQUEST FROM THE CITY)
OF FRESNO FOR APPROVAL)
OF THE "BULLARD-GRANTLAND)
NO. 1 REORGANIZATION")
)

THE FRESNO LOCAL AGENCY)
FORMATION COMMISSION)
CONDITIONALLY APPROVES)
THE "BULLARD-GRANTLAND)
NO. 1 REORGANIZATION"

WHEREAS, the following proceedings for a proposed reorganization were initiated by Landowner Petition to annex approximately 70.10+/- acres of territory located north of W. Bullard Avenue between State Highway 99 and N, Grantland Avenue, inside the City of Fresno Sphere of Influence to the City of Fresno and detach from the North Central Fire Protection District and the Kings River Conservation District; and

WHEREAS, an application was submitted to this Commission as required by State Law, and on September 16, 2005, the application for said proposed reorganization was accepted for filing by the Executive Officer; and said application was set for hearing on the 28th day of September, 2005, at the hour of 1:30 p.m.; and

WHEREAS, notice of the hearing of said application was given as required by law; and

WHEREAS, the City of Fresno and the North Central Fire Protection District do not have a current transition agreement in full force and effect that applies to the affected territory on file with the Commission; and

WHEREAS, LAFCo policy 102-041 requires a transition agreement when a proposed reorganization includes annexation of territory to a city and detachment from a fire protection district, except as provided in section 102-041A of the Policies, Standards and Procedures which states that on a case by case basis, the Commission may determine not to require a transition agreement if it makes one or more of the following findings:

1. That any claimed potential negative fiscal impacts on the affected district either are considered "De Minimis" or are not sufficient to warrant a transition agreement.
2. That proponents of the reorganization and the affected district have agreed to other arrangements acceptable to both parties and to the Commission.
3. Any other appropriate reason(s) that are in the public interest, as determined by the Commission.

WHEREAS, the Proponents of the reorganization and the affected district have agreed to other arrangements acceptable to both parties, and the Commission received notification from the District withdrawing its protest; and

WHEREAS, this Commission determined not to require a transition agreement and finds that the Proponents of the reorganization and the affected district have agreed to other arrangements acceptable to both parties and to the Commission; and

WHEREAS, a master property tax transfer agreement has been executed between the City of Fresno and the County of Fresno, the responsible local agencies for the exchange of property tax revenue for this jurisdictional change; and

WHEREAS, the County of Fresno submitted a letter to this Commission, dated September 15, 2005, stating that the County has determined that the proposed annexation of the affected territory to the City of Fresno is consistent with the foregoing master property tax transfer agreement; and

WHEREAS, the Executive Officer reviewed said application and prepared a report to this Commission, including a recommendation for approval upon certain conditions, said report having been mailed at least five days before said hearing and was duly considered by this Commission pursuant to State law; and

WHEREAS, this Commission reviewed and considered the information in the Initial Study and the "Finding of Conformity with the Final Master Environmental Impact Report (MEIR) for the Fresno 2025 General Plan" prepared by the Lead Agency, City of Fresno, which was included in the Executive Officer's report to this Commission; and

WHEREAS, this Commission considered all relevant factors and evidence and heard all interested parties wishing to speak on said application; and

NOW, THEREFORE, BE IT RESOLVED that the Fresno Local Agency Formation Commission does HEREBY STATE, FIND, RESOLVE, DETERMINE, AND ORDER as follows:

Section #1. This Commission finds the subsequent project (Proposal) to be within the scope of the (overall) project covered by the MEIR prepared and certified for the 2025 Fresno General Plan, and that the proposed project will have no additional significant effect, as defined by subdivision (b) of Section 21158 of the Public Resources Code, on the environment that was not identified in the MEIR and requires no new or additional mitigation measures or alternatives in order to avoid or mitigate a significant environmental effect (CEQA Section 15177), and that the Lead Agency's Initial Study and "Finding of Conformity with the MEIR" were prepared in accordance with the requirements of CEQA Guidelines and are consistent with State law, and that the City's environmental documents and findings prepared for this Proposal are determined to be legally adequate pursuant to CEQA Guidelines Section 15096.

Section #2. This Commission finds that pursuant to Section 102-041(A)(2) of LAFCo Policies, Standards and Procedures that a transition agreement is not required for this specific annexation in view of the fact that the Chief Petitioner and the North Central Fire Protection District have agreed to other arrangements acceptable to both parties, and that said agreement is also acceptable to this Commission.

Section #3. This Commission finds that the proposed reorganization is consistent with LAFCo Policies, Standards and Procedures Section 210 - Standards for Annexation to Cities and Urban Service Districts (01-13), and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act").

Section #4. Approve the "Bullard-Grantland No. 1 Reorganization" (LAFCo File No. RO-05-27), annexation and detachments.

Section #5. This Commission makes the following findings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000:

1. The territory is uninhabited.
2. All landowners and affected agencies have consented in writing to the annexation and detachments.
3. Further Conducting Authority Proceedings are hereby waived and the annexation and detachments are ordered subject to the requirements of the "Act", the thirty-day recordation period, and State law.

Section #6. This Commission assigns the following distinctive short form designation for this reorganization: "Bullard-Grantland No. 1 Reorganization".

Section #7. This Commission's actions approving this proposal shall expire one year from the date of this Resolution unless all proceedings are complete, including compliance with all conditions of approval, Terms and Conditions, and the issuance of a Certificate of Completion by the Executive Officer.

Section #8. The Executive Officer is hereby authorized and directed to mail certified copies of this Resolution as provided in Government Code Section 56882 and to file, as appropriate, in the office of the Fresno County Clerk all environmental documents, if any, pertaining to the approval of this Proposal, as required by State law.

ADOPTED THIS 28th DAY OF SEPTEMBER, 2005, BY THE FOLLOWING VOTE:

AYES: Commissioners Anderson, Rodriguez, Lopez, Fortune

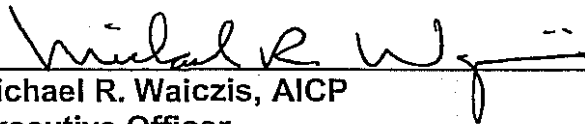
NOES None

ABSENT: Commissioner Waterston

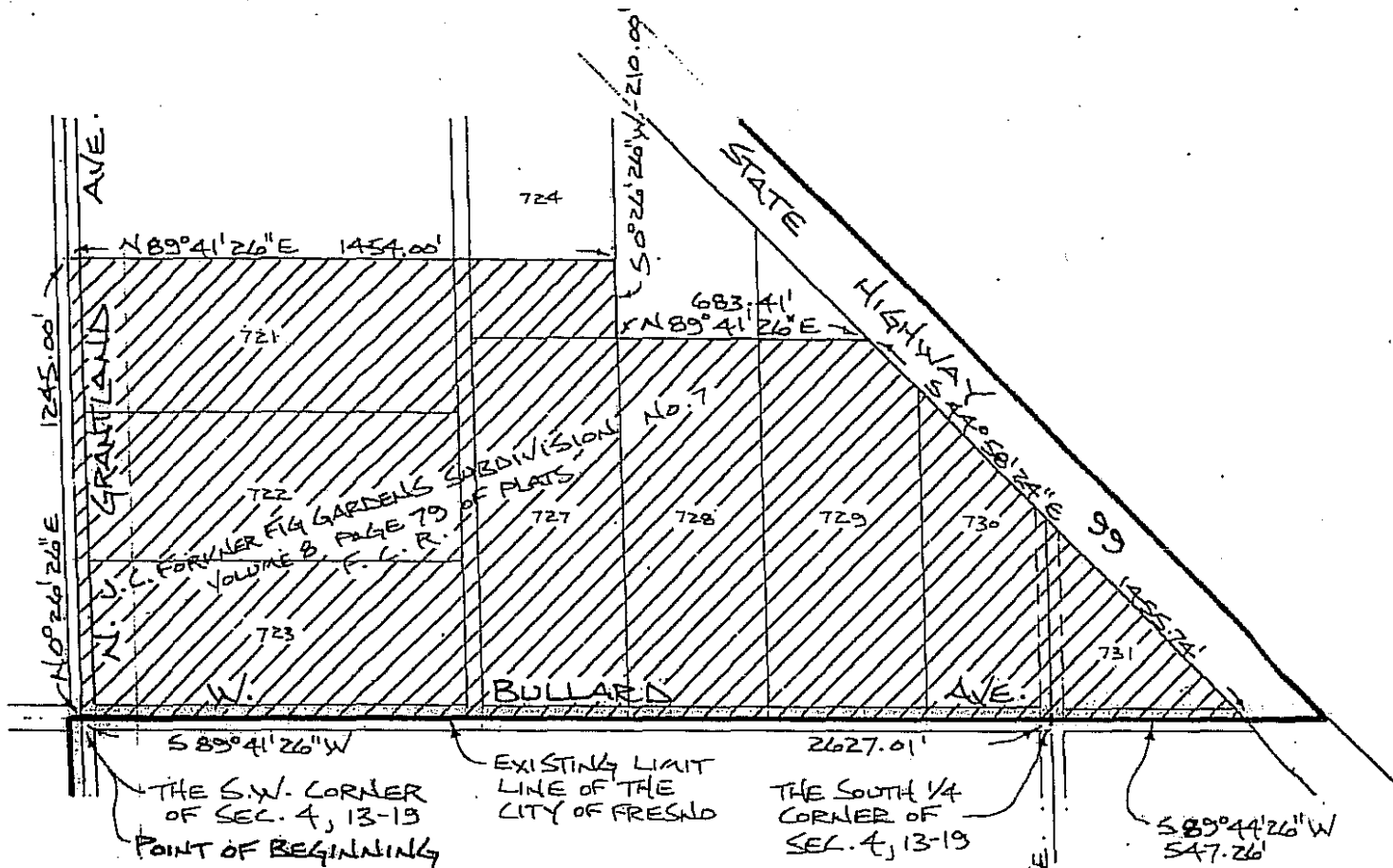
**STATE OF CALIFORNIA)
COUNTY OF FRESNO)**

CERTIFICATION

I, Michael R. Waiczis, Executive Officer of the Fresno Local Agency Formation Commission (LAFCo), Fresno County, State of California, hereby certifies that the foregoing resolution was adopted by the Commission at a regular meeting held on the 28th day of September, 2005.

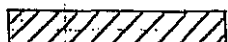


**Michael R. Waiczis, AICP
Executive Officer
Fresno Local Agency Formation Commission**



AREA = 70.10 ACRES ±

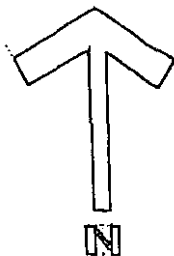
LEGEND:



AREA TO BE ANNEXED TO THE CITY OF FRESNO



EXISTING LIMIT LINE OF THE CITY OF FRESNO



SCALE: 1"=500'

APPROVED

LAFCO RES. # RO-05-27

September 28, 2005

DATE

AREA TO BE ANNEXED TO THE CITY OF FRESNO AND DETACHED FROM NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT

PREPARED BY:

GARY GUANETTA
1119 "S" STREET
FRESNO, CA. 93721
559.264.3590

BULLARD-GRANTLAND No. 1 REORGANIZATION

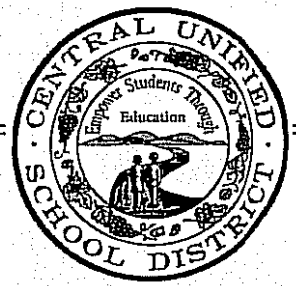
A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

PREPARED:
8-11-05

REVISED:
8-31-05

CENTRAL UNIFIED SCHOOL DISTRICT

4605 NORTH POLK AVE • FRESNO, CA 93722-5334 • (559) 276-5206 • mryder@centralusd.k12.ca.us



DISTRICT SUPERINTENDENT
Marilou Ryder, Ed. D.



TRUSTEES:
Cindy Berube
Terry Cox
Judith Geringer
Theresa Hagans
Diana Milla
Phil Rusconi
Mike Yada

September 21, 2005

Mike Waiczis
LAFCO-County of Fresno
2115 Kern Street, Suite 310
Fresno, CA 93721

Subject: Bullard-Grantland #1 - RO-05-27

The District has the following comments:

1. The current schools of attendance for the project area:
Elementary: Herndon_Barstow Elementary School
Middle: Rio Vista Middle School
High: Central High School West or East Campus. The west campus is mandatory attendance for 9th grade with optional programs for grades 10th -12th.
2. Above schools at or near capacity:
Rio Vista School is nearing capacity.
3. Will proposal create over crowding: **No, see #4.**
4. Is there an arrangement by the District to provide facilities that would affect overcrowding:
The District plans to open an Elementary, Middle and High School on the north east corner of Grantland and Ashlan Avenues within the next 2, 3 and 4 years, respectively. These new schools would alleviate over crowding at the existing schools.
5. Any District building plans that would be affected by proposal: **None.**
6. Other comments: **The District supports this annexation proposal.**

Should you have questions or need additional information, please contact me at 559-276-5203 or ddeel@centralusd.k12.ca.us.

Sincerely,

David Deel
Facilities Planning Manager

JIM YOVINO
Assistant Superintendent, Personnel
(559) 276-5224
FAX (559) 276-2983

JOHN MULLIGAN
Chief Financial Officer
(559) 276-5200
FAX (559) 276-0394

SARAH KOLIGIAN
Assistant Superintendent, Instruction
(559) 276-3115
FAX (559) 276-3102

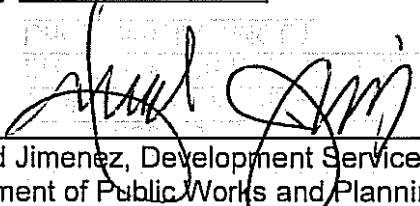


DATE: August 22, 2005
TO: Bernard Jimenez, Planning Department, Stop #214
Department of Public Works and Planning
FROM: Michael R. Waiczis, AICP, LAFCo Executive Officer
SUBJECT: "Bullard-Grantland No. 1 Reorganization", LAFCo Agency No. RO-05-27

The attached application has been filed for processing with the Fresno Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting information on the following factors (Attach extra sheets as necessary):

1. County plan designation for the area:
The subject annexation area is designated Rural Residential (RR) on the County's General Plan. The subject area consists of approximately 70+/- acres at the northeast corner of North Grantland and West Bullard Avenues.
2. Consistency of the proposal with adopted county general and community plans and policies.
The County's General Plan directs the location of urban density uses in incorporated areas where necessary support services are available. Annexation and urban development of the subject property represents a logical continuation of the existing development pattern within the City's Sphere of Influence in conformance with the adopted Memoranda of Understanding (MOU).
3. Any pending County plans, projects (i.e. community development, roads, etc.) or development permits:
No pending County projects are planned for this area.
4. Other related comments:
On September 15, 2005, the "Bullard-Grantland No. 1 Reorganization" was determined to be consistent with the Standards for Annexation contained in Exhibit 1 of the Memorandum of Understanding between the County and the City of Fresno.
5. Recommendations:
To ensure orderly development, this annexation should include the full extent of the existing right-of-way on Grantland Avenue.

In order to proceed with the processing of this application, your comments need to be returned to this office by September 2, 2005. Your assistance is greatly appreciated. Thank you.


Bernard Jimenez, Development Services Manager
Department of Public Works and Planning

9-19-05
Date



LOCATION MAP

SIERRA

GOLDEN STATE BLVD

CITY OF FRESNO

99

GRANTLAND

ANNAPOLIS

TENAYA

BULLARD - GRANTLAND
No. 1 REORGANIZATION

KADOTA

LISHA

BULLARD

GASPAR

ROBERTS

DAVIS

BRYAN

CITY OF FRESNO
SPHERE OF INFLUENCE



**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT**

CONSENT AGENDA ITEM NO. 5

DATE: September 28, 2005

TO: Fresno Local Agency Formation Commission

FROM: Michael R. Waiczis, AICP, Executive Officer

SUBJECT: **Consider Conditional Approval - City of Fresno "Bullard-Grantland No. 1 Reorganization"**. Proposed reorganization consisting of the annexation of approximately 70.10 acres to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District for territory located north of W. Bullard Avenue between State Highway 99 and N. Grantland Avenue (**Submitted by Landowner Petition - LAFCo File No. RO-05-27**).

Background:

- This Proposal has been placed on the consent calendar since the territory is uninhabited (0 registered voters) and all property owners and affected agencies have consented in writing to the annexation (100% consent).
- This Proposal was initiated by "landowner petition" on August 18, 2005. Mr. Jeff Roberts, (Granville Homes) is the Chief Petitioner. A Certificate of Sufficiency and Certificate of Filing have been issued.
- The Proposal consists of the annexation of approximately 70.10 acres of territory to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District.
- The City of Fresno pre-zoned the territory from the County RR (Rural Residential) Zone District to the City R-1/UGM (Single-Family Residential/Urban Growth Management) Zone District and approved Vesting Tentative Tract Map No. 5357 for development of a 198-lot single-family residential subdivision on a portion of the site.

Proposal / Land Use:

- The Proposal consists of the annexation of approximately 70.10 acres to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District.
- The affected territory is located at the northeast corner of Grantland and Bullard Avenues, inside the City of Fresno sphere of influence. The territory is adjacent to the City of Fresno on the south and northeast boundaries (see Maps and Figures).
- Surrounding land uses consist of Freeway 99 (located immediately to the east of the territory), a developing single family residential subdivision to the south, and rural residential uses to the north and west.

Environmental Determination

Concerning the Proposal under consideration, the City of Fresno ("Lead Agency") determined pursuant to Section 21151.1 of the California Public Resources Code (California Environmental Quality Act "CEQA") that the proposed reorganization ("the project") is within the scope of the "Master Environmental Impact Report (MEIR) No. 10130" prepared and certified for the 2025 Fresno General Plan (see Attachment "A").

Previously the Commission was provided with copies of the Final MEIR for the 2025 Fresno General Plan. As a Responsible Agency under CEQA Guidelines, prior to approving the present Proposal, the Commission is required to consider the information in the MEIR, the Initial Study, and adopted mitigation measures for the present Proposal on which the Lead Agency based its "Finding of Conformity with the MEIR" pursuant to Section 21151.1 of the California Public Resources Code.

Following such review, the Commission may determine the subsequent project (Proposal) to be within the scope of the (overall) project covered by the MEIR, and that the proposed project will have no additional significant effect, as defined by subdivision (b) of Section 21158 of the Public Resources Code, on the environment that was not identified in the MEIR and that no new or additional mitigation measures or alternatives are required in order to avoid or mitigate a significant environmental effect (CEQA Section 15177). Accordingly, to approve the present Proposal the following findings are recommended:

Find the subsequent project (Proposal) to be within the scope of the (overall) project covered by the MEIR prepared and certified for the 2025 Fresno General Plan, and that the proposed project will have no additional significant effect, as defined by subdivision (b) of Section 21158 of the Public Resources Code, on the environment that was not identified in the MEIR and requires no new or additional mitigation measures or alternatives in order to avoid or mitigate a significant environmental effect (CEQA Section 15177), and that the Lead Agency's Initial Study and "Finding of Conformity with the MEIR" were prepared in accordance with the requirements of CEQA Guidelines and are consistent with State law, and that the City's environmental documents and findings prepared for this Proposal are determined to be legally adequate pursuant to CEQA Guidelines Section 15096.

North Central Fire Protection District

The territory is located in the North Central Fire Protection District's ("NCFPD" or "District") service area. The District is not protesting this Proposal. The Petitioner and the North Central Fire Protection District have a stand-alone transition agreement that was entered into at the time a previous Proposal was approved adjacent to the affected territory. In anticipation of this Proposal, the "current" affected territory was included as part of that agreement, which at the time was acceptable to both parties and to the Commission (see Attachment "B"). This agreement was executed prior to recent Commission direction to require evidence that the City and District have a fully executed transition agreement.

LAFCo Policies, Standards, and Procedures Section 102-041 requires a transition agreement when a proposed reorganization includes annexation of territory to a city and detachment from a fire protection district, except as provided in Section 102-041A. Section 102-041A states that on a case by case basis, the Commission may determine not to require a transition agreement if it makes one or more of the following findings:

1. That any claimed potential negative fiscal impacts on the affected district either are considered "De Minimis" or are not sufficient to warrant a transition agreement.

2. That proponents of the reorganization and the affected district have agreed to other arrangements acceptable to both parties and to the Commission.
3. Any other appropriate reason(s) that are in the public interest, as determined by the Commission.

In this case, the petitioners of the reorganization and the affected district have agreed to other arrangements acceptable to both parties. In compliance with Commission policies, should your Commission wish to approve this reorganization a finding consistent with No. 2 above is necessary as follows:

Find that pursuant to Section 102-041(A)(2) of LAFCo Policies, Standards and Procedures that a transition agreement is not required for this specific annexation in view of the fact that the petitioner of the reorganization and the North Central Fire Protection District have agreed to other arrangements acceptable to both parties, and that said agreement is also acceptable to this Commission.

Since the agreement was executed prior to recent Commission direction to require evidence that the City and District have a fully executed transition agreement, we are recommending approval of the Proposal with evidence that a separate agreement has been executed as presented in Attachment "B".

Consistency with LAFCo Policies, Standards and Procedures

- The Proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) Standards for Annexation between the City of Fresno and County of Fresno (See letter from Mr. Bart Bohn, Fresno County CAO, on September 15, 2005 - Correspondence and Comments).
- Substantial development is planned for the affected territory. The affected territory is located within the City of Fresno's Sphere of Influence (SOI) and is contiguous to the City of Fresno. The Proposal is compatible with existing and planned residential uses surrounding the territory and would logically extend the planned and existing urban pattern in the City of Fresno. The Proposal would bring the subject property into conformance with the West Area Community Plan and the 2025 Fresno General Plan.
- Approval of the Proposal will reasonably assist the City in achieving its fair share of the regional housing needs, as required under Government Code, Section 56668.
- The proposed reorganization furthers the County's General Plan policies of directing growth to existing cities where infrastructure and a full range of municipal services are available to serve urban development.
- The Service Plan submitted for this Proposal indicates that all necessary urban services (water, sewer, police, fire, etc.) are available to serve the affected territory (see Service Plan). An adequate water supply pursuant to California Government Code Section 65352.5 is available to serve the affected territory.

- The proposed reorganization does not conflict with the goals and policies of LAFCo. The proposal is timely, it represents an appropriate action, and would result in orderly land use planning, efficient development patterns and service areas, and does not encourage urban sprawl.
- Approval of the Proposal would carry out LAFCo's purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the County and its communities.
- Pursuant to Section 102-041(A)(2) of LAFCo Policies, Standards, and Procedures a transition agreement may not required for this specific annexation in view of the fact that the petitioner of the reorganization and the North Central Fire Protection District have agreed to other arrangements acceptable to both parties, if this agreement is also acceptable to this Commission.

Accordingly, the Executive Officer has determined that the proposed reorganization may be consistent with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act," Government Code 56000 et seq.), and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200, if the finding recommended above is made by this Commission.

Conducting Authority

In light of the fact that the affected territory is uninhabited and all of the property owners and affected agencies have consented in writing to the annexation, your Commission may approve or conditionally approve the Proposal, and waive further Conducting Authority Proceedings

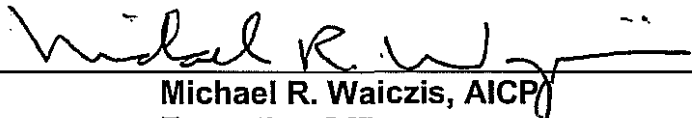
Recommendation – Approval

The Executive Officer recommends the following findings and actions (A-F) for approval:

- A. Find the subsequent project (Proposal) to be within the scope of the (overall) project covered by the MEIR prepared and certified for the 2025 Fresno General Plan, and that the proposed project will have no additional significant effect, as defined by subdivision (b) of Section 21158 of the Public Resources Code, on the environment that was not identified in the MEIR and requires no new or additional mitigation measures or alternatives in order to avoid or mitigate a significant environmental effect (CEQA Section 15177), and that the Lead Agency's Initial Study and "Finding of Conformity with the MEIR" were prepared in accordance with the requirements of CEQA Guidelines and are consistent with State law, and that the City's environmental documents and findings prepared for this Proposal are determined to be legally adequate pursuant to CEQA Guidelines Section 15096.
- B. Find that pursuant to Section 102-041(A)(2) of LAFCo Policies, Standards and Procedures that a transition agreement is not required for this specific annexation in view of the fact that the Chief Petitioner and the North Central Fire Protection District have agreed to other arrangements acceptable to both parties, and that said agreement is also acceptable to this Commission.

- C. Find that the proposed reorganization is consistent with LAFCo Policies, Standards and Procedures Section 210 - Standards for Annexation to Cities and Urban Service Districts (01-13), and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act").
- D. Approve the "Bullard-Grantland No. 1 Reorganization" (LAFCo File No. RO-05-27), annexation and detachments.
- E. Make the following findings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000:
1. The territory is uninhabited.
 2. All landowners and affected agencies have consented in writing to the annexation and detachments.
 3. Further Conducting Authority Proceedings are hereby waived and the annexation and detachments are ordered subject to the requirements of the "Act", the thirty-day recordation period, and State law.
- F. This Commission assigns the following distinctive short form designation for this reorganization: "Bullard-Grantland No. 1 Reorganization".

**Prepared and
Submitted by:**



Michael R. Waiczis, AICP
Executive Officer

G:\LAFCO WORKING FILES\September 28, 2005\STAFF REPORT RO-05-27-mrw.doc

APPLICATION INFORMATION

1. Affected Territory

Acreage:	65.81 acres
Current Land Use:	Vacant
Number of Residences/ Population:	Residences: 0 / Population: 0
Landowners/ Registered Voters:	Landowners: 4 / Voters: 0
Previous County Zoning:	R-R (Rural Residential)
City Zoning Upon Annexation:	R-1/UGM (Single-Family Residential/Urban Growth Management)
Ag. Preserves/Contracts:	None
Assessors Parcel Number:	504-080-16, 18, 25, 28, 64, 75, 77

2. Proposed Development: The developer proposes to construct 199 Single-Family Residential lots on a portion of the affected territory.

3. Surrounding Territory: Surrounding land uses consist of Freeway 99 (located immediately to the east of the territory), a developing single family residential subdivision to the south, and rural residential uses to the north and west.

4. Consistency with Adopted Sphere of Influence (SOI): The affected territory is within the City of Fresno adopted Sphere of Influence.

5. Consistency with City and County General and Specific Plans: The Proposal is consistent with the adopted goals and policies of the City's long range land use policies. The proposed reorganization furthers the County's General Plan policies of directing growth to existing cities where infrastructure and a full spectrum of municipal services are available to serve urban development. The residential development in this area represents a logical continuation of the existing development pattern within the City's Sphere of Influence.

6. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	Private	City of Fresno
Sewer	Private	City of Fresno
Fire Protection	North Central Fire Protect. Dist.	City of Fresno
Distance to Station	3 Miles	500 feet

Please Note: A service plan for this Proposal is attached to the Executive Officer's report.

7. Cities and Districts Included Wholly or Partially within the Affected Territory.

County of Fresno	Fresno County Library District
Fresno Metropolitan Flood Control District	North Central Fire Protection District, Zone 1
State Center Community College District	Central Unified School District
King River Conservation District	West Fresno Red Scale Protective District
Fresno Irrigation District	Fresno Mosquito Abatement District

8. Costs and Other Changes Affecting Residents or Landowners

No costs are anticipated that will affect residents or landowners.

9. **Agencies and Individuals Submitting Comments** (see Correspondence and Comments)

- Bart Bohn, CAO, County of Fresno
- Betty Vaughn, Elections Division, County of Fresno
- Bruce Champion, Natural Resources Conservation Service
- Karen Bosch Cobb, Interim County Librarian
- Doug McCauley, Fresno Metropolitan Flood Control District
- Bret Johnson, Fresno Irrigation District
- Glenn Allen, Fresno County Health Department

10. **Territory Boundaries:** The boundaries of the proposed annexation are definite and certain, and there are no conflicts with lines of assessment ownership. The proposed annexation is contiguous to city limits along its southern and northeastern boundaries of the affected territory. The map and description are sufficient per Daniel Sparks (Fresno County Assessor, Assessment Services Supervisor) for recordation or filing with the State Board of Equalization.

11. **Registered Voter Data**

The County of Fresno Elections Office reported that on August 30, 2005, there were zero (0)-registered voters in the affected territory.

12. **Compliance with the Requirements of CEQA**

Lead Agency: City of Fresno - **Level of Analysis:** Initial Study

Finding: Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130). Notice of Determination filed with the Fresno County Clerk on August 9, 2005. The Initial Study and Finding of Conformity are attached to the Executive Officer's Report (see Environmental Documents).

13. **Names of Landowners or Parties of Real Interest** (Asterisks indicates consent)

Grantland Avenue LLC* Celia & Ramon Echeveste* Gerald Griffin*

Proponent: Jeff Roberts, Vice President, Granville Homes

14. **Public Notice of Hearing** – Public notice concerning this Proposal was issued by the Executive Officer pursuant to State law.

15. **Individuals and Agencies Receiving this Report**

- LAFCo Commissioners and Alternates
- Susan Coberly, LAFCo Counsel
- Jeff Roberts, Vice President, Granville Homes
- Andrew Souza, City Manager, City of Fresno
- Bernard Jimenez, Planning Manager, Development Services Department
- Chief Lonnie Downs, North Central Fire Protection District
- Dave Orth, Kings River Conservation District

ATTACHMENT A

The City of Fresno utilized a Master Environmental Impact Report (MEIR) for its 2025 General Plan. CEQA Guidelines Section 15176(d) provides that when a MEIR is certified for a general plan, subsequent projects will be considered to be adequately described for later use of the MEIR when the land use designations and permissible densities and intensities of the project site are identified in the MEIR and the general plan.

When a subsequent project is processed the Lead Agency must prepare an Initial Study to analyze whether that proposal may cause any additional significant effect on the environment not examined in the MEIR and whether the Proposal is within the scope of the MEIR. A project will be considered "within the scope" of the MEIR if it is described within that document and will have no additional significant effect on the environment that was not identified in the MEIR and requires no new or additional mitigation measures or alternatives. (Public Resources Code Section 21157.1(c))

When the Lead Agency for the Proposal is able to make a written finding, based on the Initial Study, that the subsequent project is within the scope of the project covered by the MEIR (i.e., the plan or program), no further EIR or Negative Declaration is required. Pursuant to Section 15177 of the CEQA Guidelines, whether a subsequent project is within the scope of the MEIR is a question of fact to be determined by the Lead Agency. This finding must be supported by substantial evidence in the record.

Prior to carrying out the subsequent project on the basis of the MEIR, the Lead Agency must make a finding of consistency with the MEIR and incorporate all feasible mitigation measures or feasible alternatives appropriate to the project, as set forth in the MEIR.

Concerning the Proposal under consideration, the City of Fresno ("Lead Agency") determined pursuant to Section 21151.1 of the California Public Resources Code (California Environmental Quality Act "CEQA") that the proposed reorganization ("the project") is within the scope of the "Master Environmental Impact Report (MEIR) No. 10130" prepared and certified for the 2025 Fresno General Plan.

Previously the Commission was provided with copies of the Final MEIR for the 2025 Fresno General Plan. As a Responsible Agency under CEQA Guidelines, prior to approving the present Proposal, the Commission is required to consider the information in the MEIR, the Initial Study, and adopted mitigation measures for the present Proposal on which the Lead Agency based its "Finding of Conformity with the MEIR" pursuant to Section 21151.1 of the California Public Resources Code.

Following such review, the Commission may determine the subsequent project (Proposal) to be within the scope of the (overall) project covered by the MEIR, and that the proposed project will have no additional significant effect, as defined by subdivision (b) of Section 21158 of the Public Resources Code, on the environment that was not identified in the MEIR and that no new or additional mitigation measures or alternatives are required in order to avoid or mitigate a significant environmental effect (CEQA Section 15177). Accordingly, to approve the present Proposal the following findings are recommended:

Find the subsequent project (Proposal) to be within the scope of the (overall) project covered by the MEIR prepared and certified for the 2025 Fresno General Plan, and that the proposed project will have no additional significant effect, as defined by subdivision (b) of Section 21158 of the Public Resources Code, on the environment that was not identified in the MEIR and requires no new or additional mitigation measures or alternatives in order to avoid or mitigate a significant environmental effect (CEQA Section 15177), and that the Lead Agency's Initial Study and "Finding of Conformity with the MEIR" were prepared in accordance with the requirements of CEQA Guidelines and are consistent with State law, and that the City's environmental documents and findings prepared for this Proposal are determined to be legally adequate pursuant to CEQA Guidelines Section 15096.



August 4, 2005

Lonnie F. Downs
Fire Chief
North Central Fire Protection District
15850 W. Kearney Blvd.
Kerman, Calif. 93630-9335

Subject: 'Bullard-Grantland No I' reorganization; 65.81 acres located on the north side of W. Bullard between N. Grantland and Fwy 99.

Dear Chief Downs;

As per our previous discussions, I am submitting a check in the amount of \$23,921.10 to supplement our previous 'transition fee' deposit. The check is in the amount specified by your letter dated 7-26-05 (copy attached).

Last night the Planning Commission approved our project for 199 lots (Tentative Tract No. 5357) and we can now submit our annexation application to L.A.F.Co. Could you please sign the attached 'Agency consent for waiver of protest hearing form that is attached and return a faxed copy and the original to me.

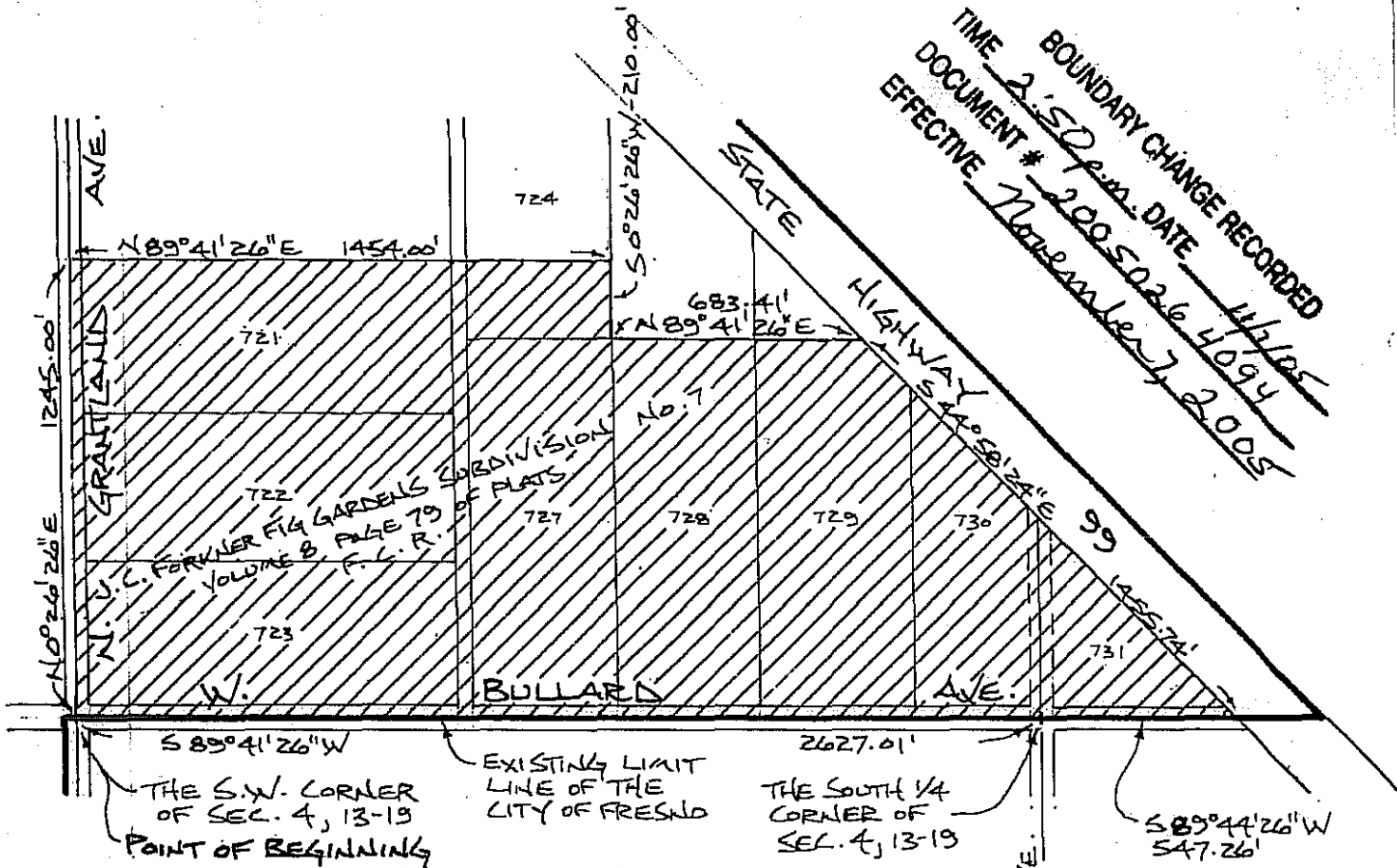
Please feel free to call me if you have any questions about the annexation process. I expect the application to move fairly quickly. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey T. Roberts", written over a circular scribble.

Jeffrey T. Roberts

BOUNDARY CHANGE RECORDED
 TIME 2:50 P.M. DATE 11/10/05
 DOCUMENT # 200502264094
 EFFECTIVE 11/10/05



AREA = 70.10 ACRES ±

LEGEND:



AREA TO BE ANNEXED TO THE CITY OF FRESNO

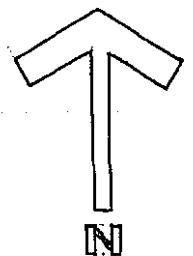


EXISTING LIMIT LINE OF THE CITY OF FRESNO

APPROVED

LAFCO RES. # RO-05-27

September 28, 2005
 DATE



SCALE: 1"=500'

AREA TO BE ANNEXED TO THE CITY OF FRESNO AND
 DETACHED FROM NORTH CENTRAL FIRE PROTECTION DISTRICT
 AND THE KINGS RIVER CONSERVATION DISTRICT

PREPARED BY:

GARY GUANNETTA
 1119 "S" STREET
 FRESNO, CA. 93721
 559.264.3590

BULLARD-GRANTLAND No. 1 REORGANIZATION

A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP
 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

PREPARED:
 8-11-05

REVISED:
 8-31-05
 ANNEX. #1290
 FILE #2543

BULLARD-GRANTLAND NO.1 REORGANIZATION
ANNEXATION TO THE CITY OF FRESNO AND DETACHMENT FROM THE
NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE
KINGS RIVER CONSERVATION DISTRICT

LEGAL DESCRIPTION

A portion of the North Half of Section 4, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 4, said point being on the existing limit line of the city of Fresno; thence leaving the existing limit line of the city of Fresno, North 0°26'26" East, along the West line of said Section 4, a distance of 1,245.00 feet to the intersection with the Westerly prolongation of the North line of Lot 721 of J.C. Forkner Fig Gardens Subdivision No. 7, recorded in Volume 8, Page 79 of Plats, Fresno County Records; thence North 89°41'26" East, along the North line of said Lot 721 and its Westerly and Easterly prolongation, a distance of 1,454.00 feet to the intersection with the East line of Lot 724 of said J.C. Forkner Fig Gardens Subdivision No. 7; thence South 0°26'26" West, along the East line of said Lot 724, a distance of 210.00 feet to the Southeast corner of said Lot 724; thence North 89°41'26" East, along the North line of Lots 728 and 729 of said J.C. Forkner Fig Gardens Subdivision No. 7, a distance of 683.41 feet to the intersection with the Southwesterly line of the State Highway 99 right of way; thence South 44°58'24" East, along the Southwesterly line of the State Highway 99 right of way, a distance of 1,455.74 feet to the intersection with the South line of said Section 4, said point being also on the existing limit line of the city of Fresno; thence South 89°44'26" West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 547.26 feet to the South Quarter corner of said Section 4; thence South 89°41'26" West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 2,627.01 feet to the Point of Beginning.

Contains 70.10 acres more or less

Dated: August 11, 2005

APPROVED

LAFCO RES. # RO-05-27
September 28, 2005
DATE

BOUNDARY CHANGE RECORDED

TIME 2:50 p.m. DATE 11/7/05
DOCUMENT # 20050264094
EFFECTIVE November 7, 2005



County of Fresno

ADMINISTRATIVE OFFICE

BART BOHN

COUNTY ADMINISTRATIVE OFFICER

September 15, 2005

Michael R. Waiczis, Executive Officer
Fresno Local Agency Formation Commission
2115 Kern Street, Ste. 310
Fresno, CA 93721



Subject: Bullard / Grantland No. 1 Reorganization

Dear Mr. Waiczis:

In accordance with Article II, Section 2.2 of the Amended and Restated Memorandum of Understanding (MOU) between the City of Fresno and the County of Fresno, we have reviewed the annexation proposal described in your letter dated August 19, 2005 and received from the applicant, Jeff Roberts, on August 18, 2005.

We have determined that the proposed annexation, which consists of approximately 70.1 acres on the north side of W. Bullard Avenue between N. Grantland Avenue and State Highway 99, conforms to the Standards for Annexation contained in Exhibit I of the MOU.

In establishing the western limit of the annexation area, LAFCo is encouraged to include the existing right-of-way along Grantland Avenue in the final annexation.

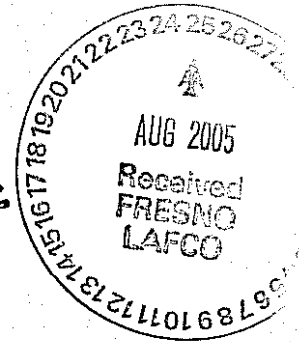
If you have any questions, you may contact me at (559) 488-1710 or Bernard Jimenez at (559) 262-4497.

Sincerely,

Bart Bohn
County Administrative Officer

c: Grace Gomes, Principal Administrative Analyst
Alan Weaver, Director, Department of Public Works and Planning
Lynn Gorman, Deputy Director of Planning
Bernard Jimenez, Manager, Development Services Division
Terri Harmon, Senior Staff Analyst, Policy Planning Unit

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Date: August 22, 2005
To: Natural Resource Conservation Service
From: Michael R. Waiczis, AICP, LAFCo Executive Officer
Subject: "Bullard-Grantland No. 1 Reorganization"

Agency No.: RO-05-27

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting information on the following particular factors:

1. Relationship of the proposal to prime agricultural land* in the area:
There is about 1/3 of the area that is land of statewide importance.
2. Effect of the proposal on unique agricultural areas:

3. Effect of the proposal on any soil hazard or limitation:
Very slow subsoil permeability. Very low available water holding capacity.
4. Other comments:
Large increase in traffic and particulates, especially on Grantland and Shaw Avenues.

*See Government Code Section 51201 for definition.

In order to proceed with the processing of this application, your comments need to be returned to this office by **September 2, 2005**. Your assistance is greatly appreciated. Thank you.

Bruce Champion Soil Con. Tech.
Signature and Title
8-24-05
Date

MRW:cf

Attachments: Application, Map, Legal Description, Resolution



INTER OFFICE MEMO

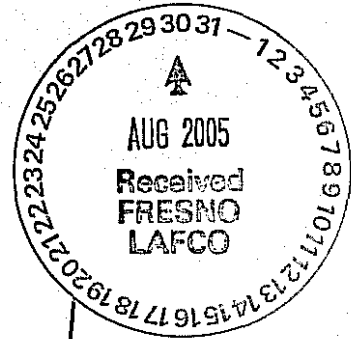
County Free Library

DATE: August 26, 2005

TO: Michael R. Waiczis, LAFCO, Executive Officer

FROM: Karen Bosch Cobb, Interim County Librarian

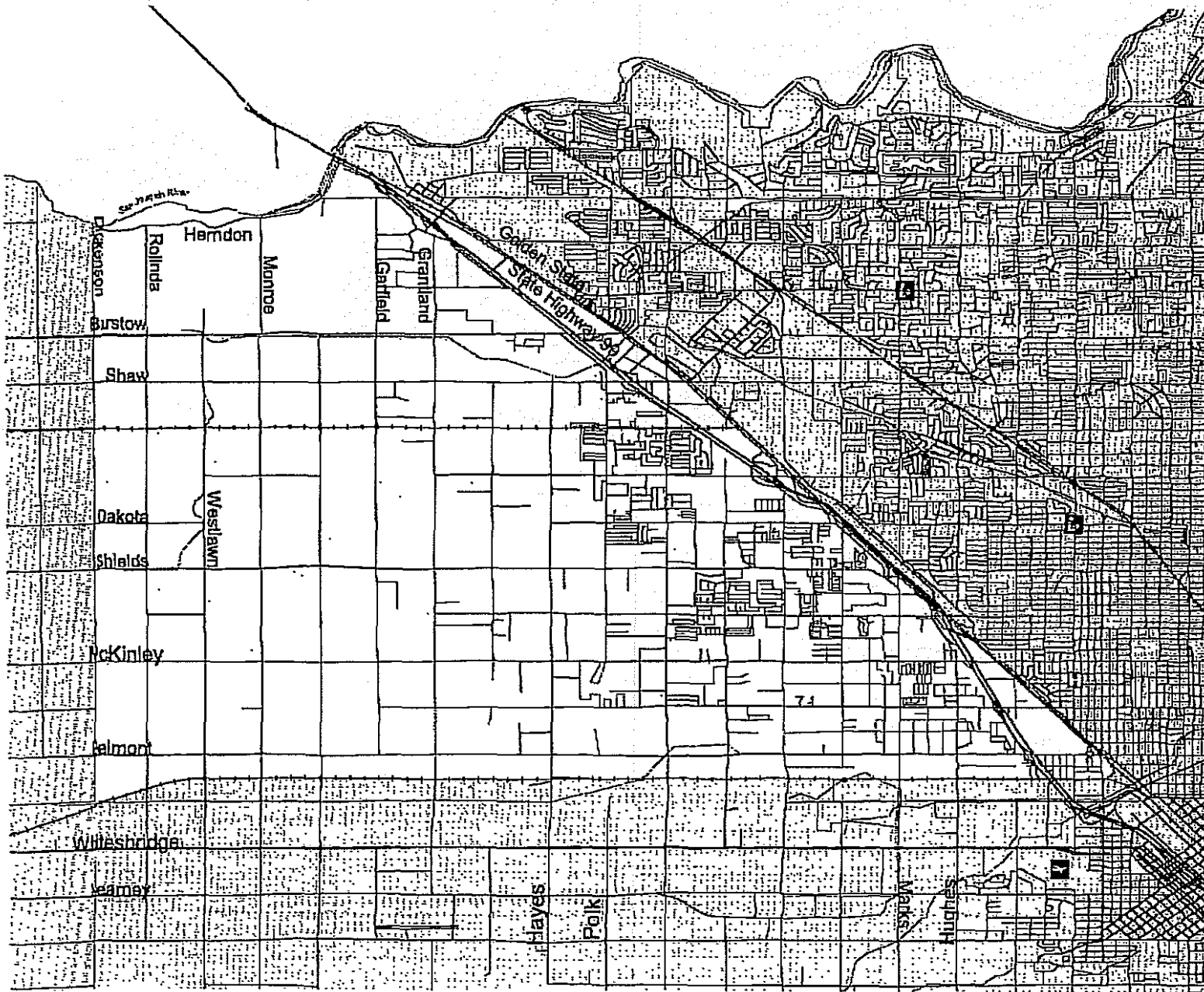
SUBJECT: **Bullard-Grantland No. 1 Reorganization**



This proposal is to provide for the development of 198 single family homes. The library presently provides library service to residents in this area from a 10,000 square foot building located at Marks and Bullard. In February 2003, the Board of Supervisors adopted *"The Heart of a Community Its Public Library: Meeting Library Needs for Fresno County Residents: 2002-2020. This study demonstrates that there should be a new library to serve the area west of Highway 99. Please see the attached map. The library proposes to build a new 20,000 + foot building to serve 60,000 to 75,000 residents.*

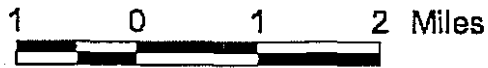
Should this project result in a higher projected population, an even larger facility would be needed. Funds have not been set aside for the development of the new library at this time.

Attachment



NEW BRANCH

Fresno County Public Library



- StreetMap USA
- Airport
 - Hospital
 - Highway
 - Primary road
 - Water body
 - Central Library
 - Branch Libraries
 - 060180.ksh.shp (hydrology)
 - 060190.kb.shp (railroad)
 - 060191.kb.shp (roads)
 - New branch
 - 060150.kk00.shp (tracts and blocks)



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File No. 170.44

August 26, 2005

Mr. Michael Waiczis, Executive Officer
Local Agency Formation Commission of Fresno County
2100 Tulare Street, Suite 502
Fresno, CA 93721



Dear Mr. Waiczis

**Bullard-Grantland No. 1 Reorganization
Annexation of 65.81 acres to the City of Fresno
Drainage Area "EM"**

The proposed annexation boundary encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan does not exist at this time.

Tract 5357 lies within the boundary Bullard-Grantland No. 1.

See attached Notice of Requirements for Tract 5357 for additional information.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further request its historic growth increment tax applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

Doug McCauley
Project Manager

DM/lrl

Attachment(s)



wprocess\dm\2005\letters\lafco-bullard-grantland #1 reorg(em)-ltr

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

PUBLIC AGENCY

Mr. Gil Haro, Planning Manager
Planning & Development Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721

DEVELOPER

GRANTLAND AVENUE LLC
1396 W. HERNDON STE. 101
FRESNO, CA 93711

MAP NO.	<u>5357</u>	PRELIMINARY FEE(S) (See below)	
DRAINAGE AREA(S)	<u>" EM " " - "</u>	DRAINAGE AREA	<u>" EM " \$313,549.00</u>
DATE	<u>5-25-05</u>	DRAINAGE AREA	<u>" - " -</u>
		TOTAL FEE	<u>\$313,549.00</u>

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

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

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

- a) Fees related to undeveloped or phased portions of the project may be deferrable.
- b) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

TRACT No. 5357

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

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

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

1. a. Drainage from the site shall be directed to _____
- X b. Grading and drainage patterns shall be as identified on Exhibit No. 1 ~~// 2~~
- c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
- X Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".
- None required.
3. The following final improvement plans shall be submitted to the District for review prior to final development approval:
- | | | |
|---------------------------|---------------------------------|------------------------|
| <u> X </u> Grading Plan | <u> X </u> Storm Drain Plan | <u> X </u> Final Map |
| <u> X </u> Street Plan | <u> X </u> Water & Sewer Plan | <u> </u> Other |
4. Availability of drainage facilities:
- a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).
- X 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. Temporary service is available through _____
- X d. See Exhibit No. 2.
5. The proposed development:
- Appears to be located within a _____ 500 year _____ 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
- X Does not appear to be located within a flood prone area.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

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

a.

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

b.

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

**TRACT
NO. 5357**

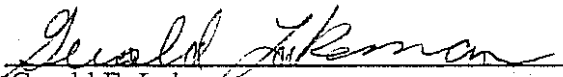
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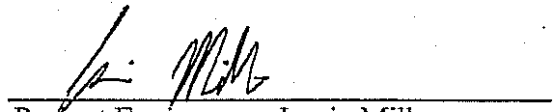
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 4 of 4

- c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
7. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
8. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
9. X See Exhibit No. 2 for additional comments, recommendations and requirements.

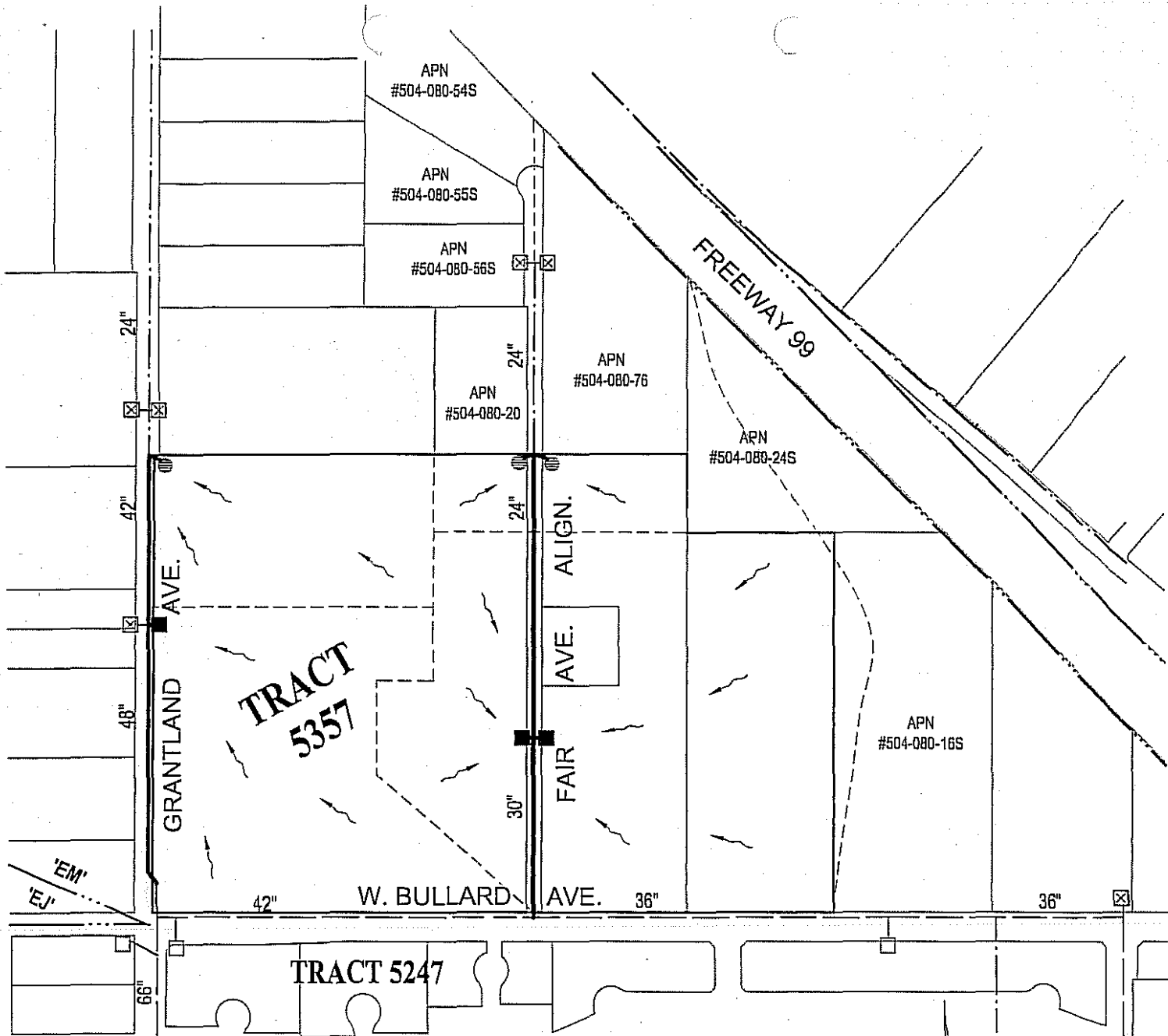


Gerald E. Lakenfan,
District Engineer



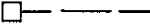
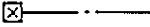
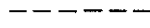



Project Engineer: Jamie Miller

C: GARY GIANNETTA ENGINEERING
1119 "S" STREET
FRESNO, CA 93721



LEGEND

-  Master Plan Facilities To Be Constructed By Developer - Pipeline (size Shown) & Inlet.
-  Type 'E' Inlet - Not Eligible For Fee Credit
-  Existing Master Plan Facilities
-  Future Master Plan Facilities
-  Inlet Boundary
-  Direction Of Drainage

SCALE = 1"=400'



EXHIBIT NO. 1
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

TRACT 5357
 DRAINAGE AREA: "EM"

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

Drainage patterns must be maintained for each of the properties adjacent to this tract to the north and east (APN 504-080-16, 20, 24S, 54, 55, 56 and 76). The District recommends Tract 5357 provide a stub street or another safe means to control and convey major storm water for drainage from the north and east.

The construction of the storm drainage facilities shown on Exhibit No. 1 associated with Tract 5247 will provide the southerly portions of Tract 5357 with permanent drainage service. Should the storm drainage facilities identified not be constructed or be in a construction phase not completed for permanent service availability, the District recommends temporary facilities until permanent service is available. The construction of the Type "E" inlets as identified on Exhibit No. 1 will provide the northern portions of Tract 5357 with temporary drainage service. These facilities are not eligible for fee credit.

Basin "EM" does not currently have sufficient capacity to serve Tract 5357. The Developer can obtain storage within Basin "EM" by excavating 12,000 cubic yards of material. It is preferred that this material be removed from the basin site. An excavation permit must be obtained from the District for any work within the basin.

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

Development No. Tract 5357



Fresno Local Agency Formation Commission



DATE: August 22, 2005
 TO: Elections Division Stop #28
Michael R. Waiczis
 FROM: Michael R. Waiczis, AICP, LAFCo Executive Officer
 SUBJECT: "Bullard-Grantland No. 1 Reorganization"
 AGENCY NO.: RO-05-27

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting the following information indicated by an "X":

- A. Please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County within 300 feet of the exterior boundary of the property.
- B. Number of registered voters in the area. 0
- C. Number of valid registered voter signatures _____
- D. What percent of the registered voters in the proposal area does the attached petition represent? _____
- E. Will the proposal adversely affect precinct boundaries or the conduct of elections? No
- F. Other comments:

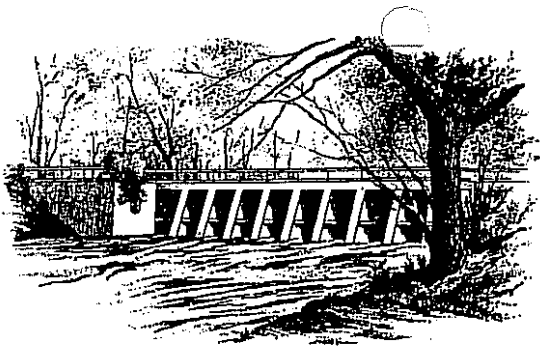
In order to proceed with the processing of this application, your comments need to be returned to this office by September 2, 2005. Your assistance is greatly appreciated. Thank you.

MRW:cf.

Attachments: Map, Legal description

Betty Vaughan, SPA II
 Signature and Title

August 30, 2005
 Date



Your Most Valuable Resource - Water

OFFICES OF FRESNO IRRIGATION DISTRICT

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



September 1, 2005

Mr. Michael Waiczis
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

RE: "Bullard-Grantland No. 1 Reorganization" – FID's Epstein No. 48 Canal

Dear Mr. Waiczis:

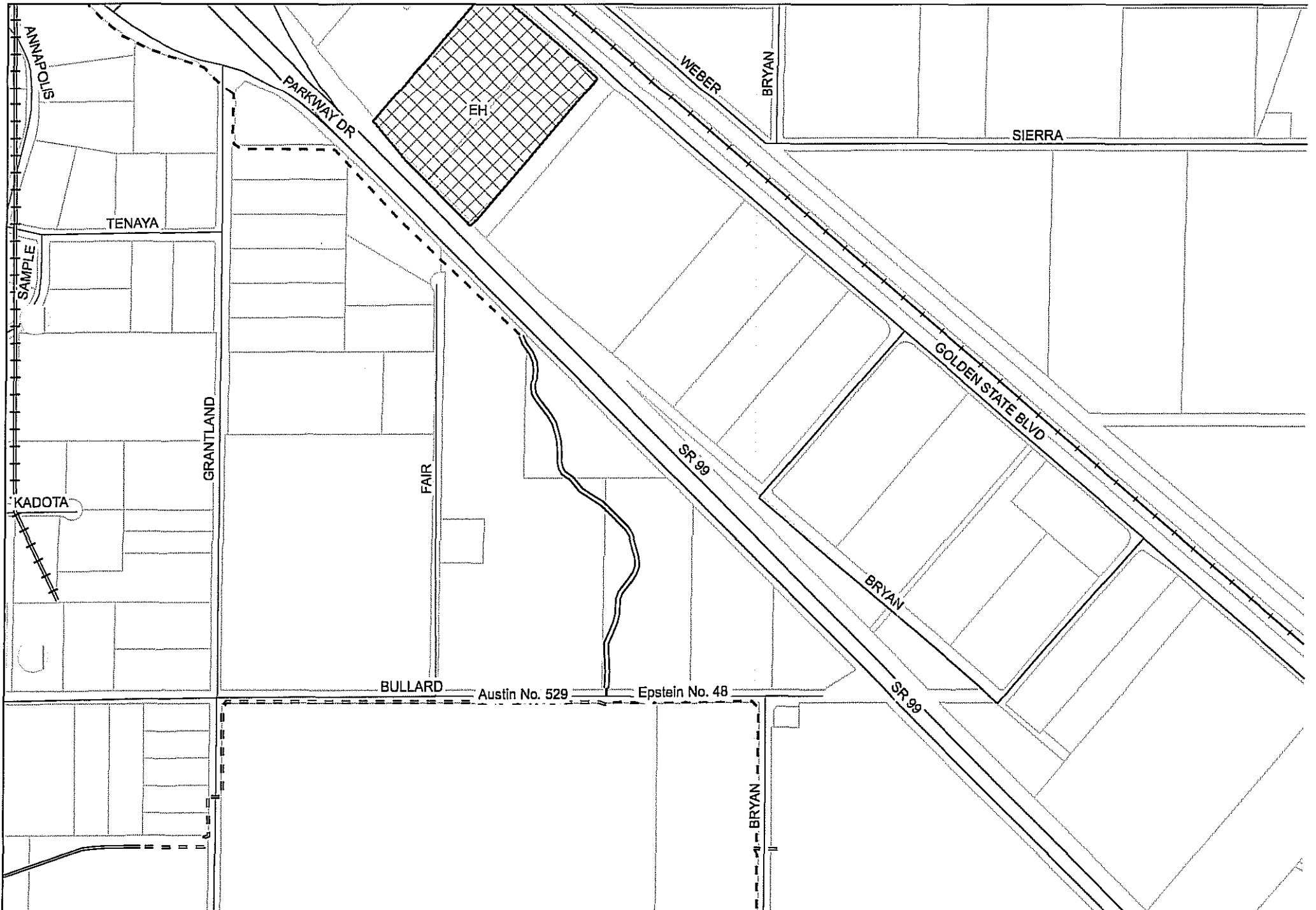
FID's comments and requests are as follows:

1. For informational purposes, FID's Epstein No. 48 canal traverses the subject property as shown on the enclosed map.
2. FID has no objections to the approval of the subject annexation.

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

Sincerely,

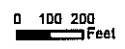
Bret Johnson
Engineering Technician I



FRESNO IRRIGATION DISTRICT

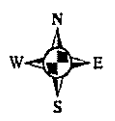
Legend

- | | | | |
|-----------------|--------------------|-------------------|---------------|
| FID Canal | FID Pipeline | Other-Creek/River | Major Streets |
| Private Canal | Private Pipeline | Other-Pipeline | Parcel |
| Abandoned Canal | Abandoned Pipeline | FMFCO Basins | |



SCALE: 1:7,052

6/15/2008
 \\fidsrv02\eng\Project\2008\master.mxd

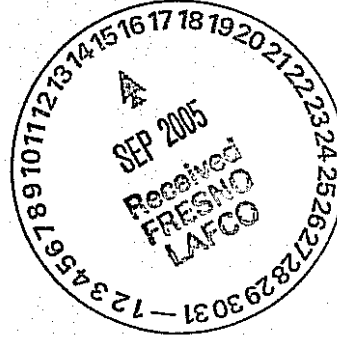




County of Fresno

Department of Community Health
Edward L. Moreno, M.D., M.P.H., Interim Director

September 9, 2005



999999999
LU0010890
PE 2620

Mr. Mike Waiczis
Local Agency Formation Commission
2115 Kern St., Suite 310
Fresno, CA 93721

Dear Mr. Waiczis:

PROJECT NO: RO-05-27
SUBJECT: Bullard-Grantland No. 1 Reorganization

1. Adequacy and availability of existing and proposed community water and sewer systems:
2. Need for services other than those proposed:
3. Effect of project on air or water quality:
4. Related County plans or projects:
5. Other comments:

Drinking water which meets state quality standards for public water systems is a precious commodity which must be protected. Existing standards for water well construction and destruction are designed to protect groundwater quality, thereby protecting the public health. The expense associated with proper destruction of a well is infinitesimally small in comparison to the expense of cleaning up contaminated groundwater.

The Fresno County Department of Community Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects. As city boundaries expand, community services are provided to areas originally served only by individual domestic and agricultural wells. Improper abandonment of such wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

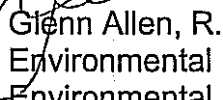
Prior to destruction of any existing agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, 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. Transportation of these materials on public roadways may require special permits and licensure.

The Department of Community Health is available to provide consultation in cooperation with the City of Fresno in order to encourage the proper destruction of wells and safeguard our water quality. City staff may contact Ed Yamamoto, Water Surveillance Program, at (559) 445-3357 for more information.

This Department recommends that any existing rural residential parcel(s) be required to connect to the City of Fresno sewer system in the event of a failure of the existing sewage system(s), and that no building permits be issued for repair of such a system whether or not the mandatory three (3) year connection requirement has expired.

If I can be of more assistance, please contact me at (559) 445-3357.

Sincerely,



Glenn Allen, R.E.H.S.
Environmental Health Specialist II
Environmental Health Division

ga

cc: Ed Yamamoto, Environmental Health Division

DATE: August 22, 2005
TO: Bernard Jimenez, Planning Department, Stop #214
Department of Public Works and Planning
FROM: Michael R. Waiczis, AICP, LAFCo Executive Officer
SUBJECT: "Bullard-Grantland No. 1 Reorganization", LAFCo Agency No. RO-05-27

The attached application has been filed for processing with the Fresno Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting information on the following factors (Attach extra sheets as necessary):

1. County plan designation for the area:

The subject annexation area is designated Rural Residential (RR) on the County's General Plan. The subject area consists of approximately 70+/- acres at the northeast corner of North Grantland and West Bullard Avenues.

2. Consistency of the proposal with adopted county general and community plans and policies.

The County's General Plan directs the location of urban density uses in incorporated areas where necessary support services are available. Annexation and urban development of the subject property represents a logical continuation of the existing development pattern within the City's Sphere of Influence in conformance with the adopted Memoranda of Understanding (MOU).

3. Any pending County plans, projects (i.e. community development, roads, etc.) or development permits:

No pending County projects are planned for this area.

4. Other related comments:

On September 15, 2005, the "Bullard-Grantland No. 1 Reorganization" was determined to be consistent with the Standards for Annexation contained in Exhibit 1 of the Memorandum of Understanding between the County and the City of Fresno.

5. Recommendations:

To ensure orderly development, this annexation should include the full extent of the existing right-of-way on Grantland Avenue.

In order to proceed with the processing of this application, your comments need to be returned to this office by September 2, 2005. Your assistance is greatly appreciated. Thank you.


Bernard Jimenez, Development Services Manager
Department of Public Works and Planning

9-15-05
Date

G:\42600\Devs&Plan\PLANNING\ANNEXATION\501\res & Districts\Fresno\2005\Bullard-Grantland No. 1 Landowner Petition\LAFCo Response.doc



LOCATION MAP

SIERRA

GOLDEN STATE BLVD

CITY OF FRESNO

99

GRANTLAND

TENAYA

ANNAPOLIS

**BULLARD - GRANTLAND
No. 1 REORGANIZATION**

KADOTA

TISHA

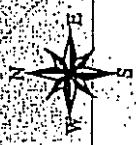
BULLARD

CITY OF FRESNO
SPHERE OF INFLUENCE

CASPIAN

ZAVAZ

BRYAN



City of Fresno
Service Delivery Plan
"Bullard – Grantland No.1" Reorganization
August 15, 2005

A. Project Description

The applicant, Granville Homes, Inc., is interested in annexing 70.10 acres of land to the City of Fresno and detaching from the Kings River Conservation District and the North Central Fire Protection District. Granville Homes, Inc. owns 57.38 acres of the proposed annexation area, with the balance being made up of land owned by 2 other consenting owners and land devoted to public R.O.W. A large portion of the 70.71 areas has been approved for subdivision by the city of Fresno (47.87 acres; tentative tract No. 5357) into 198 single family lots that conform to the 2025 Fresno General Plan.

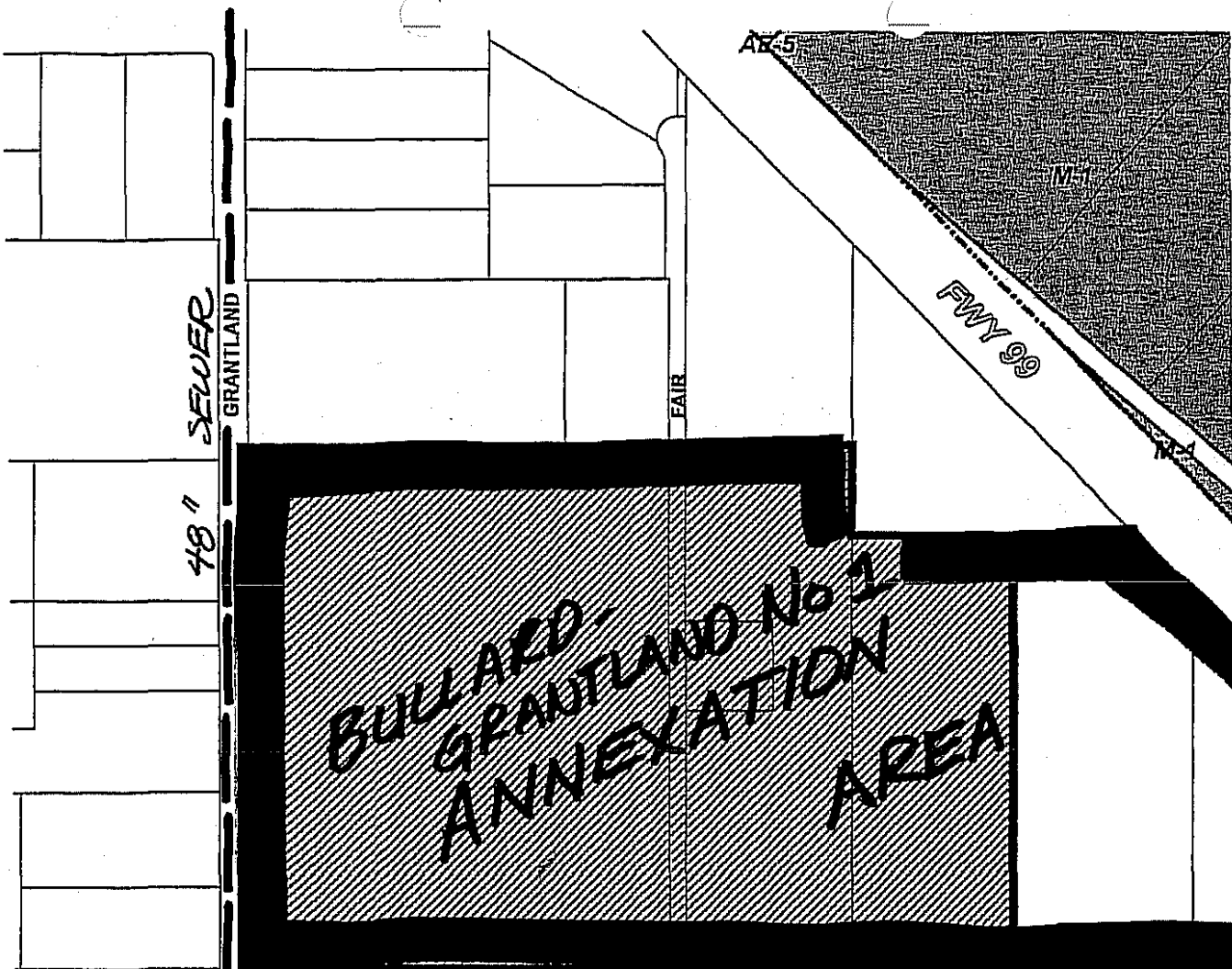
B. Services existing or proposed to be extended to the "Bullard – Grantland No. 1 Reorganization Area.

1. Community Water: the City of Fresno will provide water to the site. Major water lines are currently available in W. Bullard Avenue adjacent to the site.
2. Sanitary Sewers: sewer service is available through the City of Fresno. All existing major 'Trunk' line is situated in the Grantland Ave. alignment.
3. Solid Waste Protection: Upon annexation, the City of Fresno will provide service to the subject site in addition to green waste and recycling service.
4. Police and Fire Protection: Upon annexation, the subject site will be served by the Fresno Police Department. The property south of the proposed annexation is in the City at this time. Also, upon annexation, the site will be provided fire protection service by the City of Fresno. The Fresno Fire Department will operate out of an interim Fire Station No 16, located across the street on the south side of W. Bullard, E. of N. Grantland Ave.
5. Street Lighting: The applicant is providing a 'decorative' style street lighting within the limits of Tract 5357 which will be owned and operated by the City of Fresno. The additional properties being annexed will also be served by the City of Fresno.

6. Parks and Recreation: The City of Fresno provides park facilities. Development projects either contribute towards these (fees) parts or install their own parks. In this particular case, the developer is installing a 'linear park' that will be maintained and owned by the City of Fresno.
7. Transit Services: The City of Fresno will provide FAX (Fresno Area Express) to this area of the city.
8. Ambulance Service: The City of Fresno paramedic service is provided through the Fresno Fire Department.
9. Storm Drainage: The proposed site is currently served by the Fresno Metropolitan Flood Control District. Upon annexation the site will remain in the district. Development of this and other sites will cause 'Master' facilities to be installed.
10. Extension of City Services: All city services needed for the area will be extended as development occurs if they do not already exist.
11. Upgrading of Public Facilities: The primary reason for the annexation of this property is that the owners desire to be in the City of Fresno. Their properties are adjacent to city boundaries and development of the properties will provide street dedication and improvements.
12. Schools: The subject property lies within the Central Unified School District. As part of the development process, fees will be paid to the district to provide the facilities for all levels of education.
13. Other Services: The Planning Building and Utility Departments and other Fresno City Hall services are located at 2600 Fresno Street in downtown Fresno. The subject site is approximately 12 miles from Fresno City Hall. The Police Department is in the same general area as Fresno City Hall.

C. Compliance with the California Environmental Quality Act.

Tract No 5357 has received a 'Negative Declaration' that has been recorded with the Fresno County Clerk on August 9, 2005. The application for plan changes, zone change, and division by tentative tract map all contemplated annexation to the city of Fresno.



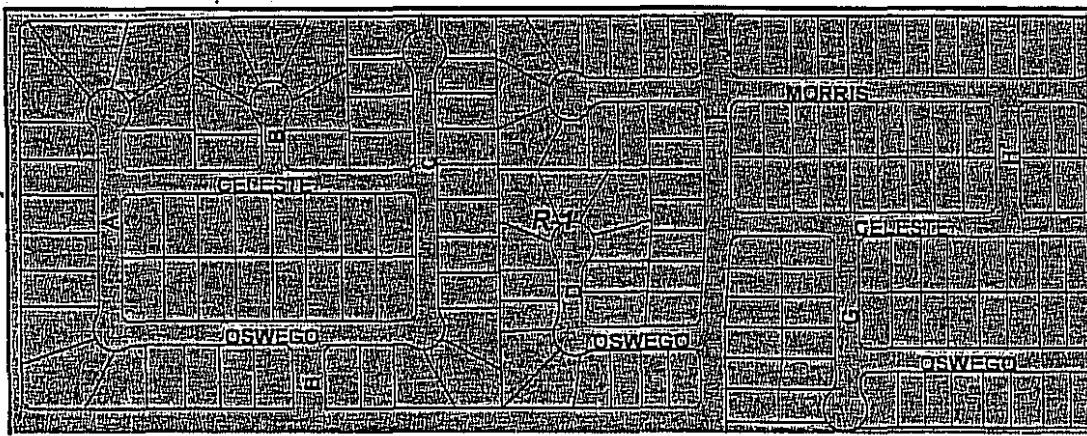
**BULLARD -
GRANTLAND No 1
ANNEXATION
AREA**

BULLARD

48" SEWER
GRANTLAND

County
City

48" SEWER



LEGEND

 Subject Property

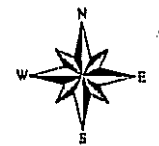
 U.G.M. Area

SEWER MAP

VESTING TENTATIVE TRACT MAP NO. 5357/UGM
CONDITIONAL USE PERMIT NO. C-04-267

Northeast corner Grantland Av. and Bullard Av.

**PLANNING & DEVELOPMENT
DEPARTMENT**

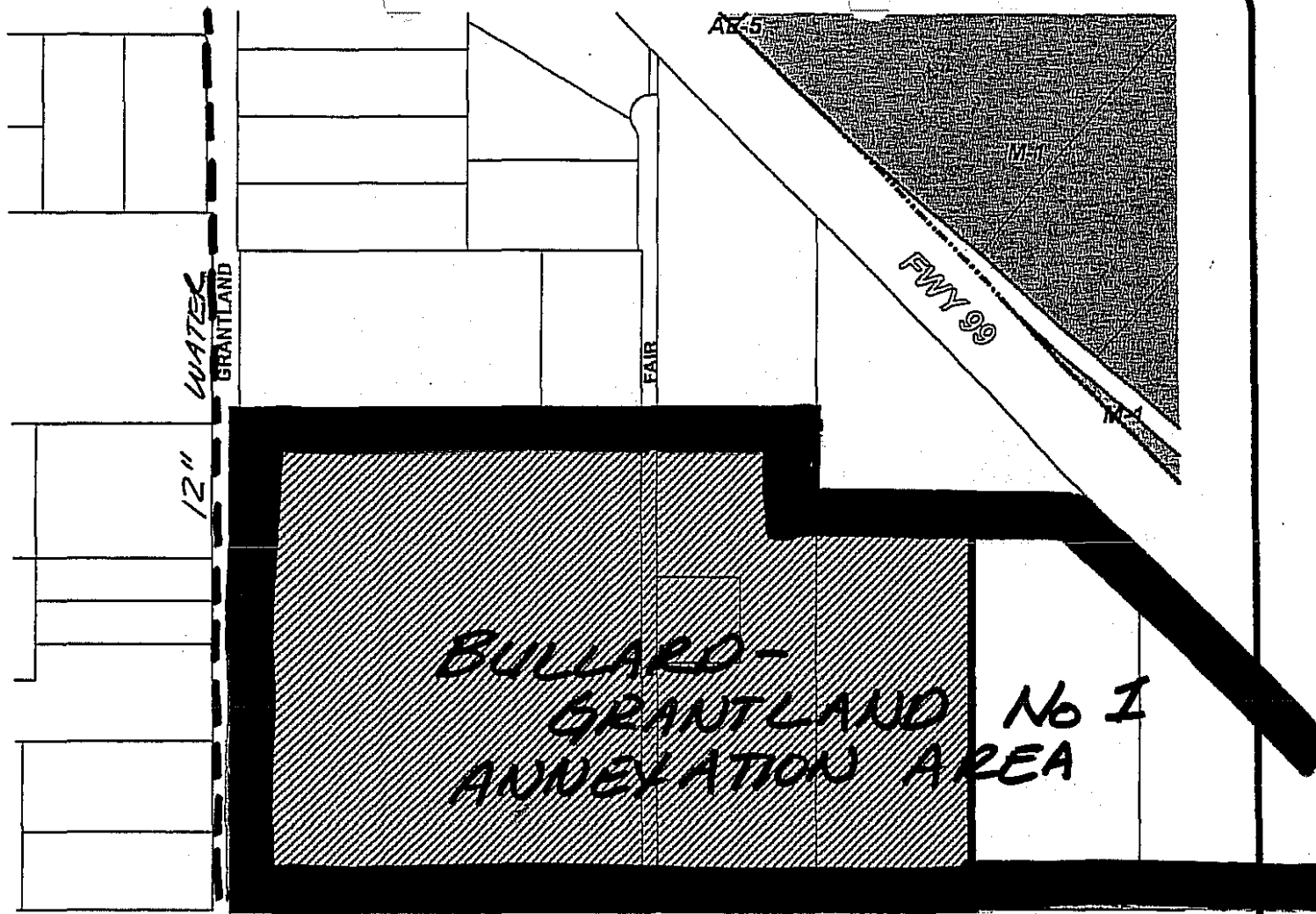


NOT TO SCALE

A.P.N.: 504-080-18.64.75.77

ZONE MAP: 1843

BY/DATE: J.S. / 4-20-05

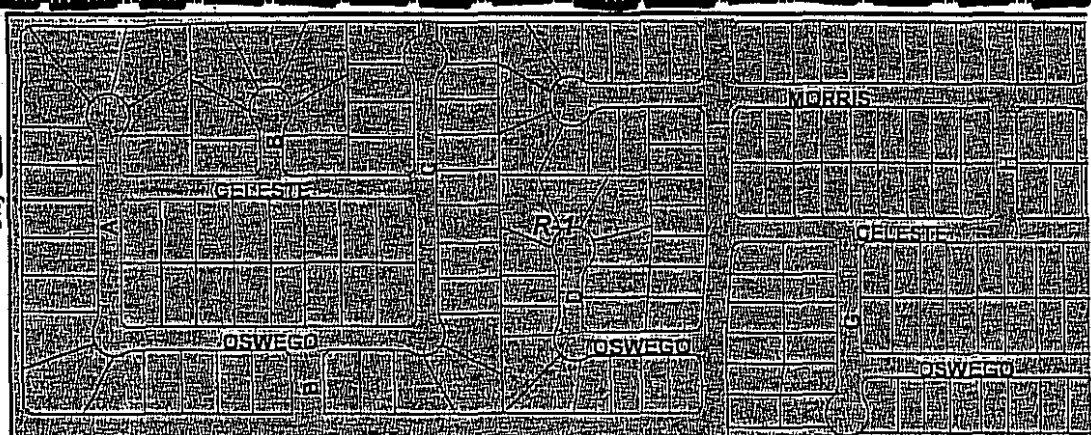


12" WATER
GRANTLAND

BULLARD

12" WATER
County City

12" WATER



LEGEND

 Subject Property

 U.G.M. Area

WATER MAP

VESTING TENTATIVE TRACT MAP NO. 5357/UGM
CONDITIONAL USE PERMIT NO. C-04-267

Northeast corner Grantland Av. and Bullard Av.

PLANNING & DEVELOPMENT DEPARTMENT



NOT TO SCALE

A.P.N.: 504-080-18.64.75.77
ZONE MAP: 1843
BY/DATE: J.S. / 4-20-05

NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF FRESNO
Planning and Development Dept.
2600 Fresno St., Rm 3043
Fresno, CA 93721-3604

County Clerk
County of Fresno
2221 Kern Street
Fresno, CA 93721

DATE RECEIVED FOR FILING:
FILED
AUG 09 2005
FRESNO COUNTY CLERK
By _____
DEPUTY

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

SUBJECT

Environmental Assessment No. T-5357/C-04-267

Project Title

City of Fresno
Planning and Development Department
Shelby Chamberlain, Planner III

N/A

(559) 621-8042

State Clearinghouse Number
(If subject to Clearinghouse)

Lead Agency / Contact Person

Area Code/Telephone

51± acres located on the northeast corner of North Grantland and West Bullard Avenues, Fresno City SOI/Fresno County
Project Location (include County)

Project Description: Vesting Tentative Tract Map No. 5357/UGM and Conditional Use Permit Application No. C-04-267, filed by Grantland Avenue LLC, proposes the development of approximately 51 acres of property located at the northeast corner of North Grantland and West Bullard Avenues. The subject site is currently zoned RR (Fresno County-Rural Residential) but was approved for R-1/UGM (Low Density Multiple Family Residential/Urban Growth Management) zoning pending annexation to the City of Fresno. Vesting Tentative Tract Map No. 5357/UGM proposes to subdivide the subject property into a 199-lot single family residential planned development with 1 outlot. Conditional Use Permit Application No. C-04-267 is a request to develop the subdivision with 1 outlot for open space, increased lot coverage to 50%, decorative street lights, reduced side yard setback to accommodate fireplace and entertainment center projections, reduced lot widths and reduced front and rear yard setbacks. In order for the rezone to become effective and in order for the subject site to be developed, it is required to be annexed to the City of Fresno and detached from the North Central Fire Protection District and the Kings River Conservation District.

This is to advise that the City of Fresno Planning Commission, the Lead Agency, has approved the above-described project on August 3, 2005 and has made the following determinations regarding this project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A determination of project conformity to the 2025 Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. 10130 / SCH No. 2001071097) was made.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the above-described Finding of Conformity with comments and responses and record of project approval is available to the general public at the City of Fresno Planning & Development Department, 2600 Fresno Street, Room 3046, Fresno, California 93721.

Darrell Unruh
Darrell Unruh
Planning Manager, City of Fresno

8/08/05
Date

E200510000319

Attachments: De Minimis Finding
Project Vicinity Map
Environmental Assessment No. T-5357/C-04-267 Finding of Conformity



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (8-03)

260856

Lead Agency: CITY OF FRESNO Date: 08-09-05

County / State Agency of Filing: FRESNO CO. CLERK Document No. C-04-267

Project Title: T-5357/C-04-267

Project Applicant Name: DARRELL UNRUH, PLN. MNGER Phone Number 559 6218042

Project Applicant Address: 2600 FRESNO ST. FRESNO, CA. 93721 rm 3043

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

() Environmental Impact Report	\$850.00	\$	<u>0</u>
() Negative Declaration	\$1,250.00	\$	<u>0</u>
() Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	<u>0</u>
() Projects Subject to Certified Regulatory Programs	\$850.00	\$	<u>0</u>
(XX) County Administrative Fee	\$25.00	\$	<u>25.00</u>
(XX) Project that is exempt from fees			

TOTAL RECEIVED \$ 25.00

Signature and title of person receiving payment:  Jose Gomez

WHITE-PROJECT APPLICANT

YELLOW-DFG/FARS

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

**CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION**

DE MINIMIS IMPACT FINDING FOR CITY OF FRESNO ENVIRONMENTAL ASSESSMENT NO. T-5357/C-04-267

LEAD AGENCY:

City of Fresno, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721

PROJECT TITLE AND LOCATION:

Vesting Tentative Tract Map No. 5357/UGM and Conditional Use Permit Application No. C-04-267, located in the unincorporated portion of Fresno County, within the City of Fresno Sphere of influence, on the northeast corner of West Bullard and North Grantland Avenues (APN Nos. 504-080-18, 63, 64).

PROJECT DESCRIPTION:

Vesting Tentative Tract Map No. 5357/UGM and Conditional Use Permit Application No. C-04-267, filed by Grantland Avenue LLC, proposes the development of approximately 51 acres of property located at the northeast corner of North Grantland and West Bullard Avenues. The subject site is currently zoned RR (*Fresno County-Rural Residential*) but was approved for R-1/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zoning pending annexation to the City of Fresno. Vesting Tentative Tract Map No. 5357/UGM proposes to subdivide the subject property into a 199-lot single family residential planned development with 1 outlot. Conditional Use Permit Application No. C-04-267 is a request to develop the subdivision with 1 outlot for open space, increased lot coverage to 50%, decorative street lights, reduced side yard setback to accommodate fireplace and entertainment center projections, reduced lot widths and reduced front and rear yard setbacks. In order for the R-1/UGM zoning to become effective and in order for the subject site to be developed, it is required to be annexed to the City of Fresno and detached from the North Central Fire Protection District and the Kings River Conservation District.

FINDING OF EXEMPTION:

Pursuant to the above-noted environmental assessment, Finding of Conformity to Master Environmental Impact Report No. 10130 for the 2025 Fresno General Plan has been prepared by the lead agency for the proposed project. There is no evidence in the record that the proposed project may have an adverse effect on wildlife resources.

"I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.4 of the Fish and Game Code."

FILED

AUG 9 2005

FRESNO COUNTY CLERK

By _____

Section 711.4, Fish and Game Code



Darrell Unruh, Planning Manager
Advance Planning Division

Date: August 8, 2005

E200510000319

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT / INITIAL STUDY
FINDING OF CONFORMITY / MEIR NO. 10130**

2005 JUL 14 PM 4:36
RECEIVED
CITY CLERK - FRESNO, CA

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan

DATE RECEIVED FOR FILING:

Initial study is on file in the Planning and Development Department, City Hall,
2600 Fresno Street, Fresno, California 93721
(559) 621-8277

Applicant:

Granville Homes
1396 West Herndon Avenue, Suite 101
Fresno, California 93711

Initial Study Prepared By:

Shelby Chamberlain, Planner III
July 14, 2005

Environmental Assessment Number:

Vesting Tentative Tract Map No. 5357/UGM
Conditional Use Permit Application No. C-04-267

Project Location (including APN):

Northeast corner of North Grantland and West Bullard Avenues. (APN: 504-080-18, 63, 64)

Project Description:

Vesting Tentative Tract Map No. T-5357/UGM proposes to subdivide the 49-acre site into a 199-lot single family residential subdivision with 1 outlot. Conditional Use Permit Application No. C-04-267 is a request to develop the subdivision as a planned development with a landscaped outlot for open space purposes, reduced lot widths, increased lot coverage and reduced front, side and rear yard setbacks. The property is within the jurisdiction of the West Area Community Plan and the 2025 Fresno General Plan. Both plans designate the property for medium density residential land uses and the property has been approved for R-1/UGM (*Single Family Residential/Urban Growth Management*) upon annexation to the City of Fresno. The R-1/UGM zone district is consistent with the planned land use designation. The project also includes the detachment of a portion of the subject property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno for which the Fresno County Local Agency Formation Commission (LAFCO) is the responsible agency. The subject property is currently vacant and is surrounded by rural and single family residential developments (existing and under construction).

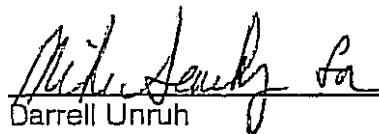
Conformance to Master Environmental Impact Report (MEIR NO. 10130):

The 2025 Fresno General Plan and West Area Community Plan designate the subject parcel for medium density residential planned land uses. The existing zone district for the site is AE-20, *Fresno County-Exclusive Five Acre Agricultural*. The Fresno City Council has approved the R-1/UGM (*Single Family Residential/Urban Growth Management*) zoning for the subject property, which conforms to this medium density residential planned land use designation. The R-1/UGM zone district will be in effect once the site has been annexed to the City of Fresno by LAFCO.

The Planning and Development Department staff has prepared an initial study and environmental checklist and evaluated the proposed development in accordance with the land use and environmental policies and provisions of the 2025 Fresno General Plan and the related Master Environmental Impact Report (MEIR) No. 10130. The subject property is proposed for development with residential uses at an intensity and scale (4.99 to 10.37 dwelling units per acre) that is permitted by the existing planned land use and zoning designation for the site. Thus, the development of the site with a 199-lot single family residential subdivision will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the development will adversely impact existing city service systems or the traffic circulation system that serves the subject parcels. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15178(a).

Per Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of a MEIR, provided that the project does not cause significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, per the 2025 Fresno General Plan land use designations, include impacts associated with the medium density residential land use designation specified for the subject parcel. Based on this initial study, the proposed project does not change the land use indicated for the subject parcel and will not generate additional significant effects not previously identified by the MEIR and no new additional mitigation measures are required. Therefore, the project proposal is within the scope of the MEIR as defined by Section 15177 of the CEQA Guidelines.

Moreover, as lead agency for this project, the Planning and Development Department, per Section 15177 (d) of the CEQA Guidelines, has determined that all feasible mitigation measures from MEIR No. 10130 shall apply to the project proposal as noted in the **attached mitigation monitoring checklist**. Public notice has been provided regarding staff's finding in a manner prescribed by this section of the Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).



Darrell Unruh
Planning Manager, City of Fresno

7/14/05

Date

K:\Master Files - Tract Maps\Tract 5357 Shelby Chamberlain (C-04-267)\T-5357-C-04-267 FINDING OF CONFORMITY.doc

Attachments: Environmental Checklist/Initial Study for Environmental Assessment No. T-5357/C-04-267
Mitigation Monitoring Checklist (MEIR No. 10130) for Environmental Assessment No. T-5357/
C-04-267

**ENVIRONMENTAL ASSESSMENT (EA) CHECKLIST
POTENTIAL ENVIRONMENTAL EFFECTS
EA NO. T-5357/C-04-267**

<u>1</u>	1.0	<u>TOPOGRAPHIC, SOIL, GEOLOGIC CONSIDERATIONS</u>	<u>1</u>	11.0	<u>URBAN SERVICES</u>
<u>1</u>	1.1	Geologic hazards, unstable soil conditions	<u>1</u>	11.1	Availability of fire protection
<u>1</u>	1.2	Adverse change in topography or ground surface relief	<u>1</u>	11.2	Lack of emergency vehicle access
<u>1</u>	1.3	Destruction of unique geologic or physical features	<u>1</u>	11.3	Adequacy of design for crime prevention
<u>1</u>	1.4	Increased water erosion	<u>1</u>	11.4	Overcrowding of school facilities
			<u>1</u>	11.5	Availability of water mains of adequate size
			<u>1</u>	11.6	Availability of sewer lines of adequate capacity
			<u>1</u>	11.7	Availability of storm water drainage facilities (on or off site)
<u>1</u>	2.0	<u>AIR QUALITY</u>	<u>1</u>	11.8	Availability of adequate park and recreation areas
<u>1</u>	2.1	Substantial indirect source of pollution	<u>1</u>	11.9	Unusually high solid waste generation
<u>1</u>	2.2	Direct on-site pollution generation			
<u>1</u>	2.3	Generation of objectionable odors			
<u>1</u>	2.4	Generation of dust except during construction			
<u>1</u>	2.5	Adverse local climatic changes			
			<u>1</u>	12.0	<u>HAZARDS</u>
			<u>1</u>	12.1	Risk of explosion or release of hazardous substances
<u>1</u>	3.0	<u>WATER</u>	<u>1</u>	12.2	Site subject to flooding
<u>1</u>	3.1	Insufficient ground water available for long-term project use	<u>1</u>	12.3	Adverse change in course of flow of flood waters
<u>1</u>	3.2	Use of large quantities of ground water	<u>1</u>	12.4	Potential hazards from aircraft accidents
<u>1</u>	3.3	Wasteful use of ground water	<u>1</u>	12.5	Potential hazards from landfill and/or toxic waste sites
<u>1</u>	3.4	Pollution of surface or ground water supplies			
<u>1</u>	3.5	Reduction in ground water recharge			
			<u>1</u>	13.0	<u>AESTHETICS</u>
<u>1</u>	4.0	<u>PLANT LIFE</u>	<u>1</u>	13.1	Obstruction to public or scenic vista or view
<u>1</u>	4.1	Reduction of the numbers of any unique, rare or endangered species	<u>1</u>	13.2	Creation of aesthetically offensive conditions
<u>1</u>	4.2	Reduction in acreage of agricultural crop	<u>1</u>	13.3	Removal of street trees or other valuable vegetation
<u>1</u>	4.3	Premature or unnecessary conversion of prime agricultural land	<u>1</u>	13.4	Architectural incompatibility with surrounding area
			<u>1</u>	14.0	<u>HISTORICAL / ARCHAEOLOGICAL</u>
<u>1</u>	5.0	<u>ANIMAL LIFE</u>	<u>1</u>	14.1	Removal of historic building, disruption of archaeological site
<u>1</u>	5.1	Reduction in the numbers of any rare, unique or endangered species	<u>1</u>	14.2	Construction or activity incompatible with adjacent historic site
<u>1</u>	5.2	Deterioration or displacement of valuable wildlife habitat			
			<u>1</u>	15.0	<u>ENERGY</u>
			<u>1</u>	15.1	Use of substantial amounts of energy or fuel
<u>1</u>	6.0	<u>HUMAN HEALTH</u>	<u>1</u>	15.2	Substantial increase in demand upon existing sources of energy
<u>1</u>	7.0	<u>NOISE</u>	<u>1</u>	15.3	Wasteful use of energy
<u>1</u>	7.1	Increases in existing noise levels			
<u>1</u>	7.2	Exposure to high noise levels			
<u>1</u>	8.0	<u>LIGHT AND GLARE</u>			
<u>1</u>	8.1	Production of glare which will adversely affect residential areas			
<u>1</u>	8.2	Exposure of residences to high levels of glare			
<u>1</u>	9.0	<u>LAND USE</u>			
<u>1</u>	9.1	Incompatibility with adopted plans and policies			
<u>1</u>	9.2	Acceleration of growth rate			
<u>1</u>	9.3	Induces unplanned growth			
<u>1</u>	9.4	Adverse change in existing or planned area characteristics			
<u>1</u>	10.0	<u>TRANSPORTATION AND CIRCULATION</u>			
<u>1</u>	10.1	Generation of vehicle traffic sufficient to cause capacity deficiencies on existing street system			
<u>1</u>	10.2	Cumulative increase in traffic on a major street for which capacity deficiencies are projected			
<u>1</u>	10.3	Specific traffic hazard to motorists, bicyclists, pedestrians			
<u>1</u>	10.4	Routing of non-residential traffic through residential area			
<u>1</u>	10.5	Insufficient or poorly located parking			
<u>1</u>	10.6	Substantial increase in rail and/or air traffic			

EXPLANATION OF RATINGS

- "0"** **Insufficient Information**
Insufficient information is available to determine the potential environmental effects which may result from the proposed project in this category.
- "1"** **No significant Environmental Effect**
The proposed project will not have an adverse environmental effect in this category, or any such effect is not substantially unusual or of undesirable magnitude. This rating is also utilized in cases where the category is not applicable to the particular project under consideration.
- "2"** **Moderate Environmental Effect**
The proposed project will have an adverse environmental effect in this category, which is of sufficient magnitude to be of specific concern. However, this effect is not substantial enough in itself to require the preparation of an Environmental Impact Report, and is mitigable through project changes and conditions.
- "3"** **Significant Adverse Environmental Effect**
The environmental effect identified in this category substantiates in itself or contributes towards a finding that the proposed project has a potentially significant adverse effect on the environment sufficient to require the preparation of an Environmental Impact Report.

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN**

Project/EA No. T-5357/C-04-267

Date: July 14, 2005

Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p>B-4. For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <p>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</p> <p>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X	X				
<p>B-5. Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.</p>	Prior to approval of land use entitlement application	Public Works Dept./ Transportation Planning/Planning and Development Dept.		X				
<p>B-6. New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.</p>	Prior to approval or prior to funding of major street project.	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X					
<p>B-7. Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.</p>	Ongoing	Public Works Dept./ Transportation Planning/Planning and Development Dept.	X		X			

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN**

Project/EA No. T-5357/C-04-267

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Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
D-2. The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, recharge facilities, water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Department of Public Utilities and Planning and Development Department			X		X	
D-3. The City shall implement the Fresno Metropolitan Water Resources Management Plan and update this plan as necessary to ensure the cost-effectiveness use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities					X	
D-4. The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban storm water pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department			X		X	
D-5. The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods.	Ongoing	Planning and Development Department						X
D-6. The city shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect: a. Construction in this area from being damaged by the intensity of flooding in the riverbottom; and, b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and, c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Planning and Development Department						X
D-7. The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Planning and Development Department						X
D-8. The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management of all sources of water available to the planning area which is periodically updated to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development.	Ongoing	Department of Public Utilities					X	
D-9. If the City is unable to renew its 60,000-acre foot USBR water supply contract due to the city's Charter meter prohibition, replacement water supplies and/or conservation measures of equal benefit shall be secured.	Ongoing	Department of Public Utilities					X	
D-10. The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities					X	

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN**

Project/EA No. T-5357/C-04-267

Date: July 14, 2005

Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
F-3. The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Dept. of Public Utilities	X				X	
F-4. The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.	Ongoing/prior to approval of land use entitlement application	Dept. of Public Utilities and Planning and Development Department	X					
F-5. The City shall provide adequate solid waste facilities and services for the collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Dept. of Public Utilities	X					
G-1. Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.						X
H-1. Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.	Ongoing/prior to construction	Parks and Recreation Dept./Planning and Development Dept.						X
I-1. Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X
-2. Where feasible, development shall avoid disturbance in wetland areas, including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall include siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.	Ongoing/prior to approval of land use entitlement application	Planning and Development Dept.						X

**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130
2025 FRESNO GENERAL PLAN**

Project/EA No. T-5357/C-04-267

Date: July 14, 2005

Mitigation Monitoring Checklist

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
J-2. An archaeological assessment shall be conducted for the project if prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologists' recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	Ongoing/prior to submittal of land use entitlement application	Planning and Development Dept.	X					
J-3. If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Planning and Development Dept./ Historic Preservation Commission staff	X					
J-4. Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff						X
K-1. The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.	X					
K-2. Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 General Plan.) The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4. • Site Planning. See Chapter V for more details. • Barriers. See Chapter V for more details. • Building Designs. See Chapter V for more details.	Ongoing/upon submittal of land use entitlement application	Planning and Development Dept.	X	X				
K-3. The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.	Ongoing/prior to building permit issuance	Planning and Development Dept.	X	X				
L-1. Any construction that occurs as a result of a project shall conform with current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.	Ongoing	Planning and Development Dept.	X	X			X	

AGENCY CONSENT FOR WAIVER OF PROTEST HEARING

Bullard - Grantland No. 1 Reorganization
LAFCo Agency No. _____

PLEASE BE ADVISED that all affected local agencies that will gain or lose territory as a result of this proposed annexation or reorganization must consent in writing to a waiver of protest proceedings of this proposal will automatically be scheduled for a protest hearing (Gov code Sec 56663(d)).

The written signature of an authorized official of your agency is necessary to preclude the scheduling and holding of a protest hearing. If you sign this waiver now and circumstances change, you may rescind this waiver and request protest proceedings at any time prior to and/or at the public hearing for this item.

If you are unable to sign this waiver we would appreciate an explanation outlining your reasons and/or a written statement summarizing the reasons your agency wishes LAFCo to hold a protest hearing for this proposal. In either case, **if you do not sign this waiver your presence at its tentatively scheduled LAFCo hearing on _____ and following protest hearing is requested.**

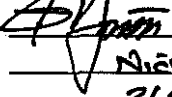
As representative of an affected agency, my signature serves as consent for Fresno Local Agency Formation Commission to waive Protest Proceedings for this reorganization pursuant to Section 56663 (If 100% of the landowners have consented to the proposed annexation).

Please return this form and any comments by _____, thank you.

County of Fresno

Signature _____
Name/Position _____
Address _____
Date of Signature _____

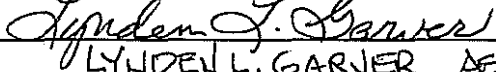
City of Fresno

Signature  _____
Name/Position Nick Yovino, City of Fresno Planning Director
Address 2600 Fresno St. Fresno, CA 93721
Date of Signature 1-15-05

North Central Fire Protection District

Signature _____
Name/Position _____
Address _____
Date of Signature _____

Kings River Conservation District

Signature  _____
Name/Position LYNDEN L. GARVER ASSISTANT TO THE GENERAL MGR.
Address 4886 E. JENSEN AVE., FRESNO, CA 93725
Date of Signature APRIL 12, 2005

Agency

Signature _____
Name/Position _____
Address _____
Date of Signature _____

AGENCY CONSENT FOR WAIVER OF PROTEST HEARING
Bullard - Grantland No. 1 Reorganization
LAFCo Agency No. _____

PLEASE BE ADVISED that all affected local agencies that will gain or lose territory as a result of this proposed annexation or reorganization must consent in writing to a waiver of protest proceedings of this proposal will automatically be scheduled for a protest hearing (Gov code Sec 56663(d)).

The written signature of an authorized official of your agency is necessary to preclude the scheduling and holding of a protest hearing. If you sign this waiver now and circumstances change, you may rescind this waiver and request protest proceedings at any time prior to and/or at the public hearing for this item.

If you are unable to sign this waiver we would appreciate an explanation outlining your reasons and/or a written statement summarizing the reasons your agency wishes LAFCo to hold a protest hearing for this proposal. In either case, **if you do not sign this waiver your presence at its tentatively scheduled LAFCo hearing on _____ and following protest hearing is requested.**

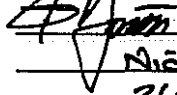
As representative of an affected agency, my signature serves as consent for Fresno Local Agency Formation Commission to waive Protest Proceedings for this reorganization pursuant to Section 56663 (If 100% of the landowners have consented to the proposed annexation).

Please return this form and any comments by _____, thank you.


County of Fresno

Signature _____
Name/Position _____
Address _____
Date of Signature _____

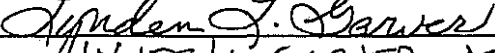
City of Fresno

Signature  _____
Name/Position Nick Yovino, City of Fresno Planning Director
Address 2600 Fresno St. Fresno, CA 93721
Date of Signature 1-15-05

North Central Fire Protection District

Signature  _____
Name/Position Ronnie F. Down Fire Chief
Address 15850 W. Kearney
Date of Signature 8-8-05

Kings River Conservation District

Signature  _____
Name/Position LYNDEN L. GARVER ASSISTANT TO THE GENERAL MGR.
Address 4886 E. JENSEN AVE., FRESNO, CA 93725
Date of Signature APRIL 12, 2005

Agency

Signature _____
Name/Position _____
Address _____
Date of Signature _____

FRESNO LOCAL AGENCY FORMATION COMMISSION LANDOWNER CONSENT FORM

Name of Proposal "Bullard - Grantland No 1"

Description of Proposal:

Annex to City of Fresno

Detach from North Central Fire Protection District
and the Kings River Conservation District

Each of the undersigned represents that they are the owner of the property described opposite their name and located within the territory described in the attached legal description, and hereby consents to the change of organization or reorganization described above of said property to the above named city and/or district.

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Property Description or County Assessor's Parcel Number</u>
	<u>Ramon f/for Cecilia Zcheveste</u>		<u>504-080-285</u>
	<u>1888 7th Street</u>		
	<u>Firebaugh, Ca. 93622</u>		

SIGNATURE: X Ramon Zcheveste Cecilia Zcheveste

The legal description of the territory proposed for change of organization or reorganization must be attached at the time consent is signed.

Each individual listed on the last equalized assessment roll of the county must sign for the subject parcel(s).

Note: If you are an applicant for, or a participant in any proceeding on the agenda and have made a campaign contribution of \$250 or more to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (Government Code Section 84308).

Reference: Section 56837, Govt. Code.
Revised 1/87

FRESNO LOCAL AGENCY FORMATION COMMISSION LANDOWNER CONSENT FORM

Name of Proposal "Bullard - Grantland No 1"

Description of Proposal:

Annex to City of Fresno

Detach from North Central Fire Protection District and Kings River Conservation District

Each of the undersigned represents that they are the owner of the property described opposite their name and located within the territory described in the attached legal description, and hereby consents to the change of organization or reorganization described above of said property to the above named city and/or district.

Date	Name	Address	Property Description or County Assessor's Parcel Number
	Gerald T. Griffin	173 Saggamore St San Francisco, Calif. 94112	504-080-253 2.97 Acres

SIGNATURE: X Gerald T. Griffin Aug. 05, 2005

The legal description of the territory proposed for change of organization or reorganization must be attached at the time consent is signed.

Each individual listed on the last equalized assessment roll of the county must sign for the subject parcel(s).

Note: If you are an applicant for, or a participant in any proceeding on the agenda and have made a campaign contribution of \$250 or more to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (Government Code Section 84308).

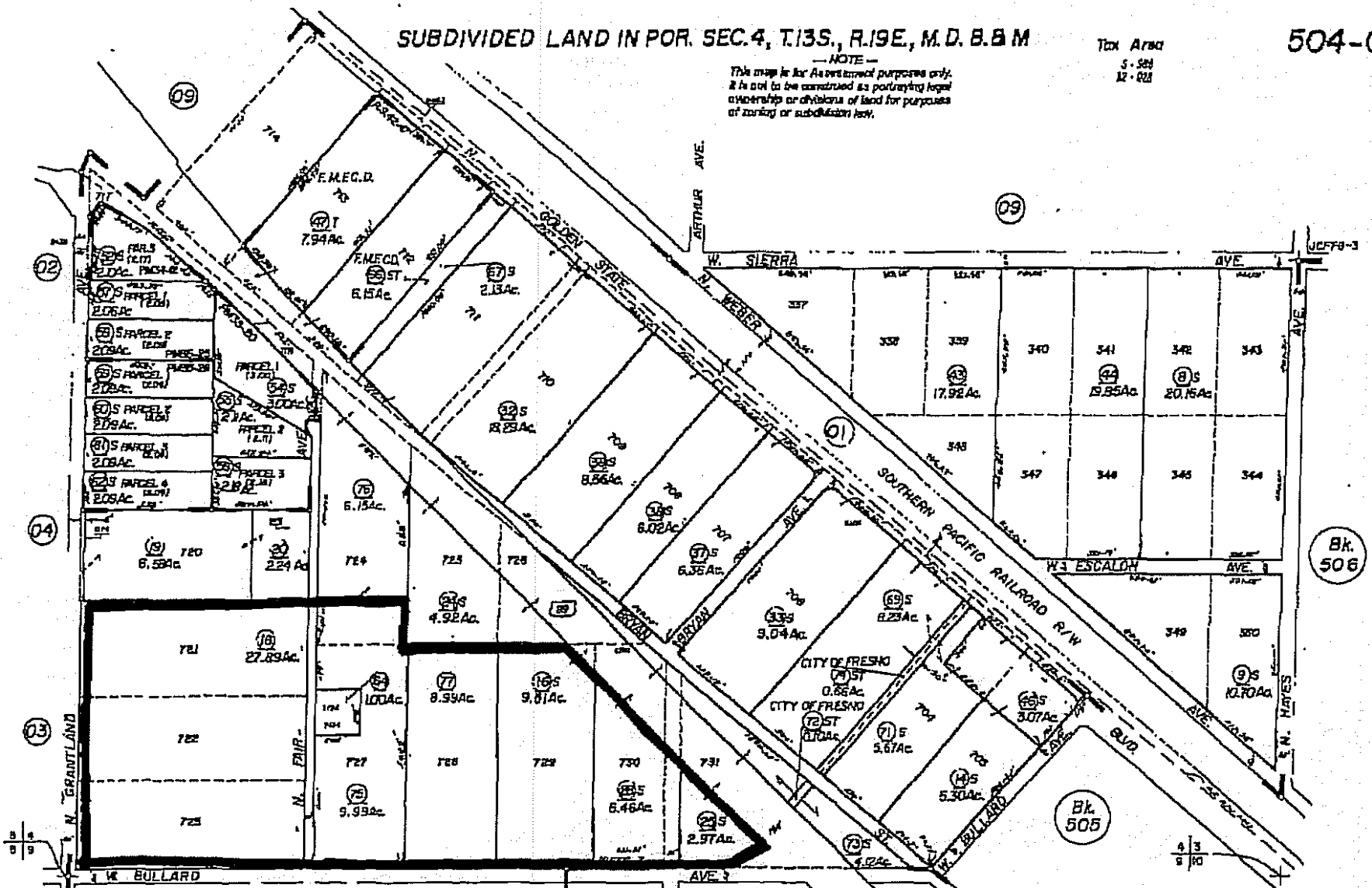
Reference: Section 56837, Govt. Code.
Revised 1/87

SUBDIVIDED LAND IN POR. SEC. 4, T.13S., R.19E., M.D. B.B.M

Tax Area
5-583
12-021

504-08

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



Agricultural Preserve

J.C. Forkner Flg Gardens No. 3 - Plat Bk. 8, Pg. 79.
J.C. Forkner Flg Gardens No. 7 - Plat Bk. 10, Pg. 17
Parcel Map No. 5209 - Bk. 34, Pg. 12
Parcel Map No. 5609 - Bk. 35, Pg. 20

Record of Survey - Bk. 42, Pg. 47
Parcel Map No. 5610 - Bk. 35, Pg. 25
Parcel Map No. 5611 - Bk. 35, Pg. 26

Assessor's Map Bk. 504 - Pg. 08

County of Fresno, Calif.

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

Bk. 505

Bk. 505

Bk. 506

1964

BULLARD-GRANTLAND No. 1 65.81 ACRES



Fresno Local Agency Formation Commission

DATE: September 12, 2005

TO: City of Fresno
North Central Fire Protection District
Kings River Conservation District

SUBJECT: "Bullard-Grantland No. 1 Reorganization" (Landowner
Petition)

Pursuant to the provisions in Section 56663(a) of the Government code, this proposal affecting your governmental agency may be presented to the Local Agency Formation Commission without formal public notice of hearing at the September 28, 2005 LAFCo hearing. Your agency may make a written request that the Commission hold a hearing, but unless this request is filed with our office within ten days from the date of this notice, the Commission may be asked to make a determination without notice and hearing.

If you need any additional information or wish to make written comment on any factor related to this proposal, we shall be pleased to hear from you.

Sincerely,

Michael R. Waiczis, AICP
Executive Officer

MRW:cf

Attachment (map)

CERTIFICATE OF SUFFICIENCY – LANDOWNER PETITION

Fresno Local Agency Formation Commission

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

The undersigned certifies as follows:

I am the duly appointed Executive Officer of the Local Agency Formation Commission of the above County.

The attached petition entitled, "Bullard-Grantland No. 1 Reorganization", was accepted by me on September 6, 2005.

Said petition is signed by landowners. Pursuant to Sections 56708 and 56755 of the Government Code, I have compared the names of the signers on said petition against the names of the persons shown as owners of land on the last equalized assessment roll of the County and have ascertained the following:

1. All signatures on the petition were secured within six months of the date of which the first signature on the petition was affixed.
2. Said petition was signed by holders of title of 96% of the 65.81 acres of land within the proposed "Bullard-Grantland No. 1 Reorganization" area.

The minimum signature requirements for a sufficient petition are: signatures by not less than 5 percent of the number of landowners owning land within the territory proposed to be reorganized who also own not less than 5 percent of the assessed value of land within the territory.

Based upon my examination, I hereby determine and certify that the petition was signed by the requisite number of qualified signers, and qualifies as a sufficient petition.

Dated: September 16, 2005


Michael R. Waiczis, AICP, Executive Officer

Fresno Local Agency Formation Commission

Exchange Place • 2115 Kern Street, Suite 310 • Fresno, CA 93721 ☎ (559) 495-0604 Fax (559) 495-0655

September 16, 2005

CERTIFICATE OF FILING

Jeff Roberts, Vice President
Granville Homes
1396 W. Herndon, #101
Fresno, CA 93711

Dear Mr. Roberts:

Subject: "Bullard-Grantland No. 1 Reorganization"

Please be advised that pursuant to California Government Code Section 56658(g) that on September 16, 2005, the proposed "Bullard-Grantland No. 1 Reorganization" application submitted by Landowner Petition was determined to be complete by the Executive Officer and has been accepted for filing with the Fresno Local Agency Formation Commission.

The Commission will consider this proposed reorganization and make determinations at a public hearing to be held on Wednesday, September 28, at 1:30 p.m., or as soon thereafter, in the Fresno County Board of Supervisors' Chamber, Room 301, Hall of Records, Tulare and "M" Streets, in downtown Fresno. A representative from your agency should attend this hearing and be prepared to provide information about your Proposal to the Commission.

Sincerely,



Michael R. Waiczis, AICP
Executive Officer

MRW:cf

Cc: LAFCo Commissioners and Alternate Commissioners

Names of landowners or parties of real interest (Asterisk indicates consent):

Granville Homes, Inc.* Gerald T. Griffin* Ramon & Cecelia Escheveste*

COMMISSION MEMBERS

Victor Lopez, Chair
City of Orange
Susan Anderson, Chairman Pro Tem
Board of Supervisors
Bob Waters
Board of Supervisors
Trinidad Rodriguez
City of Kern
Larry Forster
City of Fresno

Joe J. Chaidez, C
City of Fresno

Phil Larson
Board of Supervisors
Sandra D. Brown
City of San Francisco

EXECUTIVE OFFICER
Michael R. Waiczis, AICP

DEPUTY EXECUTIVE OFFICER
Rick Ballantyne, AICP

"Bullard – Grantland No. 1 Reorganization"
Report

- 1. **Proposal:**
Annexation to the City of Fresno and Detachment from the Fresno County North Central Fire Protection District and the Kings River Conservation District
- 2. **Acreage:** 70.10 +/-
- 3. **Location Description:** Northeast of North Grantland Avenue and West Bullard Avenue.
- 4. **Cities and Districts included wholly or partially within proposal area:**
 - a. County of Fresno
 - b. Fresno County Library District
 - c. Fresno County North Central Fire Protection District Zone 1
 - d. Fresno Metropolitan Flood Control District
 - e. Kings River Conservation District
 - f. Fresno Mosquito Abatement District
 - g. Central Unified School District
 - h. State Center Community College District
 - i. West Fresno Red Scale District
 - j. Fresno Irrigation District



5. **Agricultural Preserves and Land Conservation Contracts within proposal area:** None

Agricultural Preserves and Land Conservation Contracts within adjoining territory: None

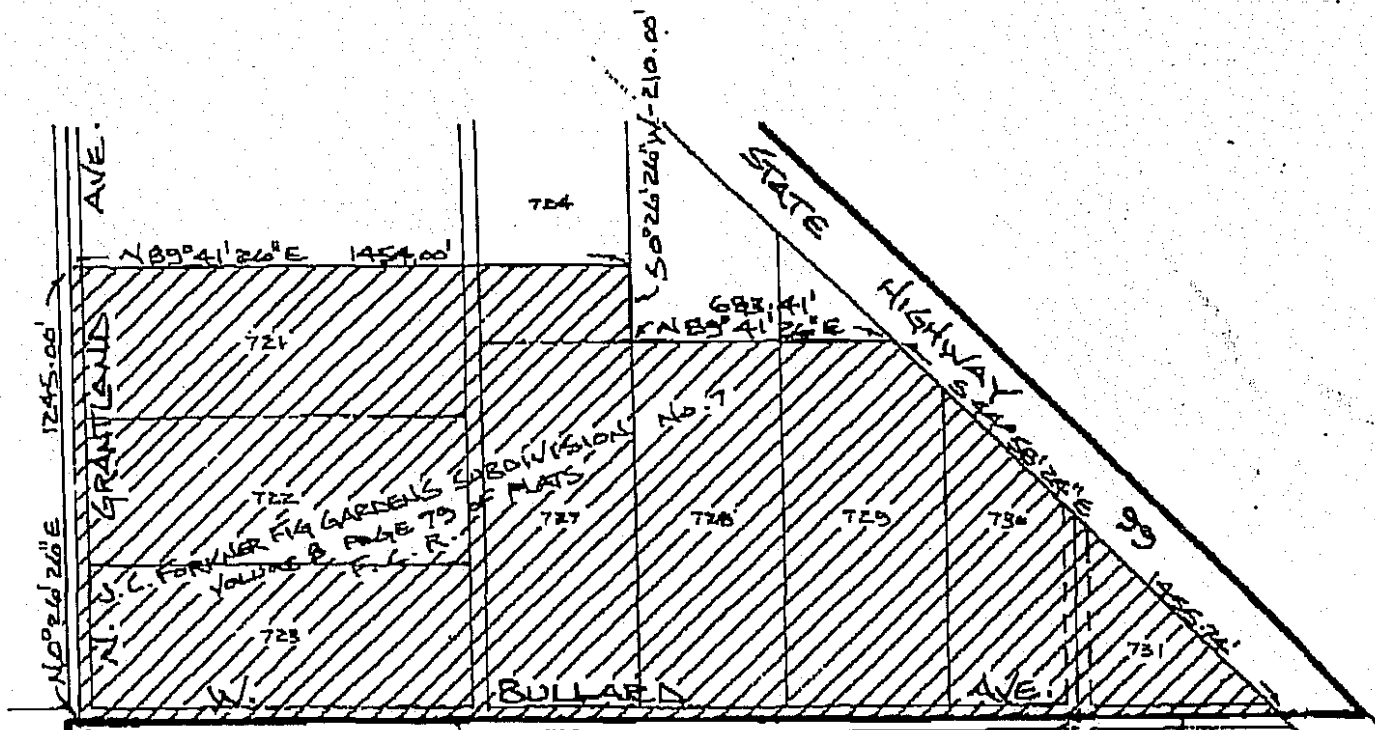
- 6. **Comments of legal description and map received on:** 08/22/2005
 - Correction Needed? Comment a,b,c
 - Indefinite & uncertain boundaries? No
 - Conflicts with lines of assessment? No
 - Divides ownership? No
 - Additional territory recommended? No
 - Deletion of territory recommended? No
 - Proposal will create:
 - Island? No
 - Corridor? No
 - Non-contiguous boundary? No
 - Is map insufficient for filing? Yes

- 7. **Comments:** page 2
 - a. If the legal description or map is revised for any reason, the date revised must be shown on the same.
 - b. Proposal map must include a legend defining the line types and area demarcations used in the map.
 - c. Proposal map must show as part of the title the districts that the proposal area will be detached from.

Sent to City 8/29/05



 Garrick Hornath, Cadastral Technician



THE S.W. CORNER OF SEC. 4, 13-19 POINT OF BEGINNING

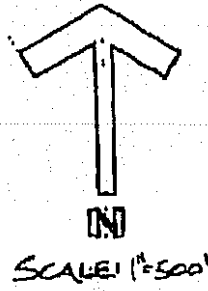
EXISTING LIMIT LINE OF THE CITY OF FRESNO

THE SOUTH 1/4 CORNER OF SEC. 4, 13-19

AREA = 70.10 ACRES ±

509-080 -

Legend



AREA TO BE ANNEXED TO THE CITY OF FRESNO AND DETACHED FROM NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT

PREPARED BY:
GARY GIANNETTA
1119 "S" STREET
FRESNO, CA 93721
559.264.3930

BULLARD-GRANTLAND No. 1 REORGANIZATION
A PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE & MERIDIAN

PREPARED:
8-11-05

BULLARD-GRANTLAND NO.1 REORGANIZATION
ANNEXATION TO THE CITY OF FRESNO AND DETACHMENT FROM THE
NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE
KINGS RIVER CONSERVATION DISTRICT

LEGAL DESCRIPTION

A portion of the North Half of Section 4, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 4, said point being on the existing limit line of the city of Fresno; thence leaving the existing limit line of the city of Fresno, North $0^{\circ}26'26''$ East, along the West line of said Section 4, a distance of 1,245.00 feet to the intersection with the Westerly prolongation of the North line of Lot 721 of J.C. Forkner Fig Gardens Subdivision No. 7, recorded in Volume 8, Page 79 of Plats, Fresno County Records; thence North $89^{\circ}41'26''$ East, along the North line of said Lot 721 and its Westerly and Easterly prolongation, a distance of 1,454.00 feet to the intersection with the East line of Lot 724 of said J.C. Forkner Fig Gardens Subdivision No. 7; thence South $0^{\circ}26'26''$ West, along the East line of said Lot 724, a distance of 210.00 feet to the Southeast corner of said Lot 724; thence North $89^{\circ}41'26''$ East, along the North line of Lots 728 and 729 of said J.C. Forkner Fig Gardens Subdivision No. 7, a distance of 683.41 feet to the intersection with the Southwesterly line of the State Highway 99 right of way; thence South $44^{\circ}58'24''$ East, along the Southwesterly line of the State Highway 99 right of way, a distance of 1,455.74 feet to the intersection with the South line of said Section 4, said point being also on the existing limit line of the city of Fresno; thence South $89^{\circ}44'26''$ West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 547.26 feet to the South Quarter corner of said Section 4; thence South $89^{\circ}41'26''$ West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 2,627.01 feet to the Point of Beginning.

Contains 70.10 acres more or less
Dated: August 11, 2005

"Bullard - Grantland No. 1 Reorganization"
Assessed Ownership & Valuation of Affected Territory

SERL 50408018 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-18 -2 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: ATTN FARID 1396 W HERNDON #101 SUP PEND : NO
FRESNO CA 93711 SUP BILLED: YES

LOCATION: 27.89 AC LOTS 721-723 J C FORKNER FIG GARD NO 7

FULL VALUE

LAND: 995673	|	1ST INSTAL..2ND INSTAL.....TOTAL TAX
IMPS: 0	| TAX:	
(TFI: 0)	| PEN: .00 .00 .00	
P/P: 0 MH: 0	| TOT:	
REG: 0	| PD:	
SUB: 995673 **	| COL#:	
EX HOX: 0	| AMT: .00 .00 .00	
EX BI: 0	|	
NET: 995673 **	|	
PEST: 0	|	
R/C: NO	EXT DEL DATE 1. 2.	
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$.00

SERL 50408064 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-64 -3 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: ATTN FARID 1396 W HERNDON #101 SUP PEND : NO
FRESNO CA 93711 SUP BILLED: YES

LOCATION: 006136 N FAIR FR

FULL VALUE

LAND: 35700	|	1ST INSTAL..2ND INSTAL.....TOTAL TAX
IMPS: 0	| TAX:	
(TFI: 0)	| PEN: .00 .00 .00	
P/P: 0 MH: 0	| TOT:	
REG: 0	| PD:	
SUB: 35700 **	| COL#:	
EX HOX: 0	| AMT: .00 .00 .00	
EX BI: 0	|	
NET: 35700 **	|	
PEST: 0	|	
R/C: NO	EXT DEL DATE 1. 2.	
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$.00

"Bullard - Grantland No. 1 Reorganization"

SERL 50408075 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-75 -1 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: 1396 W HERNDON #101 FRESNO CA 93711 SUP PEND : NO
SUP BILLED: NO

LOCATION: 9.99 AC LOT 724 & 727 J C FORKNER FIG GDN #7

FULL VALUE

LAND: 356643	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	|	TAX:		
(TFI: 0)	|	PEN: .00	.00	.00
P/P: 0 MH:	0|	TOT:		
REG: 0	|	PD:		
SUB: 356643 **	|	COL#:		
EX HOX: 0	|	AMT: .00	.00	.00
EX BI: 0	|			
NET: 356643 **	|			
PEST: 0	|			
R/C: NO		EXT DEL DATE 1.	2.	
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408077 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-77 -3 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: 1396 W HERNDON #101 FRESNO CA 93711 SUP PEND : NO
SUP BILLED: NO

LOCATION: 8.99 AC LOT 728 J C FORKNER FIG GDN #7

FULL VALUE

LAND: 320943	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	|	TAX:		
(TFI: 0)	|	PEN: .00	.00	.00
P/P: 0 MH:	0|	TOT:		
REG: 0	|	PD:		
SUB: 320943 **	|	COL#:		
EX HOX: 0	|	AMT: .00	.00	.00
EX BI: 0	|			
NET: 320943 **	|			
PEST: 0	|			
R/C: NO		EXT DEL DATE 1.	2.	
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

"Bullard - Grantland No. 1 Reorganization"

SERL 50408016S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-16S-6 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: GRANTLAND AVENUE LLC
CORTAC:
MAILADDR: 1396 W HERNDON FRESNO CA 93711 SUP PEND : YES
SUP BILLED: NO

LOCATION: SUR RT 9.51 AC IN LOT 729 J C FORKNER FIG GDN #7

FULL VALUE				
LAND: 40591	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 1640	|	TAX:		
(TFI: 0)	|	PEN: .00	.00	.00
P/P: 0 MH: 0	|	TOT:		
REG: 0	|	PD:		
SUB: 42231 **	|	COL#:		
EX HOX: 0	|	AMT: .00	.00	.00
EX BI: 0	|			
NET: 42231 **	|			
PEST: 0	|			
R/C: NO		EXT DEL DATE 1.	2.	
ESCAPES: NO	CONDEMNATION:		BOND/WEED: \$	.00

SERL 50408028S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-28S-5 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: ECHEVESTE RAMON & CECILIA TRUSTEES
CORTAC:
MAILADDR: 1888 7TH FIREBAUGH CA 93622 SUP PEND : YES
SUP BILLED: NO

LOCATION: SUR RT 5.46 AC IN LOT 730 J C FORKNER FIG GDNS #7

FULL VALUE				
LAND: 45566	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	|	TAX:		
(TFI: 0)	|	PEN: .00	.00	.00
P/P: 0 MH: 0	|	TOT:		
REG: 0	|	PD:		
SUB: 45566 **	|	COL#:		
EX HOX: 0	|	AMT: .00	.00	.00
EX BI: 0	|			
NET: 45566 **	|			
PEST: 0	|			
R/C: NO		EXT DEL DATE 1.	2.	
ESCAPES: NO	CONDEMNATION:		BOND/WEED: \$	.00

"Bullard - Grantland No. 1 Reorganization"

SERL 50408025S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-25S-2 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: GRIFFIN GERALD T & L J
CORTAC:

MAILADDR: 123 SAGAMORE ST SAN FRANCISCO CA 94112 SUP PEND : YES
SUP BILLED: NO

LOCATION: SUR RT 2.97 AC IN LOT 731 J C FORKNER FIG #7

FULL VALUE

LAND: 22855	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	|	TAX:		
(TFI: 0)	|	PEN: .00	.00	.00
P/P: 0 MH: 0	|	TOT:		
REG: 0	|	PD:		
SUB: 22855 **	|	COL#:		
EX HOX: 0	|	AMT: .00	.00	.00
EX BI: 0	|			
NET: 22855 **	|			
PEST: 0	|			
R/C: NO		EXT DEL DATE 1.	2.	
ESCAPES: NO		CONDEMNATION:	BOND/WEED: \$	.00

Fleming, Candace Lynn

From: Horvath, Garrick
Sent: Wednesday, August 24, 2005 12:53 PM
To: Fleming, Candace Lynn
Attachments: 2785_buffer_own.xls; 2785_proposal_own.doc

Ro-05-27
2785
Bullard Grantland No. 1 Reorganization

GARRICK HORVATH, CADASTRAL TECH 1
FRESNO COUNTY ASSESORS OFFICE
PH: 488-3585 FAX: 488-6774
EMAIL: ghorvath@co.fesno.ca.us

SERL 50408018 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-18 -2 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: ATTN FARID 1396 W HERNDON #101 SUP PEND : NO
FRESNO CA 93711 SUP BILLED: YES
LOCATION: 27.89 AC LOTS 721-723 J C FORKNER FIG GARD NO 7

FULL VALUE
LAND: 995673 | 1ST INSTAL..2ND INSTAL.....TOTAL TAX
IMPS: 0 | TAX:
(TFI: 0) | PEN: .00 .00 .00
P/P: 0 MH: 0 | TOT:
REG: 0 | PD:
SUB: 995673 ** | COL#:
EX HOX: 0 | AMT: .00 .00 .00
EX BI: 0 |
NET: 995673 ** |
PEST: 0 |
R/C: NO EXT DEL DATE 1. 2.
ESCAPES: NO CONDEMNATION: BOND/WEED: \$.00

SERL 50408064 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-64 -3 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: ATTN FARID 1396 W HERNDON #101 SUP PEND : NO
FRESNO CA 93711 SUP BILLED: YES
LOCATION: 006136 N FAIR FR

FULL VALUE
LAND: 35700 | 1ST INSTAL..2ND INSTAL.....TOTAL TAX
IMPS: 0 | TAX:
(TFI: 0) | PEN: .00 .00 .00
P/P: 0 MH: 0 | TOT:
REG: 0 | PD:
SUB: 35700 ** | COL#:
EX HOX: 0 | AMT: .00 .00 .00
EX BI: 0 |
NET: 35700 ** |
PEST: 0 |
R/C: NO EXT DEL DATE 1. 2.
ESCAPES: NO CONDEMNATION: BOND/WEED: \$.00

SERL 50408075 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-75 -1 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: 1396 W HERNDON #101 FRESNO CA 93711 SUP PEND : NO
SUP BILLED: NO

LOCATION: 9.99 AC LOT 724 & 727 J C FORKNER FIG GDN #7

FULL VALUE

LAND: 356643		1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	| TAX:			
(TFI: 0)	| PEN: .00	.00	.00	.00
P/P: 0 MH: 0	| TOT:			
REG: 0	| PD:			
SUB: 356643 **	| COL#:			
EX HOX: 0	| AMT: .00	.00	.00	.00
EX BI: 0	|			
NET: 356643 **	|			
PEST: 0	|			
R/C: NO	EXT DEL DATE 1.	2.		
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408077 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-77 -3 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: 1396 W HERNDON #101 FRESNO CA 93711 SUP PEND : NO
SUP BILLED: NO

LOCATION: 8.99 AC LOT 728 J C FORKNER FIG GDN #7

FULL VALUE

LAND: 320943		1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	| TAX:			
(TFI: 0)	| PEN: .00	.00	.00	.00
P/P: 0 MH: 0	| TOT:			
REG: 0	| PD:			
SUB: 320943 **	| COL#:			
EX HOX: 0	| AMT: .00	.00	.00	.00
EX BI: 0	|			
NET: 320943 **	|			
PEST: 0	|			
R/C: NO	EXT DEL DATE 1.	2.		
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408016S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-16S-6 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: GRANTLAND AVENUE LLC

CORTAC:

MAILADDR: 1396 W HERNDON FRESNO CA 93711 SUP PEND : YES

SUP BILLED: NO

LOCATION: SUR RT 9.51 AC IN LOT 729 J C FORKNER FIG GDN #7

FULL VALUE

LAND:	40591	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS:	1640	|	TAX:		
(TFI:	0)	|	PEN:	.00 .00 .00	
P/P:	0 MH:	0|	TOT:		
REG:	0	|	PD:		
SUB:	42231 **	|	COL#:		
EX HOX:	0	|	AMT:	.00 .00 .00	
EX BI:	0	|			
NET:	42231 **	|			
PEST:	0	|			
R/C: NO			EXT DEL DATE 1.	2.	
ESCAPES: NO			CONDEMNATION:	BOND/WEED: \$	.00

SERL 50408028S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-28S-5 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: ECHEVESTE RAMON & CECILIA TRUSTEES

CORTAC:

MAILADDR: 1888 7TH FIREBAUGH CA 93622 SUP PEND : YES

SUP BILLED: NO

LOCATION: SUR RT 5.46 AC IN LOT 730 J C FORKNER FIG GDNS #7

FULL VALUE

LAND:	45566	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS:	0	|	TAX:		
(TFI:	0)	|	PEN:	.00 .00 .00	
P/P:	0 MH:	0|	TOT:		
REG:	0	|	PD:		
SUB:	45566 **	|	COL#:		
EX HOX:	0	|	AMT:	.00 .00 .00	
EX BI:	0	|			
NET:	45566 **	|			
PEST:	0	|			
R/C: NO			EXT DEL DATE 1.	2.	
ESCAPES: NO			CONDEMNATION:	BOND/WEED: \$	.00

SERL 50408025S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-25S-2 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: GRIFFIN GERALD T & L J
CORTAC:
MAILADDR: 123 SAGAMORE ST SAN FRANCISCO CA 94112 SUP PEND : YES
SUP BILLED: NO

LOCATION: SUR RT 2.97 AC IN LOT 731 J C FORKNER FIG #7

FULL VALUE
LAND: 22855 | 1ST INSTAL..2ND INSTAL.....TOTAL TAX
IMPS: 0 | TAX:
(TFI: 0) | PEN: .00 .00 .00
P/P: 0 MH: 0 | TOT:
REG: 0 | PD:
SUB: 22855 ** | COL#:
EX HOX: 0 | AMT: .00 .00 .00
EX BI: 0 |
NET: 22855 ** |
PEST: 0 |
R/C: NO EXT DEL DATE 1. 2.
ESCAPES: NO CONDEMNATION: BOND/WEED: \$.00

SERL 50408018 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-18 -2 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: ATTN FARID 1396 W HERNDON #101 SUP PEND : NO
FRESNO CA 93711 SUP BILLED: YES

LOCATION: 27.89 AC LOTS 721-723 J C FORKNER FIG GARD NO 7

FULL VALUE

LAND: 995673		1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	| TAX:			
(TFI: 0)	| PEN: .00	.00	.00	.00
P/P: 0 MH: 0	| TOT:			
REG: 0	| PD:			
SUB: 995673 **	| COL#:			
EX HOX: 0	| AMT: .00	.00	.00	.00
EX BI: 0	|			
NET: 995673 **	|			
PEST: 0	|			
R/C: NO	EXT DEL DATE 1.	2.		
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408064 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-64 -3 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: ATTN FARID 1396 W HERNDON #101 SUP PEND : NO
FRESNO CA 93711 SUP BILLED: YES

LOCATION: 006136 N FAIR FR

FULL VALUE

LAND: 35700		1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	| TAX:			
(TFI: 0)	| PEN: .00	.00	.00	.00
P/P: 0 MH: 0	| TOT:			
REG: 0	| PD:			
SUB: 35700 **	| COL#:			
EX HOX: 0	| AMT: .00	.00	.00	.00
EX BI: 0	|			
NET: 35700 **	|			
PEST: 0	|			
R/C: NO	EXT DEL DATE 1.	2.		
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408075 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-75 -1 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: 1396 W HERNDON #101 FRESNO CA 93711 SUP PEND : NO

SUP BILLED: NO

LOCATION: 9.99 AC LOT 724 & 727 J C FORKNER FIG GDN #7

FULL VALUE

LAND: 356643		1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	| TAX:			
(TFI: 0)	| PEN: .00	.00	.00	.00
P/P: 0 MH: 0	| TOT:			
REG: 0	| PD:			
SUB: 356643 **	| COL#:			
EX HOX: 0	| AMT: .00	.00	.00	.00
EX BI: 0	|			
NET: 356643 **	|			
PEST: 0	|			
R/C: NO	EXT DEL DATE 1.	2.		
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408077 FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-77 -3 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: GRANTLAND AVENUE LLC

MAILNAME:

CORTAC:

MAILADDR: 1396 W HERNDON #101 FRESNO CA 93711 SUP PEND : NO

SUP BILLED: NO

LOCATION: 8.99 AC LOT 728 J C FORKNER FIG GDN #7

FULL VALUE

LAND: 320943		1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS: 0	| TAX:			
(TFI: 0)	| PEN: .00	.00	.00	.00
P/P: 0 MH: 0	| TOT:			
REG: 0	| PD:			
SUB: 320943 **	| COL#:			
EX HOX: 0	| AMT: .00	.00	.00	.00
EX BI: 0	|			
NET: 320943 **	|			
PEST: 0	|			
R/C: NO	EXT DEL DATE 1.	2.		
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408025S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-25S-2 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: GRIFFIN GERALD T & L J
CORTAC:

MAILADDR: 123 SAGAMORE ST SAN FRANCISCO CA 94112 SUP PEND : YES
SUP BILLED: NO

LOCATION: SUR RT 2.97 AC IN LOT 731 J C FORKNER FIG #7

FULL VALUE

LAND: 22855		1ST INSTAL	2ND INSTAL	TOTAL TAX
IMPS: 0	| TAX:			
(TFI: 0)	| PEN: .00	.00	.00	.00
P/P: 0 MH: 0	| TOT:			
REG: 0	| PD:			
SUB: 22855 **	| COL#:			
EX HOX: 0	| AMT: .00	.00	.00	.00
EX BI: 0	|			
NET: 22855 **	|			
PEST: 0	|			
R/C: NO	EXT DEL DATE 1.	2.		
ESCAPES: NO	CONDEMNATION:	BOND/WEED: \$	.00	

SERL 50408016S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-16S-6 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: GRANTLAND AVENUE LLC

CORTAC:

MAILADDR: 1396 W HERNDON FRESNO CA 93711 SUP PEND : YES

SUP BILLED: NO

LOCATION: SUR RT 9.51 AC IN LOT 729 J C FORKNER FIG GDN #7

FULL VALUE

LAND:	40591	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS:	1640	|	TAX:		
(TFI:	0)	|	PEN:	.00 .00 .00	
P/P:	0 MH:	0|	TOT:		
REG:	0	|	PD:		
SUB:	42231 **	|	COL#:		
EX HOX:	0	|	AMT:	.00 .00 .00	
EX BI:	0	|			
NET:	42231 **	|			
PEST:	0	|			
R/C: NO			EXT DEL DATE 1.	2.	
ESCAPES: NO			CONDEMNATION:	BOND/WEED: \$	.00

SERL 50408028S FRESNO CNTY SECURED TAX ROLL 2005-06 M01501
APN: 504-080-28S-5 INT: TRA: 062-028 TAX RATE: .0000000
ORIG APN:
ASSESSEE: JURA FARMS INC

MAILNAME: ECHEVESTE RAMON & CECILIA TRUSTEES

CORTAC:

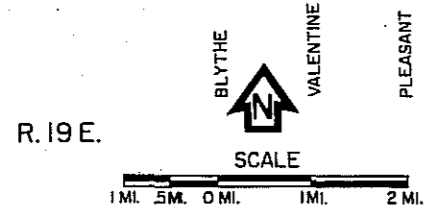
MAILADDR: 1888 7TH FIREBAUGH CA 93622 SUP PEND : YES

SUP BILLED: NO

LOCATION: SUR RT 5.46 AC IN LOT 730 J C FORKNER FIG GDNS #7

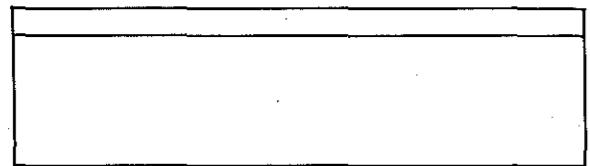
FULL VALUE

LAND:	45566	|	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX
IMPS:	0	|	TAX:		
(TFI:	0)	|	PEN:	.00 .00 .00	
P/P:	0 MH:	0|	TOT:		
REG:	0	|	PD:		
SUB:	45566 **	|	COL#:		
EX HOX:	0	|	AMT:	.00 .00 .00	
EX BI:	0	|			
NET:	45566 **	|			
PEST:	0	|			
R/C: NO			EXT DEL DATE 1.	2.	
ESCAPES: NO			CONDEMNATION:	BOND/WEED: \$	.00

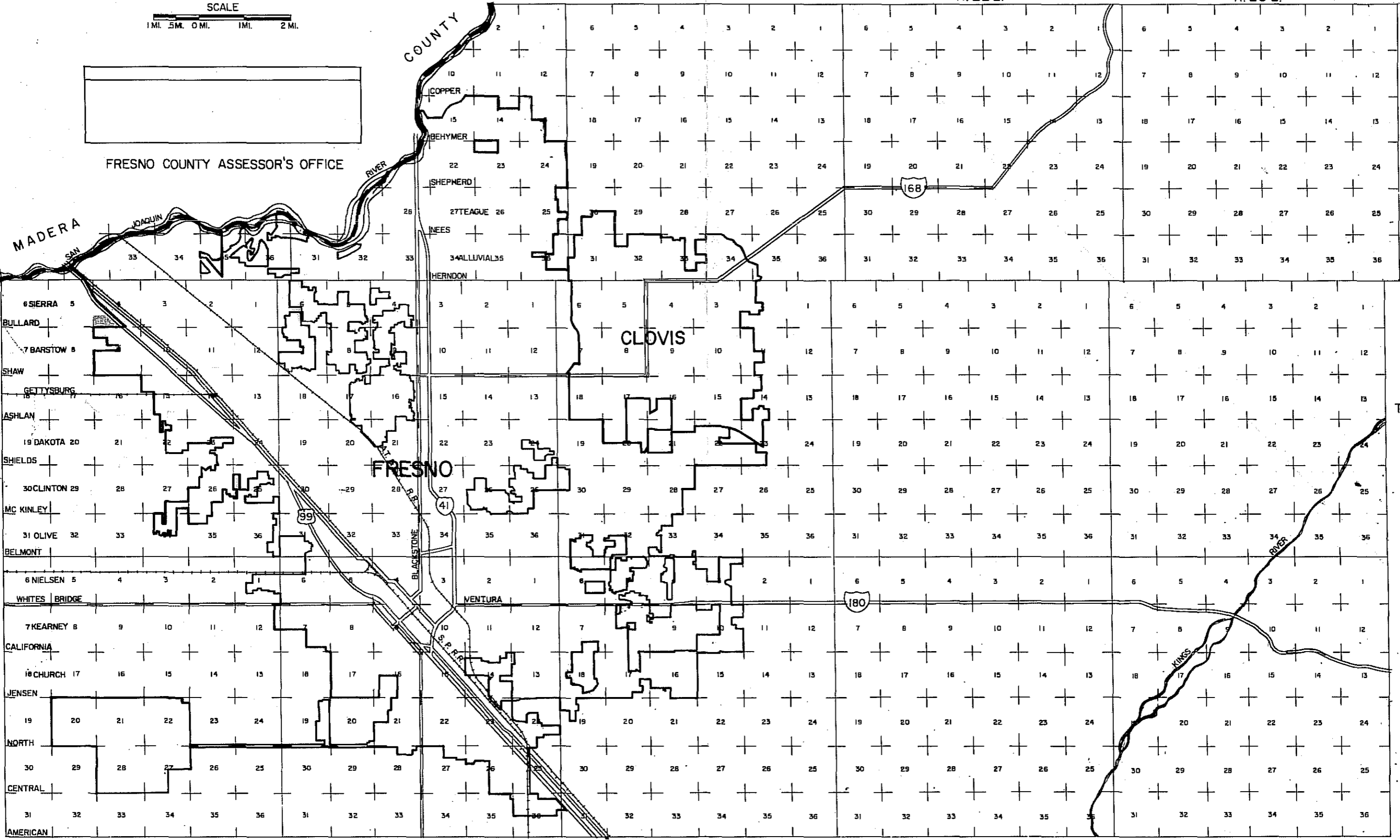


R. 19 E. R. 20 E. R. 21 E. R. 22 E. R. 23 E.

INGRAM
FRESNO
FIRST
MILLBROOK
CEDAR
MAPLE
CHESTNUT
WILLOW
PEACH
MINNEHAWA
CLOVIS
SUNNYSIDE
FOWLER
ARMSTRONG
TEMPERANCE
LOCAN
LEONARD
THOMPSON



FRESNO COUNTY ASSESSOR'S OFFICE



T. 12 S.
T. 13 S.
T. 14 S.

AMERICAN
CENTRAL
NORTH
JENSEN
CHURCH
CALIFORNIA
BUTLER
KINGS CANYON
NIELSEN
BELMONT
OLIVE
MC KINLEY
CLINTON
SHIELDS
DAKOTA
ASHLAN
GETTYSBURG
SHAW
BARSTOW
BULLARD
SIERRA
HERNDON
ALLUVIAL
NEES
TEAGUE
SHEPHERD
PERRIN
BEHYMER
INTERNATIONAL
COPPER

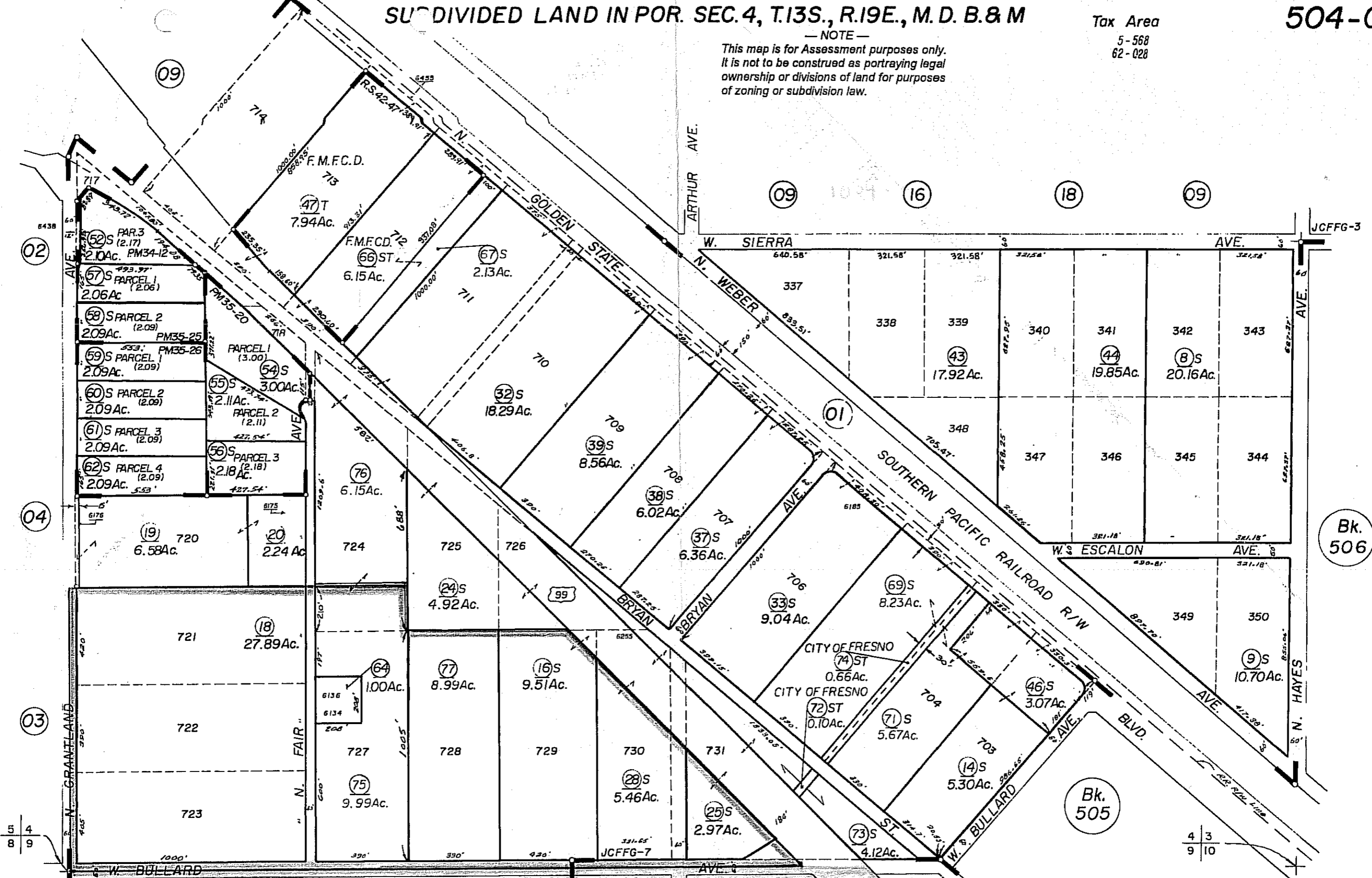
SUBDIVIDED LAND IN POR. SEC. 4, T.13S., R.19E., M. D. B. & M

Tax Area
5-568
62-028

504-08

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

1" = 400'



Agricultural Preserve
J.C. Forkner Fig Gardens No. 3 - Plat Bk. 8, Pg. 79.
J.C. Forkner Fig Gardens No. 7 - Plat Bk. 10, Pg. 17.
Parcel Map No. 5209 - Bk. 34, Pg. 12
Parcel Map No. 5609 - Bk. 35, Pg. 20

Record of Survey - Bk. 42, Pg. 47
Parcel Map No. 5610 - Bk. 35, Pg. 25
Parcel Map No. 5611 - Bk. 35, Pg. 26

Assessor's Map Bk. 504 - Pg. 08
County of Fresno, Calif.

Bk. 505

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

ro-05-27

2785

ro-05-27

Bullard - Grantland No 1 Reorganization

NO_APN	TX_NM_OWNR	TX_NM_OWNR	TX_ADDR_M	TX_ADDR_M	TX_ADDR_M
50403024T	CENTRAL UNIF SCH DIST				
50403061	ELLIOTT VIVIAN M TRUSTEE		1305 N ARTHUR	FRESNO CA 93728	
50403022	VAN DER PAARDT WILLEM & OLGA		6161 N GRANTLAND AVE	FRESNO CA 93722	
50403021	VAN DER PAARDT WILLIAM & OLGA		6161 N GRANTLAND AVE	FRESNO CA 93722	
50403057	DAWOOD MOHOMED ALI & ALMAS MOHOMED A		6123 N GRANTLAND	FRESNO CA 93722	
50403019	NOLI ROBERT P JR		6071 N GRANTLAND	FFRESNO CA 93722	
50403018	YADALIAN AGHAVNI G	NALJIAN VAHE ETAL	7343 N HULBERT	FRESNO CA 93711	
50504005S	SMITH CLAYTON D & KATHERINE T		5935 N GRANTLAND AVE	FRESNO CA 93722	
50408066ST	FRESNO MET FLD CONT DIST		5469 E. Olive ave.	Fresno, California	
50408067S	RANCHO RIVINGTON		1441 4TH ST	SANTA MONICA CA 90401	
50408054S	NORCLO L P		3265 W ASHLAN	FRESNO CA 93722	
50408032S	RANCHO RIVINGTON		1441 4TH STREET	SANTA MONICA CA 90401	
50408055S	NORCLO L P		3265 W ASHLAN	FRESNO CA 93722	
50408038S	RANCHO RIVINGTON		1441 4TH STREET	SANTA MONICA CA 90401	
50408056S	NORCLO L P		3265 W ASHLAN	FRESNO CA 93722	
50408020	CANTU SANTOS	CANTU GLORIA J ETAL	6175 N FAIR	FRESNO CA 93722	
50408019	DANTE CLUB OF FRESNO INC		6506 N RAFAEL	FRESNO CA 93711	
50408037S	RANCHO RIVINGTON		1441 4TH STREET	SANTA MONICA CA 90401	
50408024S	SINGH SURINDER P & JASPREET KAUR		2063 E COLE	FRESNO CA 93720	
50408072ST	Hwy 99 Cal Trans		1352 W. Olive	Fresno CA.	
50408073S	RANCHO RIVINGTON		% SISKIN RANCHOS INC	1441 4TH ST	SANTA MONICA CA 90401
50408073S	RANCHO RIVINGTON		% SISKIN RANCHOS INC	1441 4TH ST	SANTA MONICA CA 90401
50408076	GRIFFIN GERALD T & L J		123 SAGAMORE ST	SAN FRANCISCO CA 94112	
50518313S	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518312S	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518311S	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518310S	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518309S	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518308	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518307	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518306	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518305	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518304	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518303	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518302	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50515062	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50518101	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50515063	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	
50515061	GRANTLAND AVENUE LLC		1396 W HERNDON #101	FRESNO CA 93711	

CHANGE OF ORGANIZATION OR REORGANIZATION
 CORTESE-KNOX LOCAL GOVERNMENT REORGANIZATION
 (Government Code Sec. 56000, et seq.)

CITY ANNEXATION APPLICATION
 Proposals Initiated by Resolution or Petition

FRESNO LOCAL AGENCY FORMATION COMMISSION
 2100 TULARE STREET, SUITE 502
 Fresno, CA 93721 PHONE: (559) 495-0604

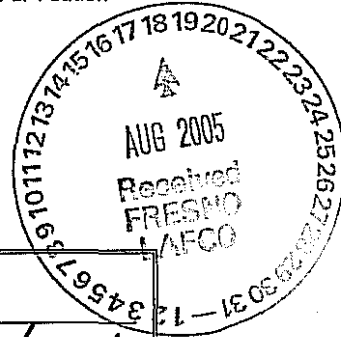
OFFICE USE ONLY:

LAFCo File No.

R0-05-27

Date Received

Mike Walczis, Executive Officer
 Candle Fleming, Secretary



Name of Proposal Bullard-Grantland No. 1

Changes of Organization listed in Resolution or Petition City of Fresno; detach from North Central F.P. Dist. and K.R.C.D.

Signature of Chief Petitioner or Representative of Initiating Agency [Signature] Date 8-08-2005

Name Jeffrey T. Roberts Address Fresno, Calif. 93711
1396 W. Herndon #101

Title V.P. - Granville Homes Phone (559) 436-0900

This application and attached documents are complete and are in all respects true and correct to the best of my knowledge.

List the name and address of officers or persons, not to exceed three in number, who are to receive the notice of hearing and the Executive officer's Report.

Name	Address and Zip Code
<u>Jeffrey T. Roberts</u>	<u>1396 W. Herndon #101</u> <u>Fresno, Calif. 93711</u>

1. Reasons for Proposal

A. State the reasons for this change, and why the change is proposed at this time.

Land is in S.O.I. for Fresno; Tentative Tract Map is approved for most area in requested annexation

B. Describe in detail any proposed development:

Development location and acreage NEC Bullard/Grantland

Types of uses and number of units 198 SF lots approved

Project file numbers and status UTTM 5357/A-03-21 /R-03-51
C-04-267

Other details:
Plan Amendment/Rezone Approved - June, 2004
Tract Map / CUP Approved - August, 2005

If already developed, describe in detail any added service and greater frequency or range of services to be provided to residents of this area.

Vacant

C. What is the reason for the proposal boundaries? Describe the city plan to annex any remaining substantially surrounded area created.

The area proposed for Annexation does not create islands or substantially surrounded area.

D. Amount of vacant land in acres in the community plan area already in the City that could accommodate the proposed development.

N.A.

Comment on why the proposed annexation is justified given the amount of vacant land in the City already.

The land is approved for development and must be annexed ASAP

2. Information on Proposal Area and Vicinity

A. Acreage 65.81 No. of Registered Voters 0
No. of Residences 0 No. of Landowners 4
Population Est. 0 County Zoning RR
City Zoning Upon Annexation R-1 (UGM)

B. List the uses of land in the affected area and give acreage for each. If in agricultural use, list crops produced over the past three years.

All vacant - some unmaintained fig trees

C. If annexation/development is adjacent to agricultural parcels, how has the city buffered the developing area or mitigated the impact of development on agricultural parcels.

All Ag. land in SOL is converting to non-Ag. uses.

D. Is any of the affected territory in an agricultural preserve or under Land Conservation Contract? No
If so give date of Contract Execution 0

Does the resolution of application state the City's intention to succeed or not to succeed to the contract? N.A. If not to succeed, include copy of City Protest to Board of Supervisors or LAFCo.

E. Does the proposed development and change of organization conform to the City General and Specific Plans (explain if not conforming)?

YES

What is the City plan designation?

MEDIUM DENSITY RESIDENTIAL

What is the County plan designation?

RURAL RESIDENTIAL

3. Information on Services

A. List below the names of agencies or companies now providing services and which agency will provide service after annexation completion. Include estimated date new service will begin (use "UA", if upon annexation, "UD" if upon development).

<u>Existing</u>	<u>Proposed Change</u>	<u>Date</u>
Domestic Water	City of Fresno	UD 6-06
Sewer Collection	"	UD "
Solid Waste Collection	"	UD "
Street Lighting	"	UD "
Parks and Recreation	"	UD "
Fire Protection (station distance)	" 1 Block	UA "
Paramedic (station distance)	" 1 Block	UA "
Police	"	UA "
Storm Drainage	FMFCO	UA "
Elementary School	Central Unified	-NA- "
High School		-NA- "

B. Comment on the municipal or other public service facilities or improvements which will serve the affected territory after annexation listed above (including water or sewer lines or facilities, fire stations, school facilities). Are any of these services or facilities near or beyond their capacity to adequately serve the area? NO Are there any notices or orders to the city from any agency including state or federal agencies, related to these services or facilities and their capacities that would affect services to the proposal? None known

If yes, explain which public service agency is affected, i.e. city or district, how these improvements/facilities will be upgraded, when and how financed, or how any deficiencies are being met. N.A.

4. Information on Costs and Revenue

A. Is there any outstanding general bonded indebtedness for any of the agencies whose boundaries are changed by this proposal? N.A.

B. If so, give information listed below:

<u>Name of Agency</u>	<u>Bond Tax Rate for Affected Territory</u>	<u>Date of Maturity</u>	<u>General Purpose of Bond</u>
-----------------------	---------------------------------------------	-------------------------	--------------------------------

C. Is the affected territory to be subject to all of the above general bonded indebtedness upon annexation? N.A.

D. If any costs of services to be or already being received by residents within the affected territory will change as a result of this proposal, give breakdown of change for a typical residential landowner or resident in the affected territory for comparison purposes. N.A.

E. If any resident or landowner in the affected area will be required to connect to sewer or water lines as a result of annexation or construct any other improvements (other than as a requirement for a proposed development), list requirements, when required, and any other special circumstances related. (A letter from City to residents and landowners should also indicate these requirements.)

N.A.

5. Information on Processing Change of Organization or Reorganization

A. Letter from the County confirming consistency with the MOU.

B. Property Tax Exchange (Revenue & Tax Code 99 & 99.1) Check either:

Master Tax Agreement should apply to the change. If so, provide letter indicating consistency with the master agreement.

Other agreement for change is to be negotiated (Explain other agreement).

C. Compliance with California Environmental Quality Act. Check either:

Project is Exempt and a Notice of Exemption, prepared in consultation with LAFCo, is included.

An initial study is complete and a Negative Declaration prepared for the annexation in consultation with LAFCo and other affected agencies and is included.

An EIR has been prepared for the annexation project and 10 copies are included.

D. Initiation of Application. A clear and reproducible legal description and map meeting Commission standards must be included, and a copy also attached to the resolution or petition. Check either:

A certified resolution of application is included.

A petition of landowners or registered voters is included.

E. Landowner Consent or Notice. Check either:

Signed LAFCo property owner consent forms for all landowners are included as shown on Assessor's roll.

or

Letter of Notification to Landowner and Residents (if no consent of all landowners).

a. All property owners and residents must be notified of the change and how to receive notice of LAFCo hearing.

b. For inhabited proposals, a City response to a neighborhood meeting, held for the annexation listing the issues and the City response.

F. Municipal Service Plan. Check either:

A Service Plan for the change is included.

A Master Service Plan is filed with LAFCo and is current (updated in 1993 or later).

G. Waiver of Conducting Authority proceeding.

Check if all landowners have consented in writing and there are less than twelve registered voters, all annexing agencies have consented in writing to waive further Conducting Authority proceeding, and City is requesting waiver of Conducting Authority proceedings.

6. Supplementary Maps

A map(s) showing land use, water and sewer service lines, and City and County zoning for the affected area and vicinity.

7. Application Fees

A fee must accompany the application in accordance with the LAFCo fee schedule.

8. Political Reform Act Compliance

List of Affected Landowners and Financial Interests.

For all uninhabited proposals, or proposals where land use entitlements have been or may be filed with the city, the names of all landowners, lessees, options to purchase or lease the property, or any other having any ownership or financial interest in the property, must be furnished with the applications. If the interest is a corporation or partnership, list all persons owning more than 10% of the corporation shares or interest in partnership. If a trust or non-profit organization, list any directors or trustees, trustors, or beneficiaries.

1. Granville Homes, Inc. 504-080-18, 16

David Assenti	"	"	64
Fanshid Assenti	"	"	75
Ramus Assenti	"	"	77
2. Gevald T. Griffin — 504-080-253.
3. Ramon & Cecelia Echeveste — 504-080-285.

If an applicant for or participant of any proceeding has made a campaign contribution of more than \$250 to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (government Code Section 84308).

PETITION
 FOR PROCEEDINGS PURSUANT TO
 THE CORTESE-KNOX -HERTZBERG LOCAL GOVERNMENT REORGANIZATION
 ACT OF 2000

The undersigned hereby petitions the Local Agency Formation Commission of Fresno County for approval of a proposed change of organization and stipulates as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).

2. The specific changes of organization proposed are to Annex to the City of Fresno and detach from the Kings River Conservation District and North Central Fire Protection Dist.

3. The boundaries of the territory included in the proposal are as described in exhibits attached hereto and by this reference incorporated herein.

4. The territory included in the proposal is ~~inhabited~~/uninhabited.

5. This proposal is/~~is not~~ consistent with the sphere of influence of the City of Fresno.

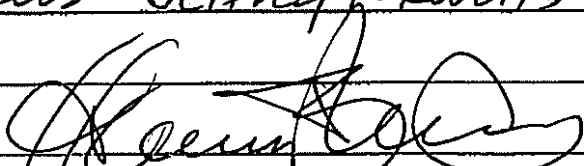
6. The reasons for the proposed reorganization at this time are to develop the site as per the 2025 Fresno General Plan.

7. The reason for the proposed boundary is to create a logical boundary addition that meets MOL standards.

8. The proposed reorganization is requested to be made subject to the following terms and conditions:

9. The persons signing this petition have signed as ~~registered voters~~/owners of land.

Wherefore, petitioners requests that proceedings be taken in accordance with the provisions of Section 56000, et seq. of the Government Code and herewith affix signatures as follows:

DATE	PRINTED NAME	SIGNATURE	RESIDENCE <u>BUSINESS</u> ADDRESS
8/12/2005	Jeffrey J. Roberts		for Granville Homes, Inc. 1396 W. Herndon #101 Fresno, Calif. 93711

BULLARD-GRANTLAND NO.1 REORGANIZATION
ANNEXATION TO THE CITY OF FRESNO AND DETACHMENT FROM THE
NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE
KINGS RIVER CONSERVATION DISTRICT

LEGAL DESCRIPTION

A portion of the North Half of Section 4, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at the Southwest corner of said Section 4, said point being on the existing limit line of the city of Fresno; thence leaving the existing limit line of the city of Fresno, North $0^{\circ}26'26''$ East, along the West line of said Section 4, a distance of 1,245.00 feet to the intersection with the Westerly prolongation of the North line of Lot 721 of J.C. Forkner Fig Gardens Subdivision No. 7, recorded in Volume 8, Page 79 of Plats, Fresno County Records; thence North $89^{\circ}41'26''$ East, along the North line of said Lot 721 and its Westerly and Easterly prolongation, a distance of 1,454.00 feet to the intersection with the East line of Lot 724 of said J.C. Forkner Fig Gardens Subdivision No. 7; thence South $0^{\circ}26'26''$ West, along the East line of said Lot 724, a distance of 210.00 feet to the Southeast corner of said Lot 724; thence North $89^{\circ}41'26''$ East, along the North line of Lots 728 and 729 of said J.C. Forkner Fig Gardens Subdivision No. 7, a distance of 683.41 feet to the intersection with the Southwesterly line of the State Highway 99 right of way; thence South $44^{\circ}58'24''$ East, along the Southwesterly line of the State Highway 99 right of way, a distance of 1,455.74 feet to the intersection with the South line of said Section 4, said point being also on the existing limit line of the city of Fresno; thence South $89^{\circ}44'26''$ West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 547.26 feet to the South Quarter corner of said Section 4; thence South $89^{\circ}41'26''$ West, along the South line of said Section 4, being also the existing limit line of the city of Fresno, a distance of 2,627.01 feet to the Point of Beginning.

Contains 70.10 acres more or less

Dated: August 11, 2005

SUBDIVIDED LAND IN POR. SEC. 4, T.13S., R.19E., M.D. B.& M

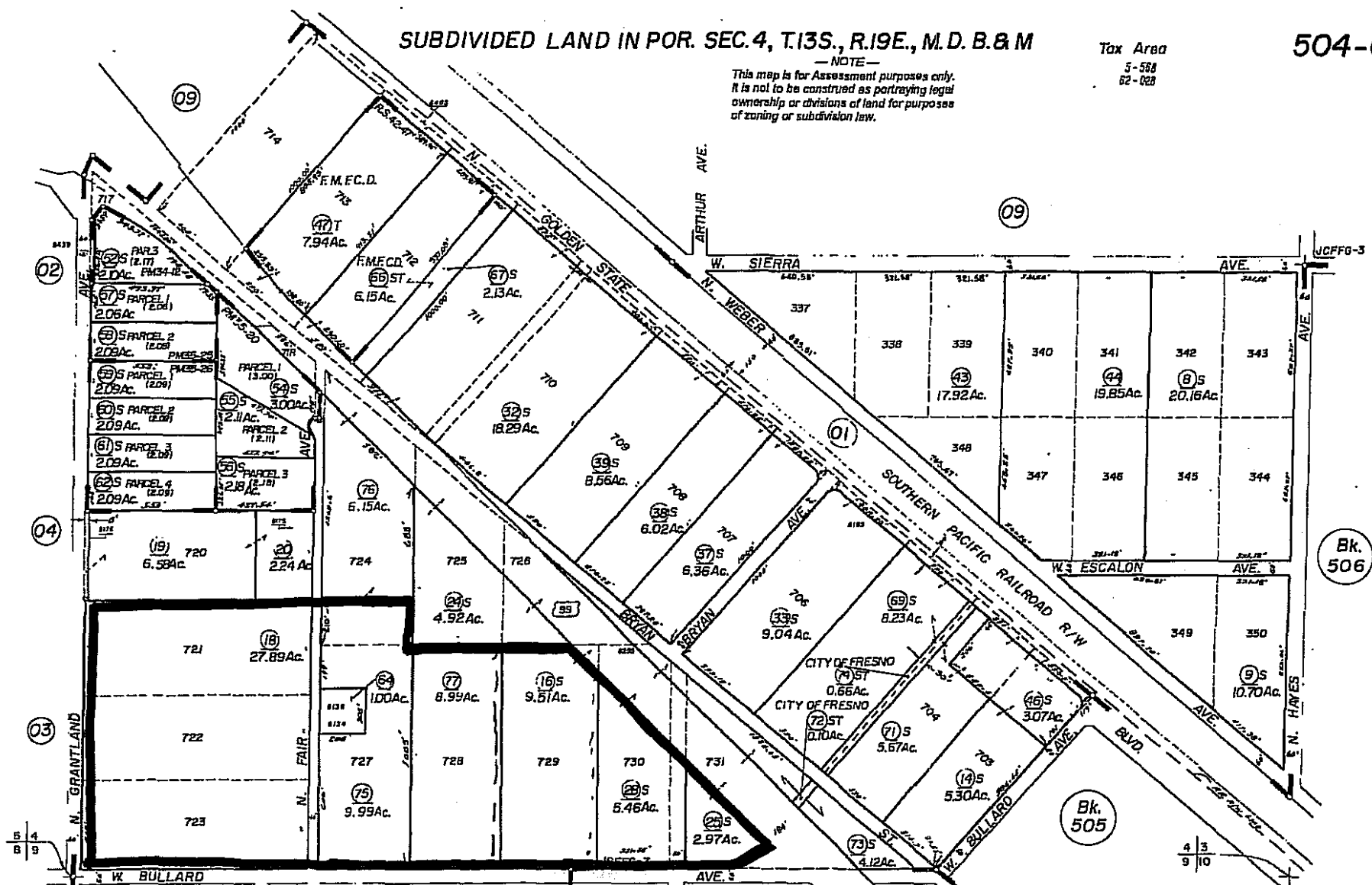
Tax Area

504-08

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

5-588
62-028

1" = 400'



Agricultural Preserve
J. C. Forkner Fig Gardens No. 3 - Plat Bk. 8, Pg. 79.
J. C. Forkner Fig Gardens No. 7 - Plat Bk. 10, Pg. 17.
Parcel Map No. 5209 - Bk. 34, Pg. 12
Parcel Map No. 5609 - Bk. 35, Pg. 20

Record of Survey - Bk. 42, Pg. 47
Parcel Map No. 5610 - Bk. 35, Pg. 25
Parcel Map No. 5611 - Bk. 35, Pg. 26

Assessor's Map Bk. 504 - Pg. 08
County of Fresno, Calif.

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

Bk. 505

BULLARD-GRANTLAND No. 1 65.81 ACRES

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

Return to City Clerk, Fresno

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

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

BILL NO. B-61

ORDINANCE NO. 2004-61

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

WHEREAS, Rezone Application No. R-03-83 has been filed with the City of Fresno to rezone property as described hereinbelow; and,

WHEREAS, on May 10, 2004, the West Area Community Plan Advisory Committee recommended approval of the R-1/UGM and C-1/UGM zone districts; and,

WHEREAS, pursuant to the provisions of Article 4, Chapter 12, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on the 2nd day of June, 2004, to consider Rezone Application No. R-03-83 and related Environmental Assessment No. A-03-21/R-03-83/ C-04-42/T-5247, during which the Commission recommended to the Council of the City of Fresno approval of the related environmental assessment and rezone application amending the City's Zoning Ordinance on real property described hereinbelow from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) and R-R (*Rural Residential-Fresno County*) zone districts to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district and the C-1/UGM (*Neighborhood Commercial/Urban Growth Management*) zone districts; and,

Adopted 6-29-04

Approved 6-29-04

7-20-04

2004-61

WHEREAS, the Council of the City of Fresno, on the 29th day of June, 2004, received the recommendation of the Planning Commission and concurs therewith.

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

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that with the recommended mitigation measures for Environmental Assessment No. A-03-21/R-03-83/C-04-42/T-5247, dated May 12, 2004, there is no substantial evidence in the record that the rezoning may have a significant effect on the environment and the mitigated negative declaration prepared for this project is hereby approved.

SECTION 2. The Council finds the requested R-1/UGM zone district and the C-1/UGM zone district are consistent with the medium density residential and neighborhood commercial land use designations of the 2025 Fresno General Plan and West Area Community Plan as specified in Section 12-403-B of the Fresno Municipal Code.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, is reclassified from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) and R-R (*Rural Residential-Fresno County*) zone districts to the R-1/UGM (*Single Family Residential/Urban Growth Management*) and C-1/UGM (*Neighborhood Commercial/Urban Growth Management*) zone districts:

From R-R (County) to R-1/UGM:

Lots 721, 722, 723, 724, 727 and 728 of J.C. Forkner Subdivision No. 7 recorded in Book 10, Page 17 of Plats, Fresno County Records

From R-R (County) to C-1/UGM:

The South 727 feet of the West 236 feet of Parcels 1, 2 and 3 of Parcel Map No. 2159, recorded in Book 17, page 26 of Parcel Maps, Fresno County Records.

From R-R (County) to R-1/UGM:

Parcels 1, 2, 3 and 4 of Parcel Map No. 2159, recorded in Book 17, page 26 of Parcel Maps, Fresno County Records.

EXCEPTING THEREFROM the South 727 feet of the West 236 feet thereof.

From R-R (County) to R-1/UGM:

The East half of the Southwest Quarter of the Northwest Quarter of Section 9, Township 13 South, Range 19 East, Mount Diablo Base and Meridian according to the Official Plats thereof.

EXCEPTING THEREFROM the South 610.00 feet of said East Half.

From AE-5/UGM to R-1/UGM:

The North Half of the Easterly 1,321.00 feet of the South Half of the Northwest Quarter of Section 9, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official Plat thereof and the East 81.00 feet of the South Half of the South Half of the Northwest Quarter of said Section 9.

SECTION 4. The development of the property described in Section 3 shall be conditioned upon the following condition of zoning which are recorded and on file in the Fresno County Recorder's Office;

Development of the subject property (issuance of building permit or recordation of final tract map as provided by the Fresno Municipal Code) shall be subject to the payment of the most currently proposed updated major street intersection traffic signalization fee and participation in the Herndon Avenue / Golden State Boulevard intersection improvements (estimated construction cost is \$2,990,000.00 with a UGM credit of \$250,000 available therefore the mitigation shall be based on \$2,740,000.00). The pro-rata fair share impact of this project (Tract No. 5247) to this intersection is 3% and therefore this tract shall pay \$82,200. The geometry of said intersection shall have dual lefts, two thru lanes, and a dedicated right turn lane for all four legs.

SECTION 5. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage and upon annexation for those portions of the subject site located outside the City of Fresno boundary.

CLERK'S CERTIFICATION

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

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 29th day of June, 2004, by the following vote:

Ayes: Calhoun, Dages, Duncan, Perea, Sterling, Castillo
Noes: Boyajian
Absent: None
Abstain: None

REBECCA E. KLISCH
City Clerk

By Rebecca E. Klisch

APPROVED AS TO FORM:

HILDA CANTÚ MONTOY
City Attorney

By [Signature]
Deputy

Rezone Application No. R-03-83
Filed by Granville Homes
Assessors Parcel Nos. 505-070-03, 27, 28, 29,
30, 31, 32 and 504-080-18, 63, 64

NOTICE OF INCOMPLETE APPLICATIONS

DATE: August 19, 2005
TO: Jeff Roberts, Vice President, Granville Homes
FROM: Michael R. Waiczis, AICP, Executive Officer
SUBJECT: "Bullard-Grantland No. 1 Reorganization"

Michael R. Waiczis

Please be informed that the Fresno Local Agency Formation Commission (LAFCo) received your application materials for the Proposal listed above on August 18, 2005. Following a review of your application materials we find this application to be incomplete. We have provided a list of the items that are needed to complete your applications.

After receiving an application the Executive Officer is allowed 30 days to determine whether the application is complete and acceptable for filing or whether the application is incomplete. A "complete" application is one that has been submitted in the form prescribed by the Commission and containing all of the information and data required pursuant to State law.

When an application is accepted for filing, the Executive Officer issues a Certificate of Filing to the applicant. From the date of issuance of a Certificate of Filing an application shall be deemed filed. If an application is determined not to be complete, the Executive Officer is required to transmit that determination to the applicant specifying those parts of the application which are incomplete and the manner in which they can be made complete.

Following the issuance of the Certificate of Filing, the Executive Officer will proceed to set the Proposal for hearing and give published notice. The hearing must take place within 90 days after issuance of the Certificate of Filing. Gov. Code sections 56652, 56653, 56654, 56700 *et seq.*

- Application information is insufficient.
- Environmental initial study and/or environmental documents not submitted or are incomplete (see comments).
- Property tax transfer agreements not received.
- Resolution of initiation or petition does not comply with State law.
- Map and legal description. **Need copy of map and legal description prepared per the Assessor's specifications (see sample). Copy can not be a fax copy.**
- Property owner consent forms are not included. **Not all landowners that are listed on the application have signed a consent form, and if approved, the application will have to go to a protest hearing (please obtain the Assemis' signatures).**
- Verification of notification of affected property owners not received.
- Required supplemental maps not submitted or are not sufficient.
- Application fee not submitted.
- Required Service Plan is not included or insufficient.
- Request is inconsistent with sphere of influence of agency.

Other: A letter from the County saying the proposal is consistent with the City/County MOU is required.

Comments:

Your incomplete application materials will be returned to you if we do not receive the necessary items listed above to complete your application by **August 29, 2005**. The items needed to complete your application may change depending on comments from affected agencies and responses to requests for information from County departments, responsible and interested agencies. Regardless of the date of submission, this proposal will not be scheduled for public hearing until the Executive Officer issues a Certificate of Filing. In order to have your request considered by the Commission, your application must be determined to be complete before the date necessary for submission of materials to the Department of Conservation and submission of the legal notice to the publisher (21 days). You will be scheduled for the next LAFCo hearing available following the issuance of a Certificate of Filing and required legal noticing.

We may be contacted at 559-495-0604 if you have any questions about this notification. Thank you.

\\pacific\4370\LAFCO WORKING FILES\APP MAILING & COMPLETIONS\BULLARD-GRANTLAND NO. 1 INSUFFICIENT APPLICATION.doc

DEPARTMENT OF TRANSPORTATION

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



*Flex your power!
 Be energy efficient!*

August 3, 2005

2131-IGR/CEQA
 6-FRE-99-29+/-
 (A-03-21, R-03-83, C-04-042,
 T-5247, C-04-185)
 C-04-267 & 5357

Ms. Shelby Chamberlain
 City of Fresno Development Department
 2600 Fresno Street, Room 3043
 Fresno, CA 93721

Dear Ms. Chamberlain:

In April 2005 we requested corrections to the Traffic Impact Study (TIS) for the La Ventana development consisting of a 198-lot single-family residential planned development located on the northeast corner of North Grantland and West Bullard Avenues. This is a portion of a much larger project consisting of a neighborhood shopping center and 532 single-family residential units. Caltrans has the following comments:

Late in the day on July 28, 2005, the applicant supplied to Caltrans the updated trip distribution numbers. Utilizing these numbers and a reduced project alternative for Caltrans improvement project at State Route 99 and Shaw, Caltrans estimates that this development's proportional share for the future interchange upgrades should be \$72,051 (see Attachment #1). It is Caltrans understanding that the applicant agreed to this mitigation at the June 29, 2004 City Council hearing where the initial general plan amendment was approved. While the staff report prepared for this evening's hearing seems to indicate that the project is being conditioned to make improvements to the State Highway, these improvements are actually to local streets (Conditions 86 & 87).

We request that this letter be made a part of the permanent record for this project and that copies of our letters be included in the staff reports for the Planning Commission and the City Council. This will provide the decision-making body and the general public with a complete and accurate environmental evaluation for the project.

If you have any questions regarding our comments, please contact me at (559) 445-6666.

Sincerely,

MOSES STITES
 Office of Transportation Planning
 District 06

Enclosure

C: Mr. Farid Assemi, President, Granville Homes
 Ms. Barbara Goodwin, Executive Director, Council of Fresno County Governments

Mitigation Calculation
Fre. 99-28.1, 30.5
David Garza

Aug. 3, 2005

Granville Homes NEC Grantland & W. Barstow
(La Ventana)

USE 2008 Trip Trace: (PM)

SB off to Shaw = 0 add lane
Shaw OC = 9 widen OC
NB off to Shaw = 36 add lane

NB off to Herndon/Grantland = $37 + 22 = 59$ signal formula
SB off to Grantland = $37 + 22 + 4 = 63$ signal

Shaw OC = $(9)(\$685) = \$6,165$
NB off to Shaw = $(36)(\$345) = \$12,420$
NB off to Herndon/Grantland = $(59)(\$525) = \$30,975$
SB off to Grantland = $(63)(\$357) = \$22,491$

\$72,051

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno } ss.

On December 5, 2005
Date

before me,

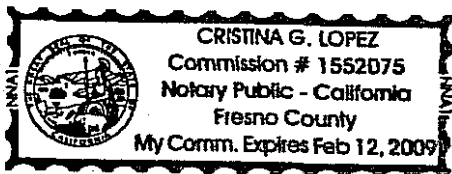
Cristina G. Lopez, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Farid Asseri
Name(s) of Signer(s)

personally known to me

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



Place Notary Seal Above

WITNESS my hand and official seal.

Cristina G. Lopez
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

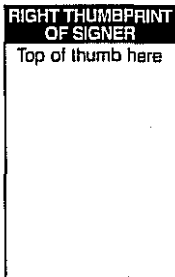
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

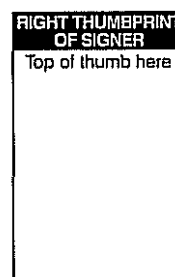
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

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



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Fresno } ss.

On December 5, 2005 before me, Lorena Mendibles Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Marc S. Birnbaum
Name(s) of Signor(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Lorena Mendibles
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

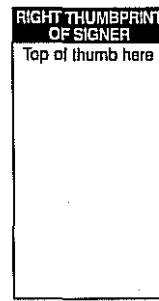
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

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

Signer Is Representing: _____





REPORT THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-C
COMMISSION MEETING 8/3/05

August 3, 2005

APPROVED BY

FROM: STAFF, Planning Division *DL*
Planning and Development Department

[Signature]
DEPARTMENT DIRECTOR

SUBJECT: CONSIDERATION OF VESTING TENTATIVE TRACT MAP NO. 5357/UGM,
CONDITIONAL USE PERMIT APPLICATION NO. C-04-267 AND ENVIRONMENTAL
FINDING FOR ENVIRONMENTAL ASSESSMENT NO. T-5357/C-04-267

EXECUTIVE SUMMARY

Vesting Tentative Tract Map No. 5357/UGM and Conditional Use Permit Application No. C-04-267, filed by Grantland Avenue LLC, proposes the development of approximately 51 acres of property located at the northeast corner of North Grantland and West Bullard Avenues. The subject site is currently zoned RR (*Fresno County-Rural Residential*) but was approved for R-1/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zoning pending annexation to the City of Fresno. Vesting Tentative Tract Map No. 5357/UGM proposes to subdivide the subject property into a 199-lot single family residential planned development with 1 outlot. Conditional Use Permit Application No. C-04-267 is a request to develop the subdivision with 1 outlot for open space, increased lot coverage to 50%, decorative street lights, reduced side yard setback to accommodate fireplace and entertainment center projections, reduced lot widths and reduced front and rear yard setbacks. This map is supported by staff and the West Area Community Plan Citizens Advisory Committee. **The application would bring the subject property into conformance with the West Area Community Plan and the 2025 Fresno General Plan, pursuant to Section 12-403-B-2 of the Fresno Municipal Code.**

PROJECT INFORMATION

PROJECT	A 199-lot single family residential subdivision to be developed at an overall density of 3.9 dwelling units per acre. The planned development will have 1 outlot for open space, increased lot coverage to 50%, decorative street lights, reduced side yard setback to accommodate fireplace and entertainment center projections, reduced lot widths and reduced front and rear yard setbacks.
APPLICANT	Grantland Avenue LLC (Engineer: Gary Giannetta)
LOCATION	Northeast corner of North Grantland and West Bullard Avenues (Council District 2, Councilmember Calhoun)
SITE SIZE	51 acres
LAND USE	Existing - Vacant Proposed - Single Family Residential
ZONING	Existing - RR (<i>Fresno County-Rural Residential</i>) Proposed - R-1/UGM (<i>Single Family Residential/Urban Growth Management</i>)
PLAN DESIGNATION AND CONSISTENCY	The proposed 199-lot single family residential subdivision is consistent with the existing 2025 Fresno General Plan and the West Area Community Plan designation of the site for medium density residential land use (4.99 to 10.37 units per acre) and the R-1/UGM zone district
ENVIRONMENTAL FINDING	Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10103) dated June 16, 2005

PLAN COMMITTEE
 RECOMMENDATION

The West Area Community Plan Advisory Committee, at its meeting on May 2, 2005, unanimously recommended approval of the vesting tentative tract map and conditional use permit applications

STAFF
 RECOMMENDATION

Approve the vesting tentative tract map and conditional use permit application subject to compliance with the conditions of approval

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	General Heavy Commercial	RR <i>Fresno County-Rural Residential</i>	Dante Club
	Medium Low Density Residential		Vacant
South	Medium Density Residential	R-1/UGM <i>Single Family Residential / Urban Growth Management</i>	Vacant <i>(Tract 5247 approved for site-now under construction)</i>
East	Medium Density Residential	RR <i>Fresno County-Rural Residential</i>	Vacant
West	Low Density Residential	RR <i>Fresno County-Rural Residential</i>	Rural Residential

ENVIRONMENTAL FINDING

The initial study prepared for Environmental Assessment No. T-5357/C-04-267 considered potential environmental impacts associated with the subject conditional use permit application and vesting tentative tract map request. The study indicates that the project, if approved, would conform to the medium density residential planned land use designation and land use policies of the 2025 Fresno General Plan and is within the scope of Master Environmental Impact Report No. 10130. Therefore, staff has issued a finding that the project proposal is in conformance to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) dated July 14, 2005, which incorporates a MEIR Mitigation Monitoring Checklist. This environmental finding was properly published with no comments received within the 20-day review and comment period which ends on August 3, 2005.

BACKGROUND / ANALYSIS

The applicant, Grantland Avenue LLC, has filed Vesting Tentative Tract Map No. 5357/UGM and Conditional Use Permit Application No. C-04-267 for 50 acres of property located at the southwest corner of South Fowler and East Church Avenues. The subject site is currently zoned RR (*Fresno County-Rural Residential*) but was approved for R-1/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zoning pending annexation to the City of Fresno. Vesting Tentative Tract Map No. 5357/UGM proposes to subdivide the subject property into a 199-lot single family residential planned unit development with 1 outlot. Conditional Use Permit Application No. C-04-267 is a request to develop the subdivision with 1 outlot for open space, increased lot coverage to 50%, decorative street lights, reduced side yard setback to accommodate fireplace and entertainment center projections, reduced lot widths and reduced front and rear yard setbacks. According to the land use

consistency table adopted with the 2025 Fresno General Plan (and applied within all community plans), the existing medium density residential designation allows for 4.99 to 10.37 dwelling units per acre. Fresno Municipal Code Section 12-403-B allows for a project to be developed at the next lowest planned density, which in this case would be the medium low density residential planned land use designation. The medium low density designation allows for 2.19 to 4.98 dwelling units per acre. The proposed subdivision density is 3.9 dwelling units per acre and is therefore consistent with the 2025 Fresno General Plan and the West Area Community Plan. Surrounding land uses are characterized by single family residential uses (under construction) to the south, vacant land to the north and east, and rural residential to the west.

West Area Community Plan Citizens' Advisory Committee

The West Area Community Plan Citizens' Advisory Committee reviewed the proposed tentative tract map and conditional use permit applications at its meeting on May 2, 2005, and unanimously recommended approval of the proposed project.

Circulation Element Plan Policies and Major Street System Traffic Capacity

According to the 2025 Fresno General Plan Transportation Element (Exhibit 7), North Grantland Avenue is defined as an arterial street and West Bullard Avenue is a collector street. Arterial streets are required to be developed with two travel lanes in each direction separated by a median island to control left-turn and crossing vehicular movements. Collector streets are typically developed with a total of two to four lanes without a median island although in some locations they may have a continuous center left-turn lane. All street standards provide for a widened pavement width at major street intersections to allow for exclusive left-turn and right-turn lanes as well as bus bays or turnouts. The Public Works Department Traffic Division has reviewed the proposed development and has determined that the streets relating to the site will be able to carry the quantity and kind of traffic generated subject to several improvements. These improvements include dedicating and constructing transition paving within the limits of the tract; installing curb, gutter, sidewalk; and construction of an underground street lighting system.

When the City of Fresno Master Environmental Impact Report (MEIR) No. 10130 was certified by the City Council for the 2025 Fresno General Plan, a determination was made to require project-specific traffic assessments for projects which would generate 100 or more vehicle trips during weekday peak hours. Given the number of lots in this project, a special traffic study was required. A traffic analysis, dated June 2004, was prepared by TPG Consulting Inc. for Plan Amendment No. A-03-21, Rezone Application No. R-03-83 and Vesting Tentative Tract Map Nos. 5247 and 5357 which established the medium density residential planned land use and R-1/UGM zone district for a large area, approximately 153 acres, located east of North Grantland Avenue and on both sides of West Bullard Avenue. Those plan amendment and rezone applications included the subject property in addition to the adjacent 122-acre project site where Tentative Tract No. 5247/UGM, a 415-dwelling unit single family residential subdivision, is located at the southeast corner of North Grantland and West Bullard Avenues. The traffic study also analyzed the 3.9 acre commercial center at the northeast corner of North Grantland and West Barstow Avenues. According to the Institute of Transportation Engineers (ITE) Trip Generation handbook (6th Edition), the vehicle trips generated per day for the proposed single family residential project (1,904 VTD) are approximately one-quarter of the total trips generated by the proposed project in the traffic study (7,278 VTD). The recommendations of the traffic analysis prepared by TPG Consulting Inc. have been implemented, at a pro-rata share, for the current project and are incorporated into the project's conditions of approval. Therefore, staff has determined that the project now proposed has been sufficiently evaluated and does not require any further traffic mitigation measures.

The Public Works Department staff has concluded that this project will not cause unanticipated impacts upon the city's transportation system and that project impacts are mitigable through the city's standard

Urban Growth Management (UGM) process and project requirements for developments that abut major streets. In concert with the other developments that are approved pursuant to the 2025 Fresno General Plan, the development will be required to install improvements and to pay fees toward development of the major street system consistent with the Public Facilities Element of the general plan and will be required to participate in the installation of traffic control measures (e.g., signals, stop lights, etc.) installed per UGM policies and ongoing traffic studies.

State Department of Transportation (Caltrans)

The Caltrans District 6 staff has submitted the attached comments dated January 26, 2004, May 25, 2004, June 22, 2004, August 19, 2004, September 3, 2004, September 30, 2004, and April 25, 2005, indicating that the proposed project will have a significant impact the state highway system, particularly the interchanges at Freeway 99/Herndon and Freeway 99/Shaw. The letters request that fees in the amount of \$325,800 be paid to Caltrans to mitigate these impacts from the current project as well as Vesting Tentative Tract Map No. 5247, the 415-lot single family residential subdivision at the southeast corner of North Grantland and West Bullard Avenues which was approved by the Planning Commission on June 2, 2004, and Conditional Use Permit Application No. C-04-185, a request, which has not yet been approved, to develop the 3.9 acre commercial center at Barstow and Grantland.

The requested state facility traffic impact fee can not be applied to the previously approved Vesting Tentative Tract Map No. 5247. Furthermore, the proportionate amount of the fee attributable to the traffic projected to be generated by the 415 residences to be developed by Tract No. 5247 can not be assigned to Tentative Tract Map No. 5357. Consideration has been given to the request submitted by Caltrans and a tentative tract map condition has been included that requires Tract Map No. 5357 to pay its proportionate share of the estimated state highway facility impact fee for the development of 199 single family residences. The proposed condition requires that the project pay this fee prior to issuance of building permit, but only if the City and Caltrans have entered into an agreement to collect this state highway facilities fee.

City staff notes that potential cumulative traffic impacts of full buildout of the 2025 Fresno General Plan were analyzed in MEIR No. 10130. Although the City has met its legal obligations for addressing impacts to the state highway system for purposes of CEQA, the City has not ruled out working with Caltrans to obtain fees for the state highway system for projects such as this one. A legally permissible means for collecting impact fees under the Mitigation Fee Act (California Government Code §§ 60000, et seq.), among other things, would require a capital improvement plan, a nexus/rough proportionality study that demonstrated a property owner/developer's proportionate share of costs to those capital improvements, and an accounting system for using funds collected.

Along with other cities and Fresno County, the City of Fresno has partnered with the Fresno County Council of Governments and Caltrans on a regional study of state highway facility capacity and measures needed to preserve and improve capacity of those facilities. A Partnership in Planning grant has been obtained to complete a regional freeway deficiency study for the greater Fresno-Clovis-Madera Metropolitan area. This study focuses on facilities projected to be most impacted by projected increases in traffic, identification of the sources and patterns of vehicle traffic within the greater metropolitan area and the improvements that would be necessary to provide adequate vehicular capacity. Findings from this study may allow proportionate traffic impact fees to be implemented by cities and counties in the study area, upon adoption by the respective jurisdictions.

In addition to a proportionate share study, a mechanism would be needed for the City to collect traffic impact fees and either hold those funds or deliver them to a separate agency for improvements to facilities the City does not control or maintain. The City has offered to cooperate with Caltrans in

developing such a mechanism, including using the model used by the City for collecting fees for FMFCD and/or entering into a Joint Powers Authority or an MOU. Staff representatives of the City of Fresno and Caltrans continue to conference in order to identify a mutually agreeable strategy to implement a fair and equitable traffic impact fee for state highway facilities.

Conditional Use Permit Application No. C-04-267

Conditional Use Permit Application No. C-04-267 was filed in conjunction with Vesting Tentative Tract Map No. 5357/UGM to allow the subdivision to be developed as a planned unit development with 1 outlot for open space, increased lot coverage to 50%, decorative street lights, reduced side yard setbacks of 3 feet to accommodate fireplace and entertainment center projections, reduced lot widths for a portion of the lots and reduced front and rear yard setbacks of 15 feet. There will be one access point to Grantland Avenue and two access points to West Bullard Avenue.

The R-1 zone district requires minimum lot sizes of 6,000 square feet for lots in the subdivision. Lots in the subdivision will meet or exceed the minimum lot size requirement and lot depth (100 feet) requirements. However, a small percentage of the lots will not meet the minimum lot width although none are less than 50 feet. The building setbacks on each lot have been modified to allow for minimum front and rear yards of 15 feet and side yards of 3 feet to allow for fireplace and built-in entertainment center projections.

Landscaping/Walls

Given that the proposed subdivision abuts planned arterial and collector streets, the developer will be required to install 15-foot wide landscaped areas along West Bullard Avenue and 20-foot wide landscaped areas along North Grantland Avenue. In addition, the applicant will be required to construct a 6-12 foot solid wall along the property boundaries which will mitigate the adverse effect of noise generated by trains traveling along Freeway 99, as recommended by the acoustical analysis prepared by Brown-Buntin and Associates, dated March 28, 2005. These walls will mitigate the adverse effect of noise generated by traffic traveling on the adjacent streets and freeway

Tentative Tract Map Findings

The Subdivision Map Act (California Government Code Section 66400 et. seq.) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the General Plan and any applicable specific plan (Finding No. 1 below). State law further provides that the proposed subdivision map be denied if any one of the Finding Nos. 2-5 below is made in the negative. In addition, State law requires that a subdivision be found to provide for future passive and natural heating or cooling opportunities in the subdivision development (Finding No. 6 below).

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's 2025 General Plan (there is not an applicable specific plan), because the West Area Community Plan designates the site for medium density residential land uses and the project design meets the density and zoning ordinance criteria for development in this plan designation.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval will ensure adequate access and drainage on and off the site.
3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because of the urbanized nature of the area in which the site is located.

4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems because the conditions of approval have shown and will ensure that the subdivision conforms with City health and safety standards.
5. The proposed subdivision design will not conflict with public easements within or through the site because conditions of approval will assure noninterference with any existing or proposed public easements.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots.

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

Conditional Use Permit Findings

Based upon analysis of the conditional use permit application and subject to the applicant's compliance with all of the conditions of approval noted below, staff concludes that the following required findings of Section 12-405-A-2 of the Fresno Municipal Code (FMC) can be made.

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 12-405-A-2.	
<i>a. All applicable provisions of this Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,</i>	
Finding a:	The subject site is approximately 51 acres in size and has an adequate amount of space, if developed in accordance with the project's site plan, to meet all applicable requirements of the Code and as established in the Special Permit Conditions of Approval dated August 3, 2005, including yards, spaces, walls and fences, parking, landscaping and other required features.
<i>b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,</i>	
Finding b:	Staff from the Transportation Planning section of the Public Works Department has estimated that the proposed development will generate approximately 1,905 daily vehicle trips which can be accommodated by the adjacent streets. The proposed project will construct the required improvements necessary for the traffic generated by the project.
<i>c. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. The third finding shall not apply to uses which are subject to the provision of Section 12-306-N-30 of this Code.</i>	
Finding c:	The staff of the Planning and Development Department has determined that the proposed use will not be detrimental to the public welfare or be injurious to property or improvements in the area in which the property is located if developed in accordance with the various conditions/requirements established through the related tentative tract map application review process as well as the conditional use permit review process.

CONDITIONS OF APPROVAL

1. Development shall take place in accordance with Vesting Tentative Tract Map No. T-5357/UGM Exhibit A, dated May 26, 2005, and the Conditions of Approval for T-5357/UGM dated August 3, 2005.
2. Development shall take place in accordance with Conditional Use Permit Application No. C-04-267 exhibits, dated May 26, 2005, and the Conditions of Approval for C-04-267 dated August 3, 2005.

Action by the Planning Commission regarding the proposed tentative tract map and conditional use permit applications, unless appealed to the Council, is final.

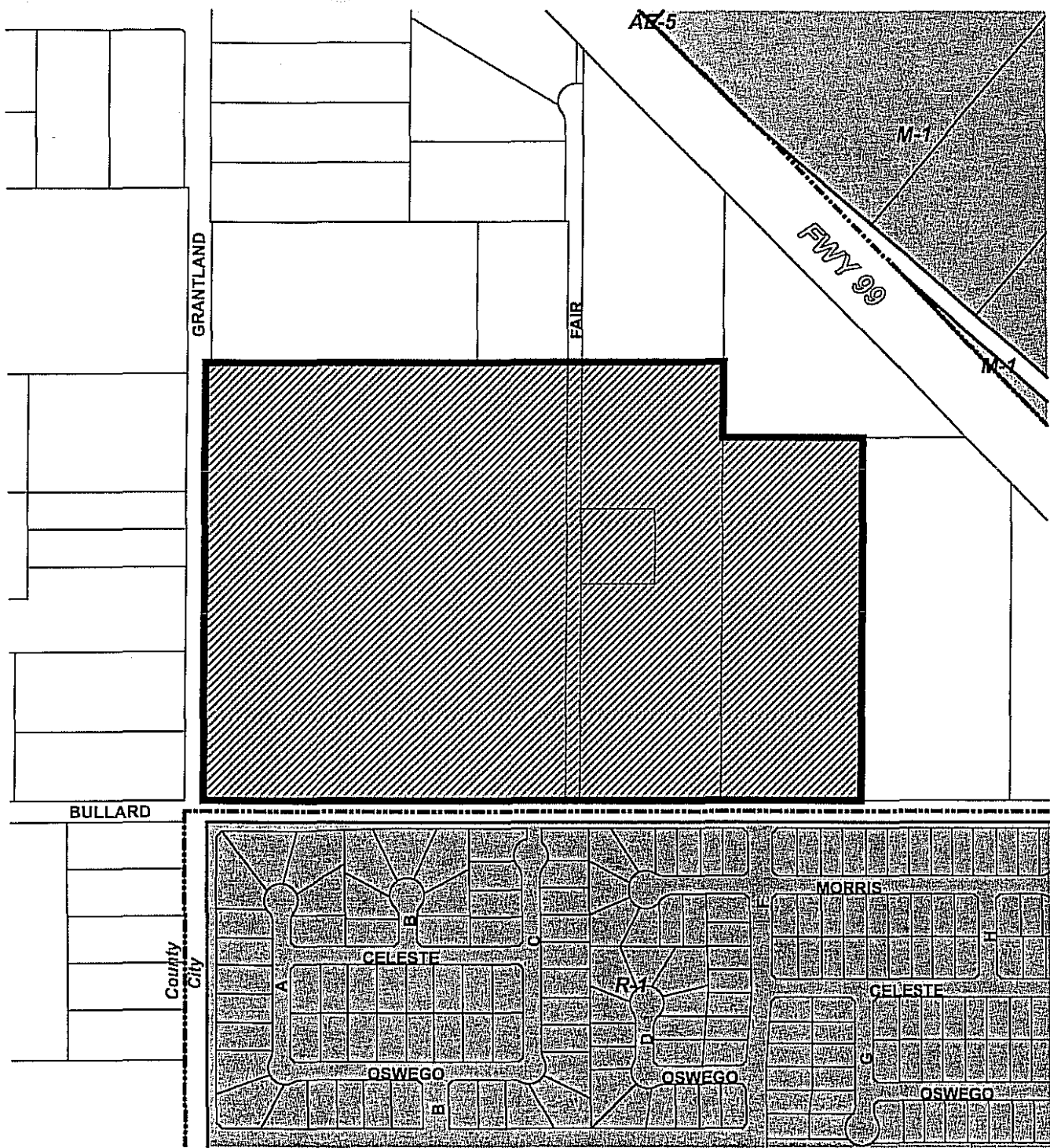
CONCLUSION / RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the West Area Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Vesting Tentative Tract Map No. 5357/UGM and Conditional Use Permit Application No. C-04-267 are appropriate for the project site. Therefore, staff recommends that the Planning Commission:

1. APPROVE Environmental Assessment No. T-5357/C-04-267 dated July 14, 2005 that the project proposal conforms to the provisions of the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130).
2. APPROVE Vesting Tentative Tract Map No. 5357/UGM subject to compliance with the Conditions of Approval dated August 3, 2005.
3. APPROVE Conditional Use Permit Application No. C-04-267 subject to compliance with the Conditions of Approval dated August 3, 2005.

K:\Master Files - Tract Maps\Tract 5357 Shelby Chamberlain (C-04-267)\T-5357-C-04-267 PC Report.doc

Attachments: Vicinity Map
Aerial Photograph of Site
Vesting Tentative Tract Map No. 5357/UGM
Conditional Use Permit Application No. C-04-267 Exhibits A, B-1, B-2, C-1, C-2, D-1, E-1, F-1, G-1, G-2, H-1, I-1, I-2, J-1, J-2, K-1, and K-2 dated May 26, 2005
Conditions of Approval for T-5357/UGM dated August 3, 2005, including Department of Public Works (5/26/05), Fresno Metropolitan Flood Control District (5/25/05), San Joaquin Valley Air Pollution Control District (5/16/05), Central Unified School District Bus Turnout Diagram (9/10/04), PG&E (5/17/05), and Fresno County Department of Community Health (5/5/05)
Conditions of Approval for Conditional Use Permit Application No. C-04-267 dated August 3, 2005
Letters from the California Department of Transportation (Caltrans) dated January 26, 2004, May 25, 2004, June 22, 2004, July 9, 2004, August 19, 2004, September 3, 2004, September 30, 2004, and April 25, 2005
Environmental Assessment No. T-5357/C-04-267, Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130), dated July 14, 2005



LEGEND



Subject Property



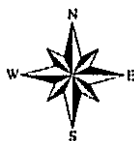
U.G.M. Area

VICINITY MAP

VESTING TENTATIVE TRACT MAP NO. 5357/UGM
 CONDITIONAL USE PERMIT NO. C-04-267

Northeast corner Grantland Av. and Bullard Av.

PLANNING & DEVELOPMENT DEPARTMENT



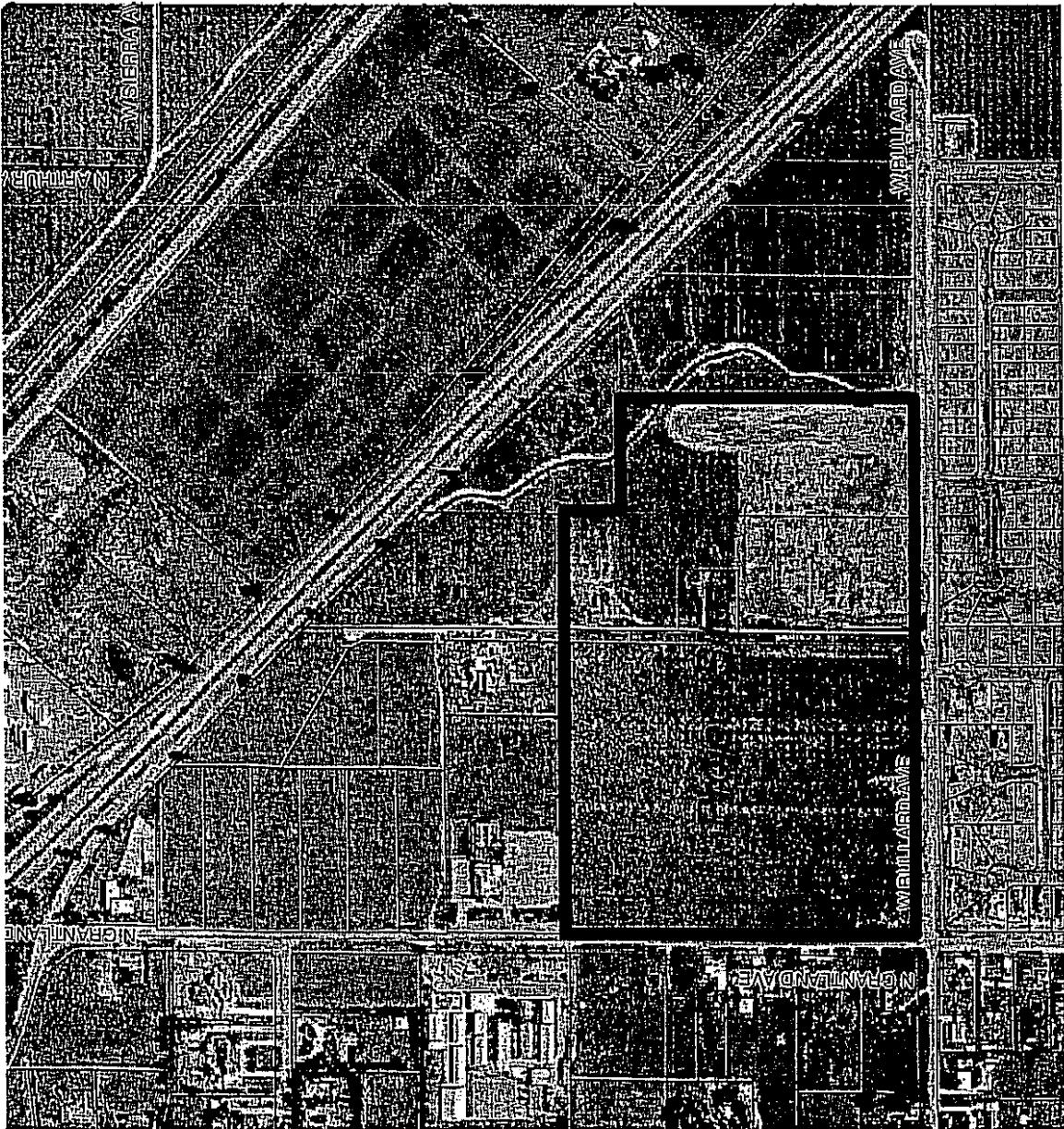
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A.P.N.: 504-080-18.64.75.77

ZONE MAP: 1843

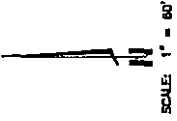
BY/DATE: J.S. / 4-20-05

2005 Aerial View of Site

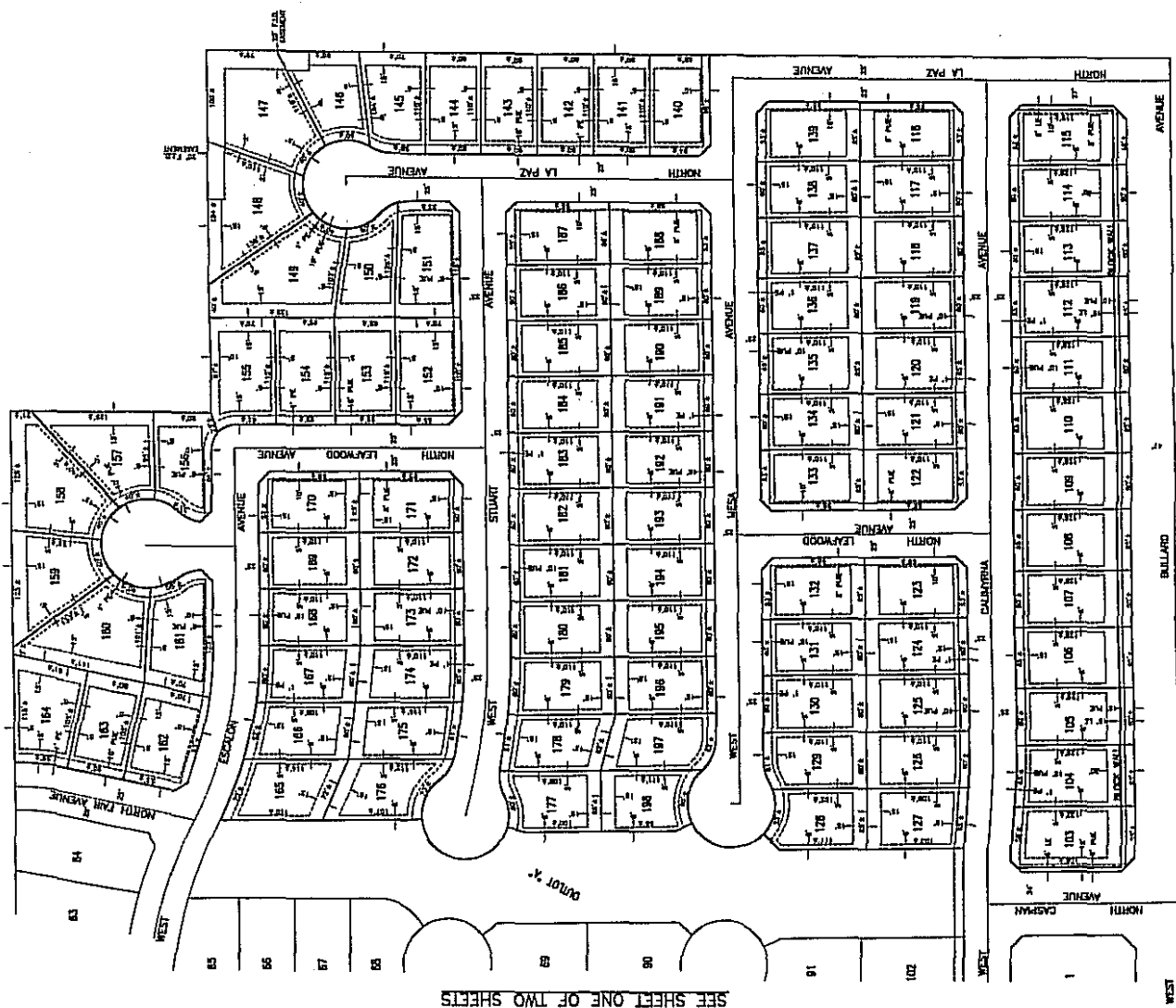


SITE PLAN

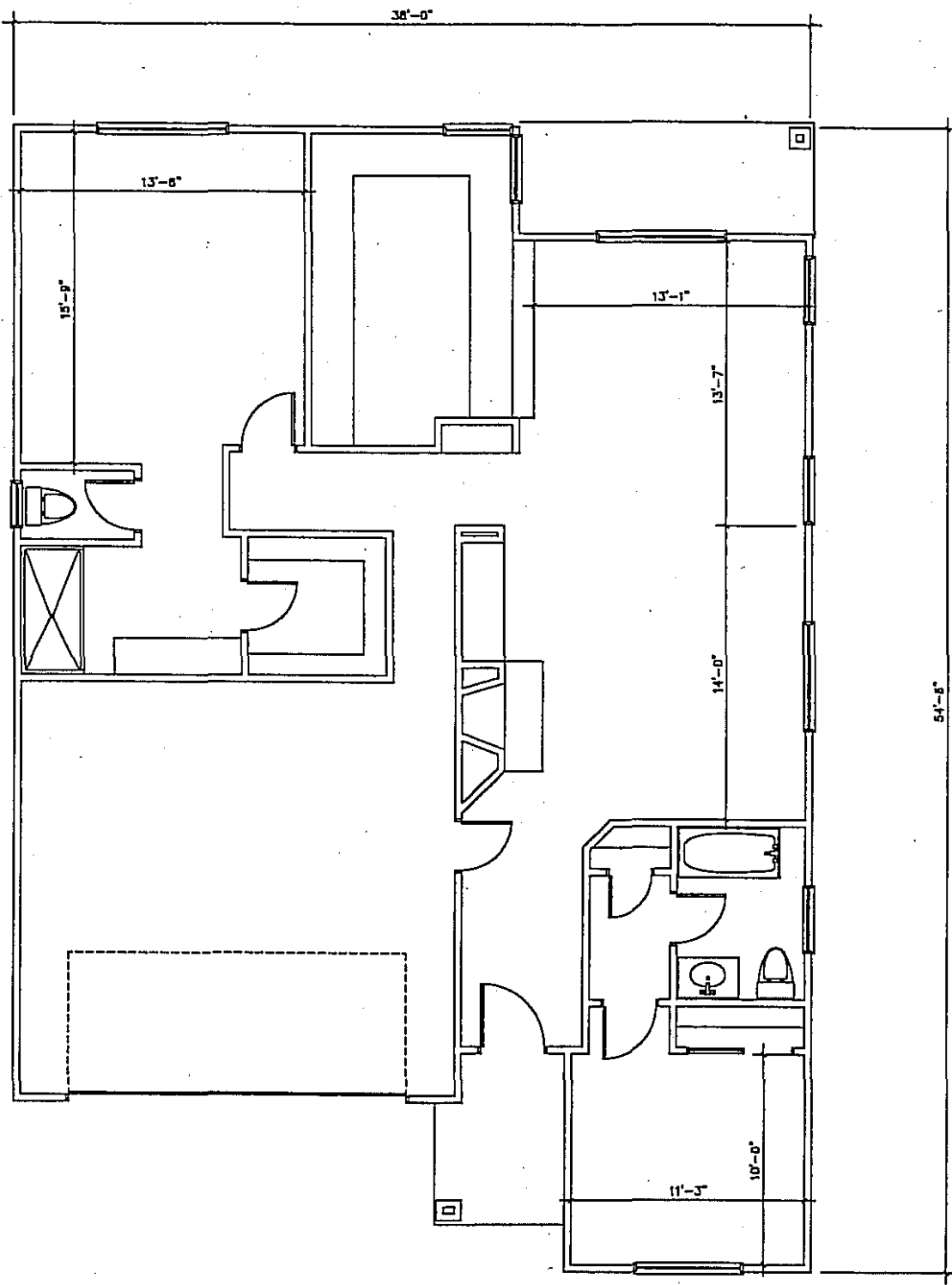
A PLANNED DEVELOPMENT
 TENTATIVE TRACT NO. 5357
 C.U.P. 05-
 SHEET TWO OF TWO SHEETS



GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1111 N. 5th Street
 Suite 104-108
 Phoenix, AZ 85004

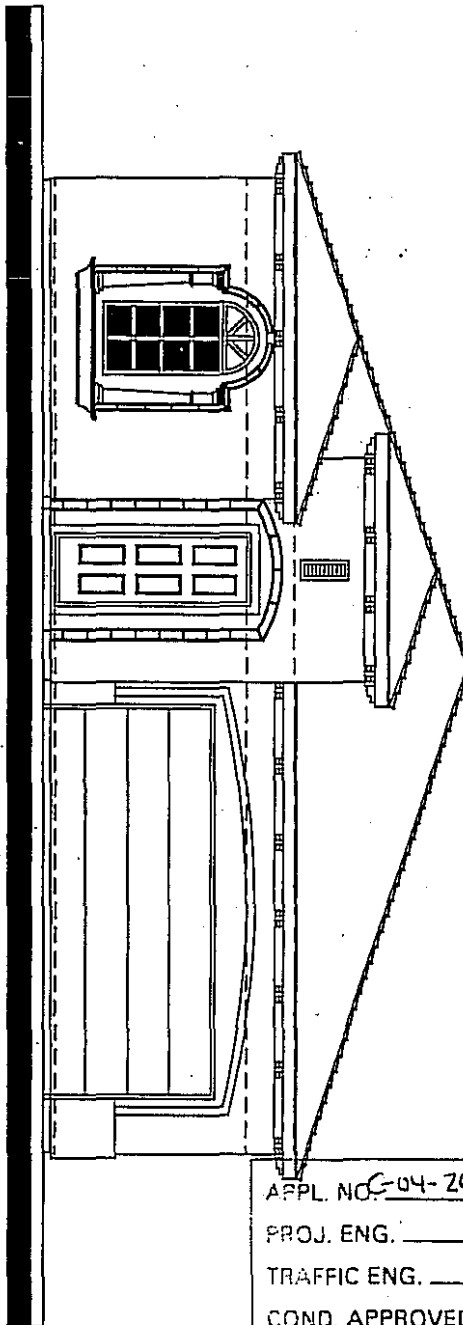


SEE SHEET ONE OF TWO SHEETS

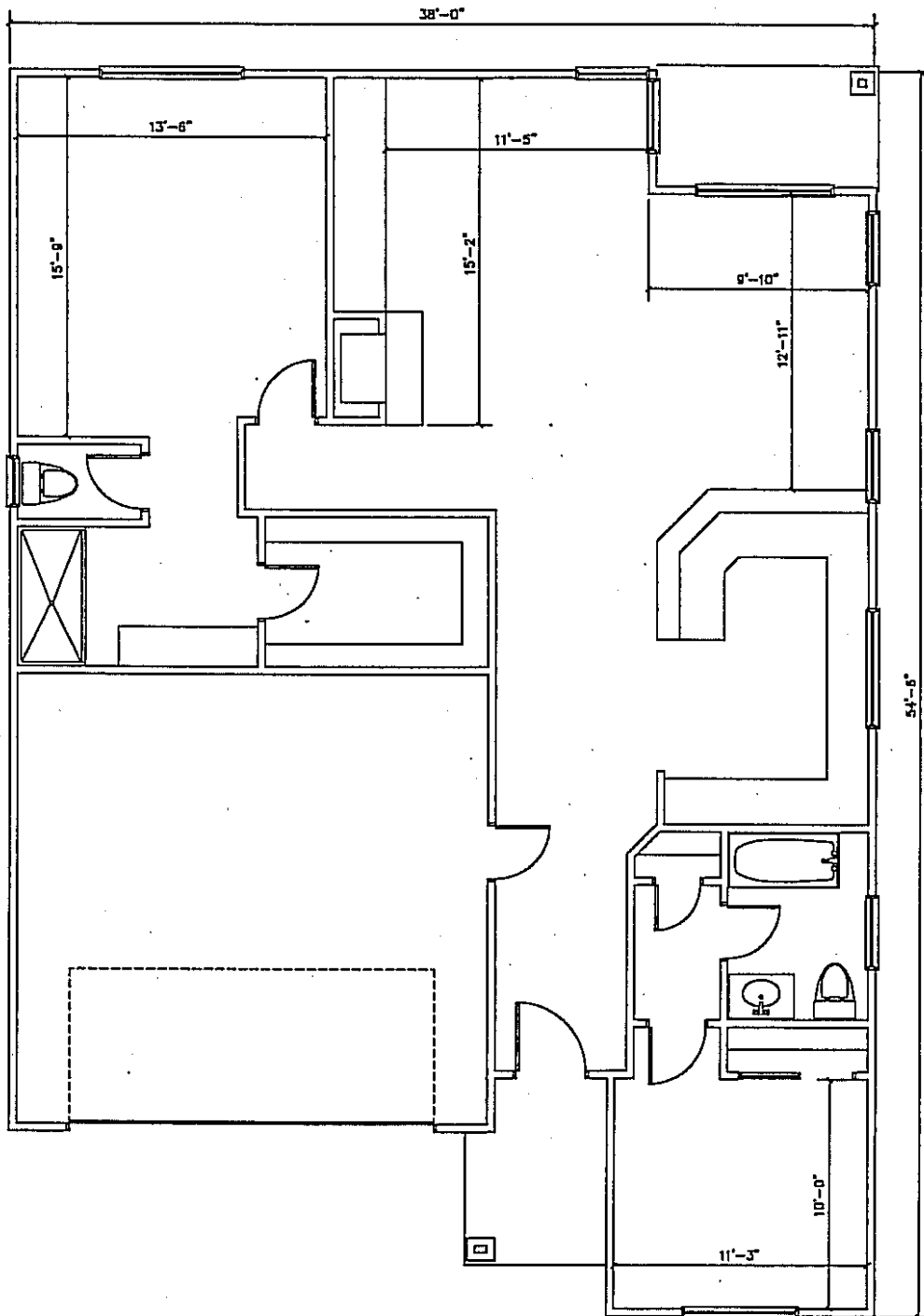


1360 PLAN

APPEL NO	C-04-267	EXHIBIT	B-1	DATE	5/26/05
PROJECTING		DATE			
TRAFFIC ENGINEER		DATE			
COND. APPROVED BY		DATE			
CITY OF FRESNO DEVELOPMENT DEPARTMENT					

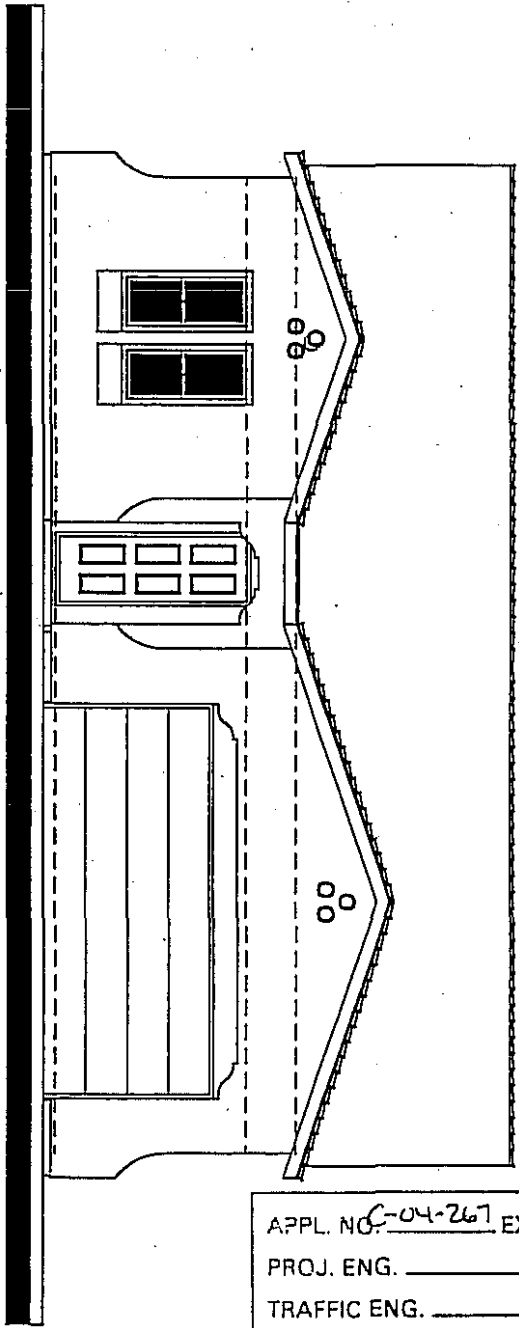


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TRAFFIC ENG. _____	DATE _____	
COND. APPROVED BY _____	DATE _____	
CITY OF FRESNO DEVELOPMENT DEPARTMENT		

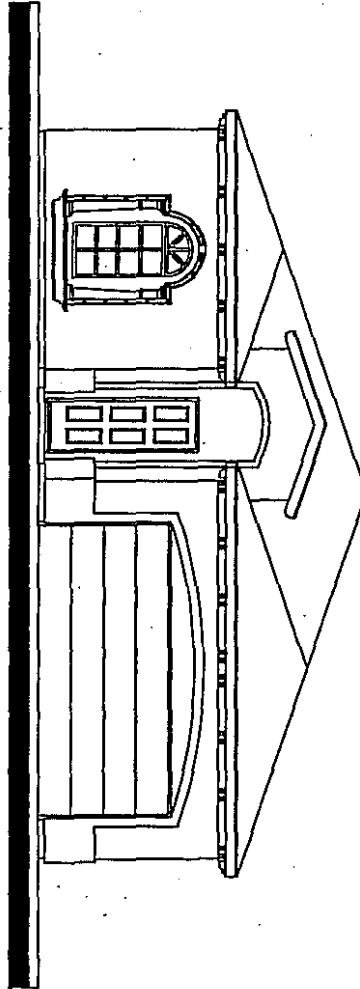
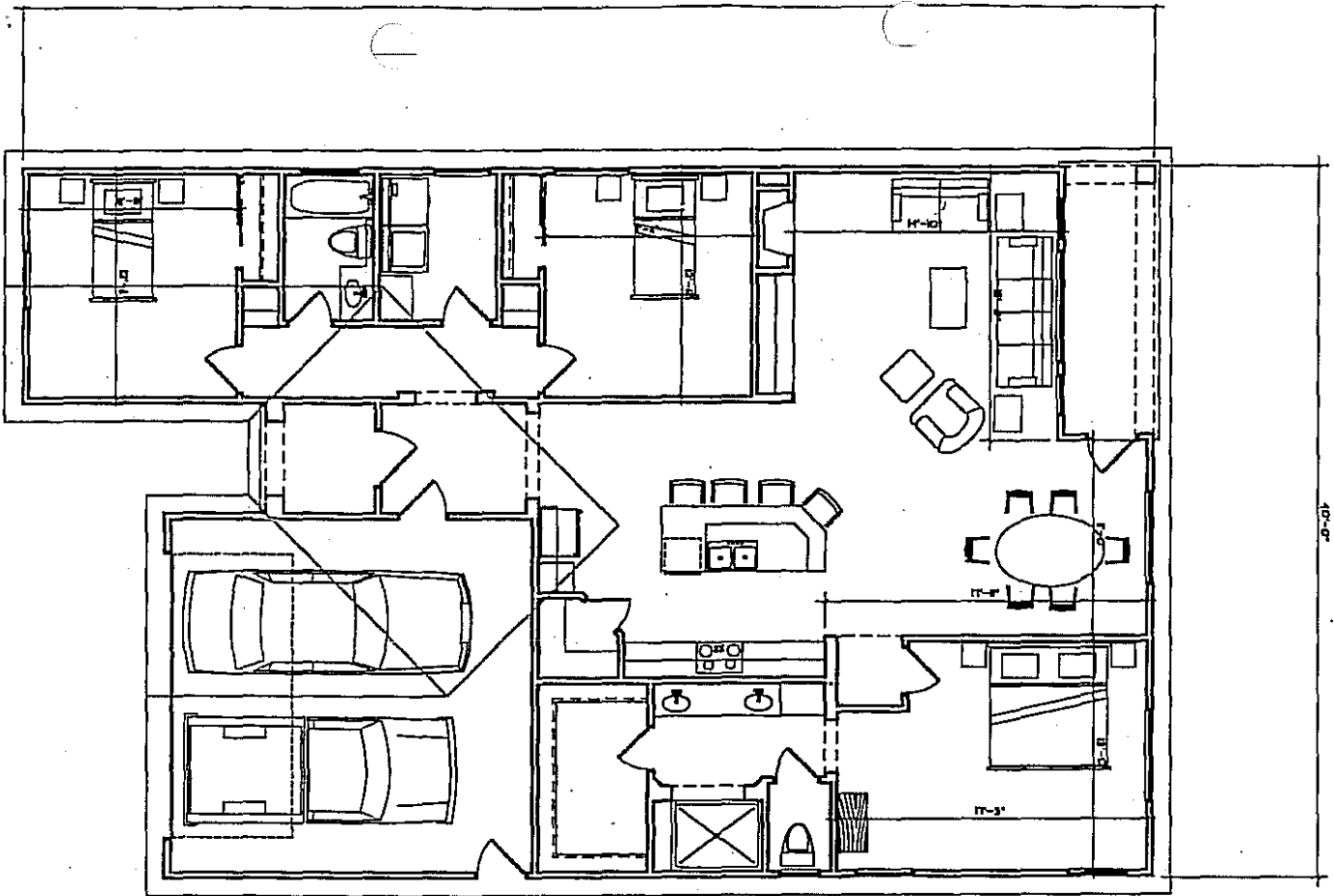


1385 PLAN

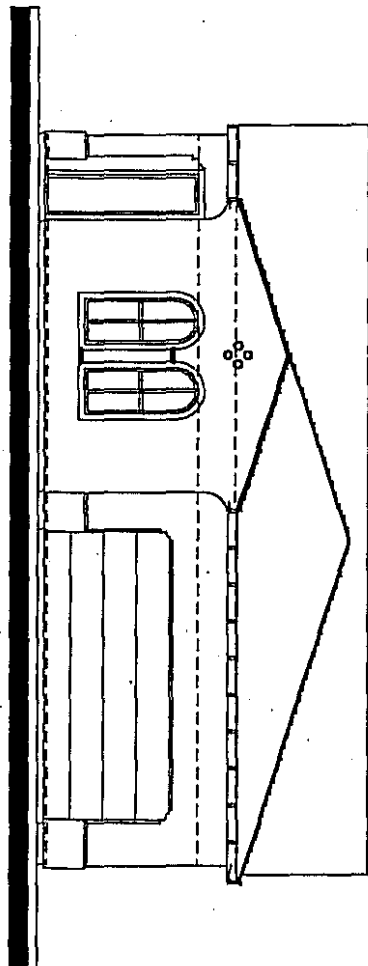
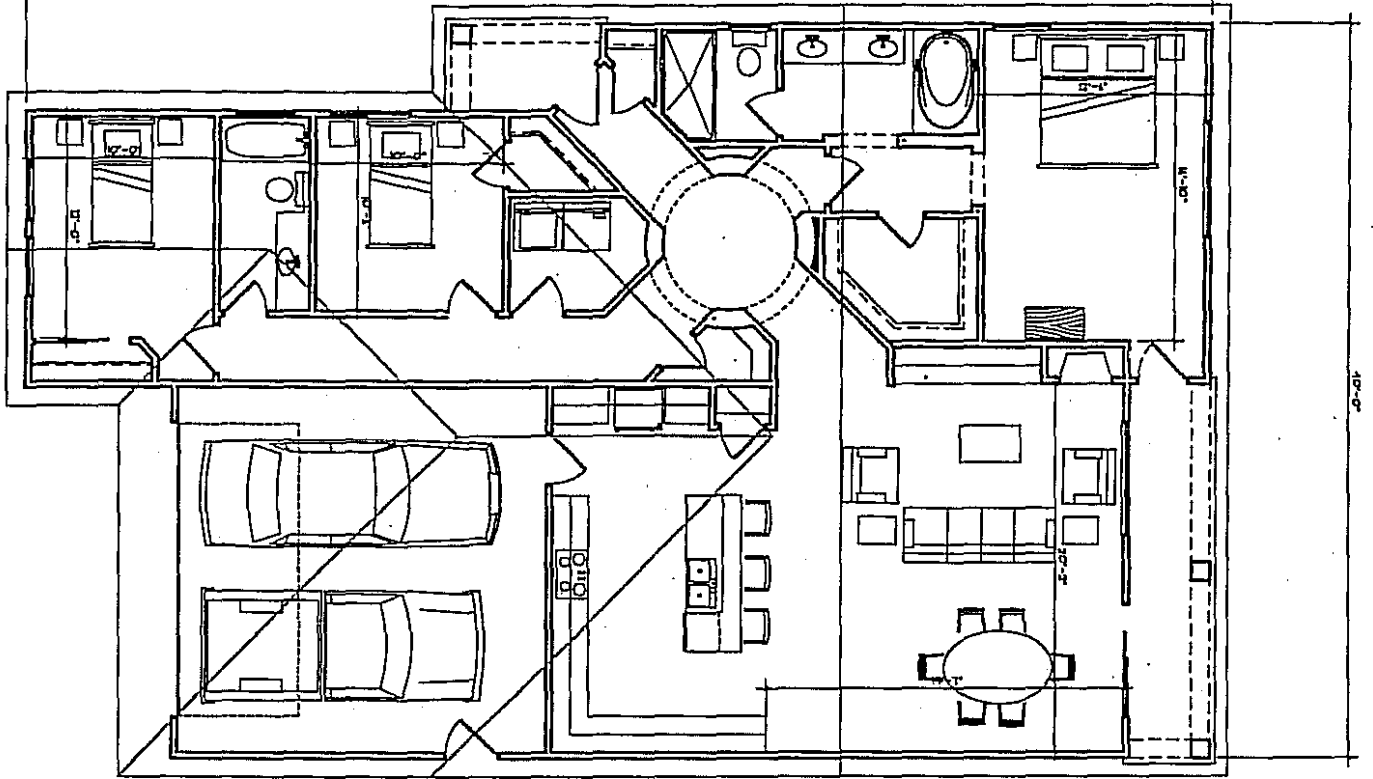
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TRAFFIC ENG. _____	DATE _____	
COND. APPROVED BY _____	DATE _____	
CITY OF FRESNO DEVELOPMENT DEPARTMENT		



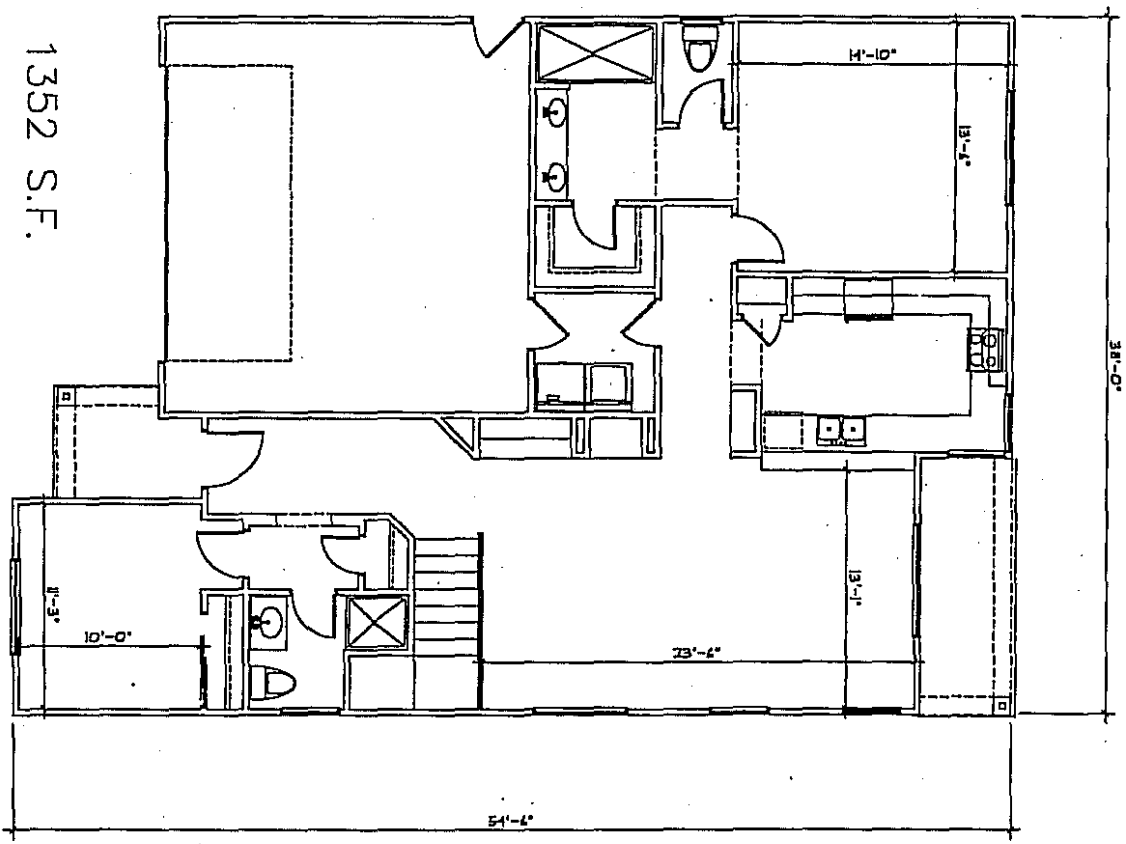
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TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO DEVELOPMENT DEPARTMENT



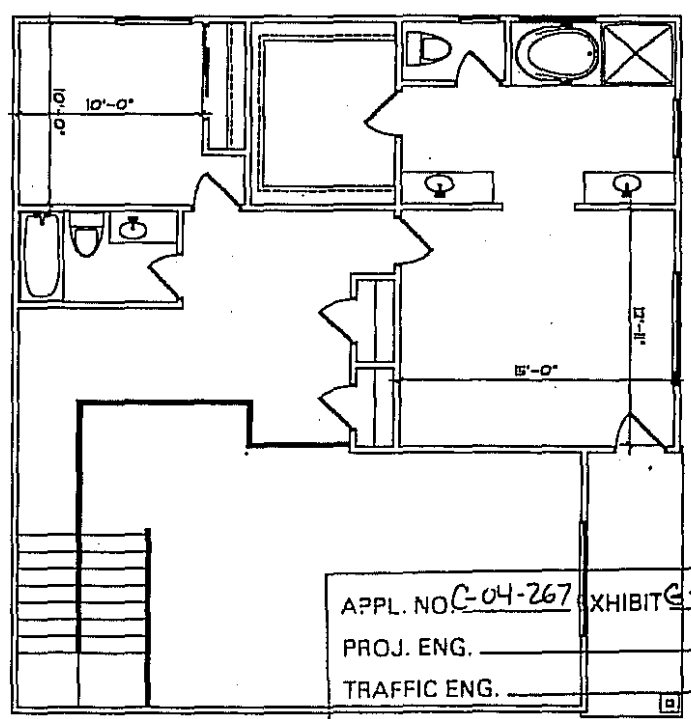
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 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO DEVELOPMENT DEPARTMENT



APPL. NO.	C-04-267	EXHIBIT E-1	DATE	5-26-05
PROJ. ENG.	_____	DATE	_____	_____
TRAFFIC ENG.	_____	DATE	_____	_____
COND. APPROVED BY	_____	DATE	_____	_____
CITY OF FRESNO DEVELOPMENT DEPARTMENT				



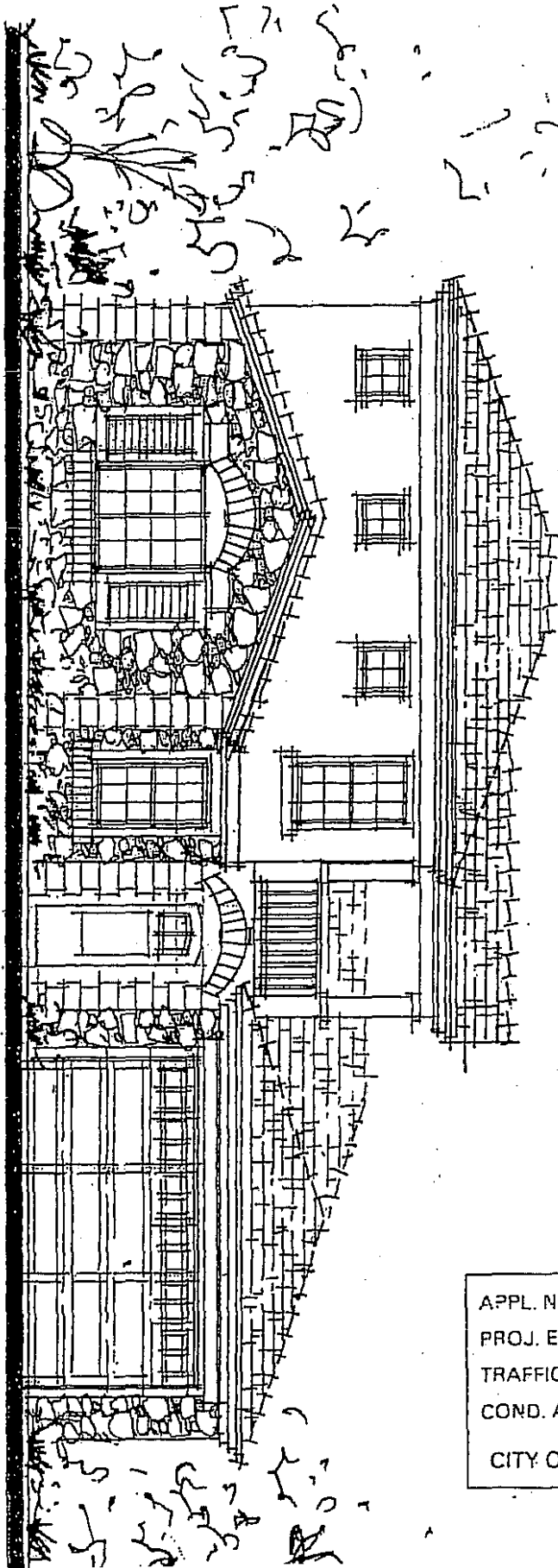
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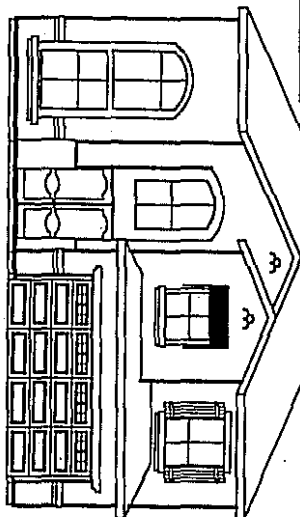
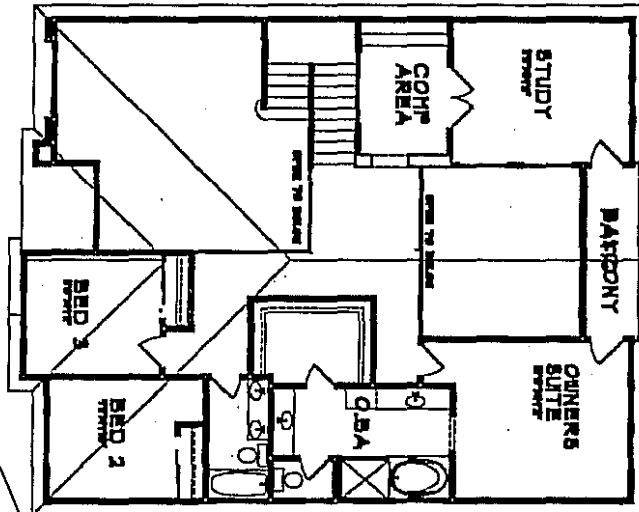
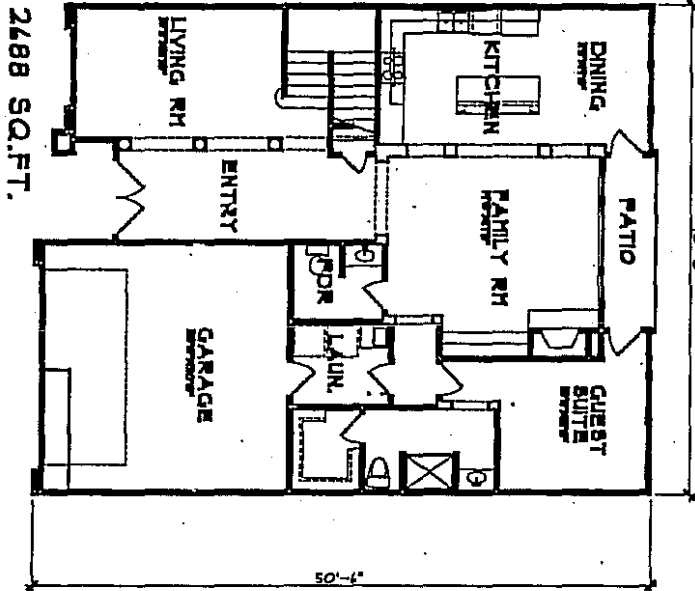
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2218 S.F.

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PROJ. ENG. _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
COND. APPROVED BY _____		DATE _____
CITY OF FRESNO DEVELOPMENT DEPARTMENT		



APPL. NO. <u>C-04-267</u> EXHIBIT <u>B-2</u> DATES <u>5/26/05</u>
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO DEVELOPMENT DEPARTMENT



APPL. NO. C-04-267 EXHIBIT H-1 DATE 5/26/05

PROJ. ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

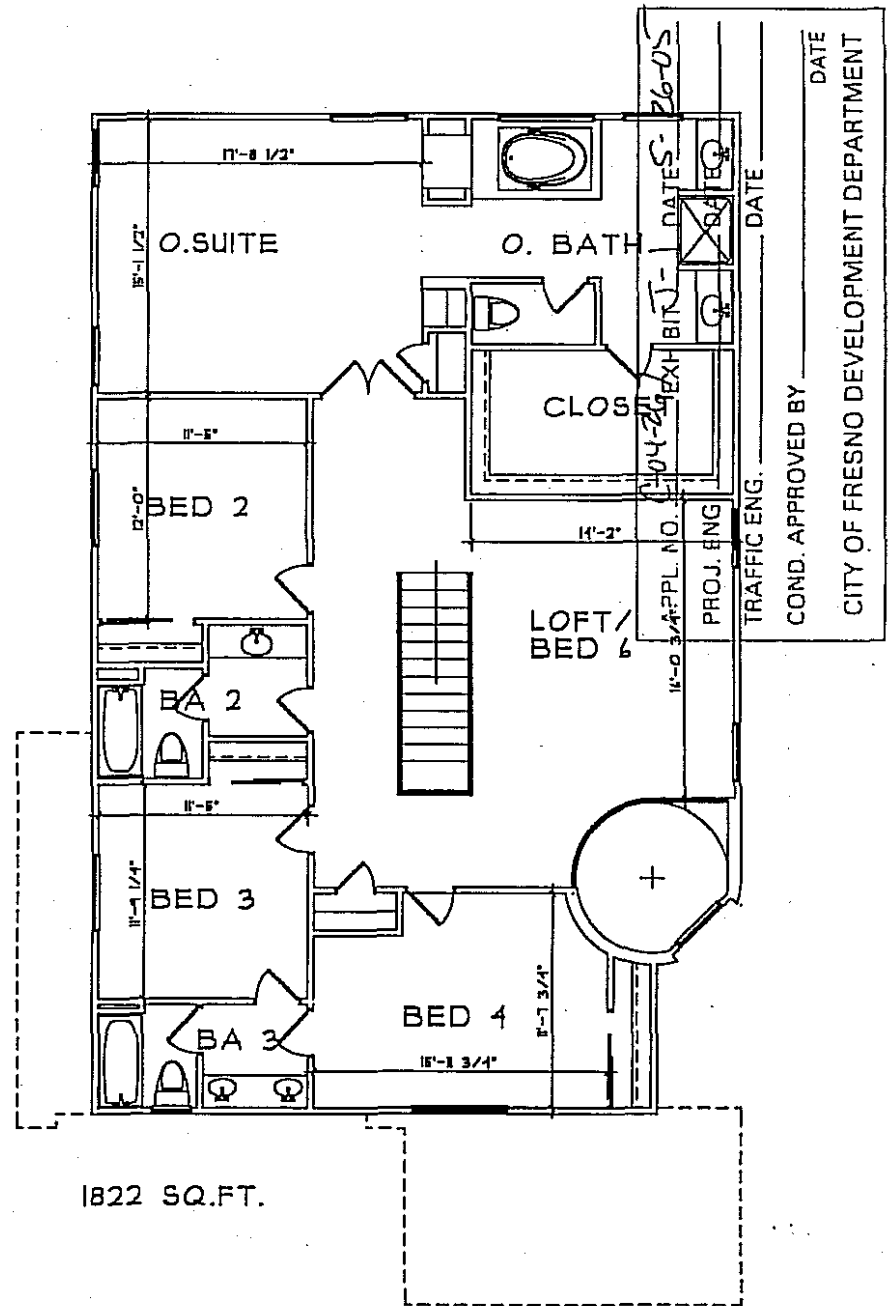
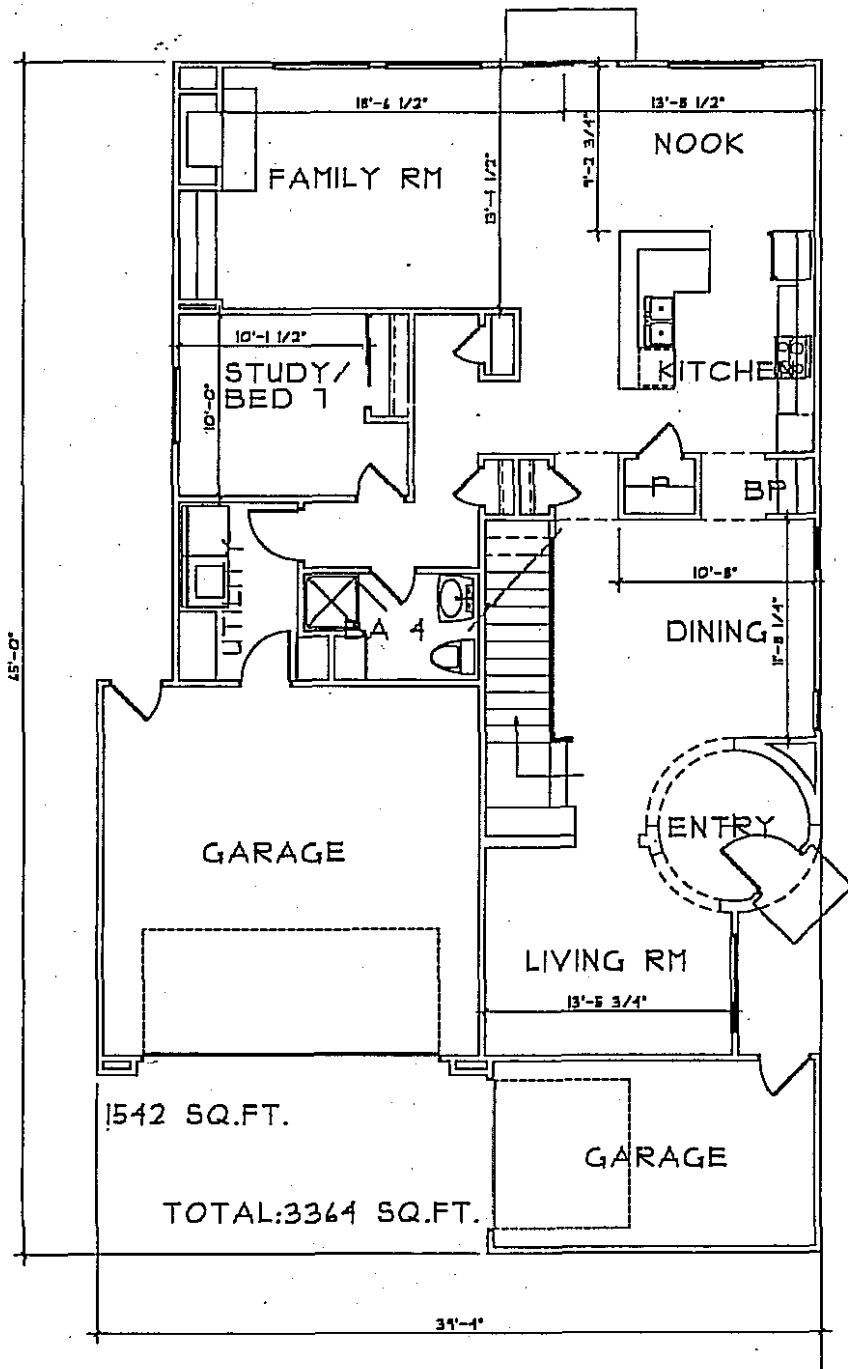
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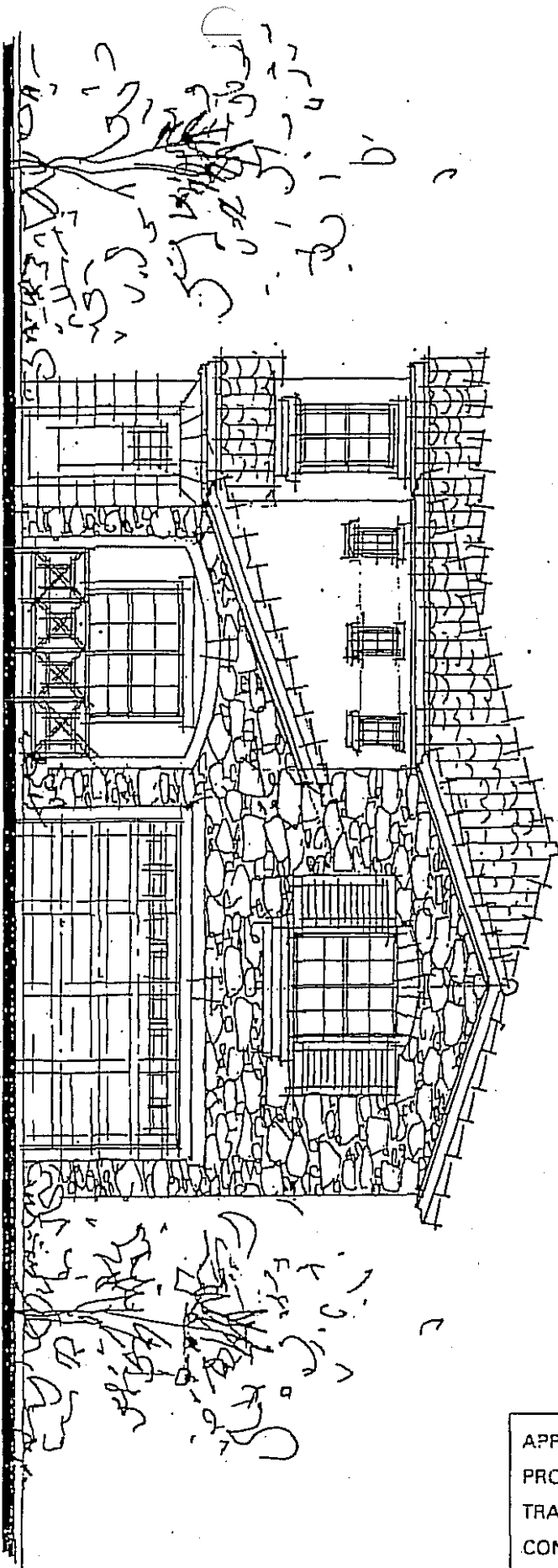
CITY OF FRESNO DEVELOPMENT DEPARTMENT



FRONT ELEVATION

APPL. NO. <u>C-04-267</u>	EXHIBIT <u>I-2</u>	DATE <u>5-26-05</u>
PROJ. ENG. _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
COND. APPROVED BY _____	DATE _____	
CITY OF FRESNO DEVELOPMENT DEPARTMENT		





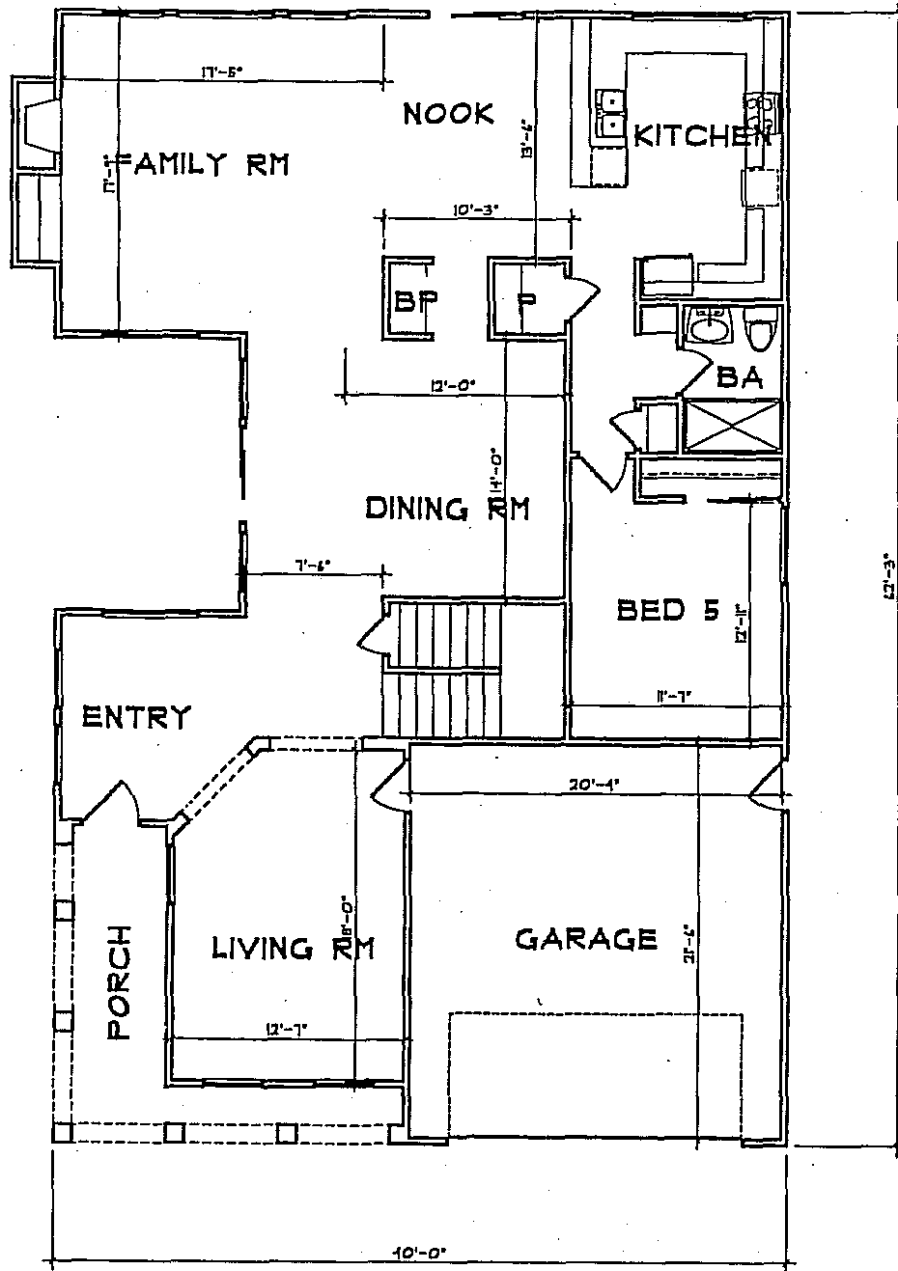
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PROJ. ENG. _____ DATE _____

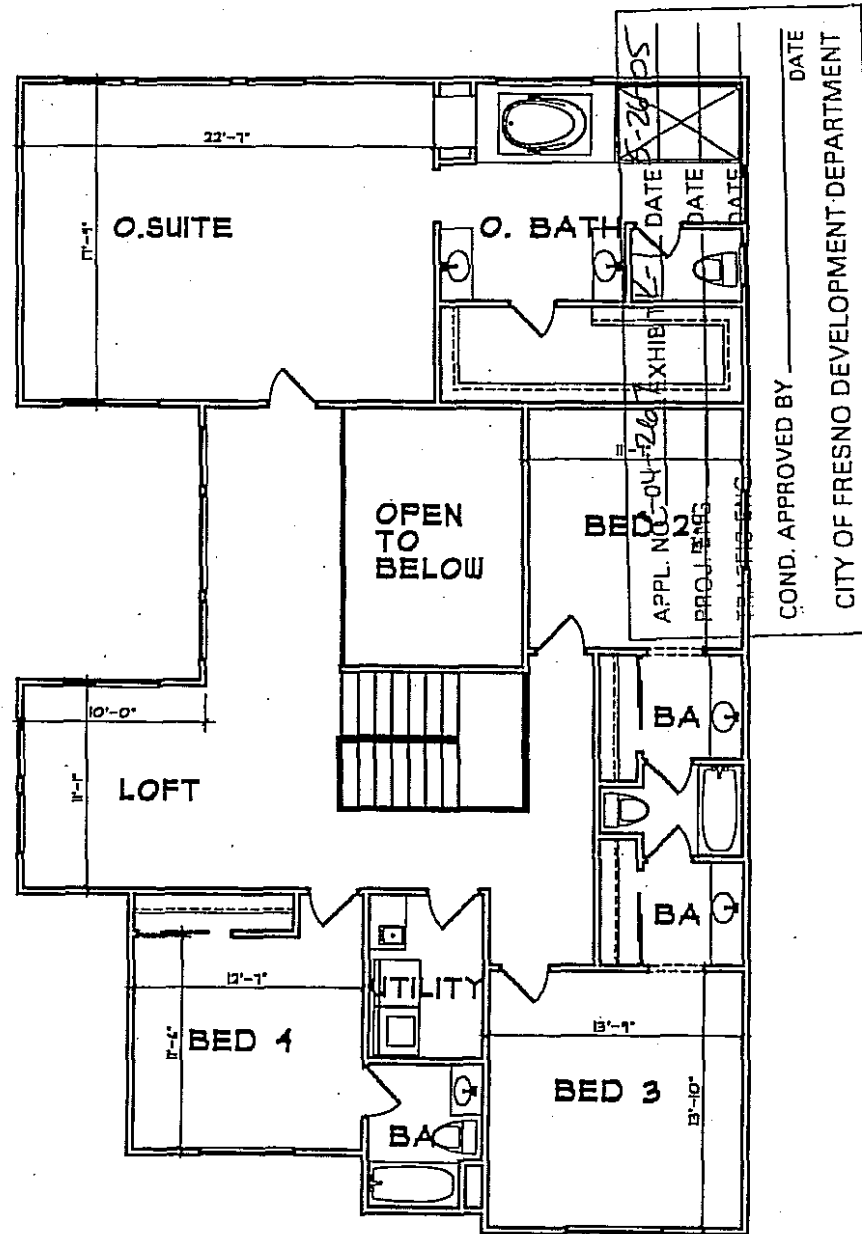
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COND. APPROVED BY _____ DATE _____

CITY OF FRESNO DEVELOPMENT DEPARTMENT



1ST FLOOR: 1745 SQ.FT.



2ND FLOOR PLAN: 1993 SQ.FT.

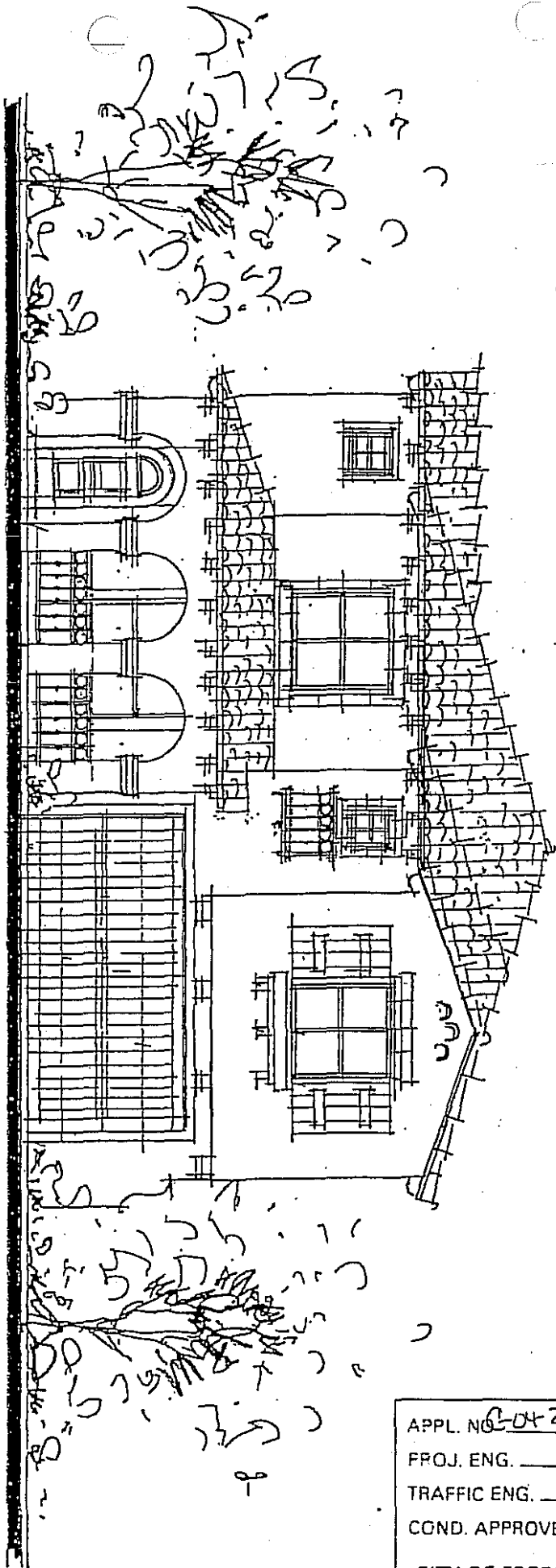
TOTAL: 3738 SQ.FT.

COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO DEVELOPMENT DEPARTMENT

HSTING ST.

N

11



APPL. NO.	C-04 267	EXHIBIT	K-2	DATE	5-26-05
PROJ. ENG.	_____	DATE	_____		
TRAFFIC ENG.	_____	DATE	_____		
COND. APPROVED BY	_____			DATE	_____
CITY OF FRESNO DEVELOPMENT DEPARTMENT					

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

CONDITIONS OF APPROVAL

AUGUST 3, 2005

VESTING TENTATIVE TRACT MAP NO. 5357/UGM

NORTHEAST CORNER OF NORTH GRANTLAND AND WEST BULLARD AVENUES

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

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 5357/UGM entitled Exhibit A, dated May 26, 2005, the subdivider may prepare a Final Map in accordance with the approved tentative map.
2. Submit grading plans and a soils report to the City of Fresno Planning and Development Department for verification prior to Final Map approval (Reference: Sections 12-1022 and 12-1023 of the Fresno Municipal Code). Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
3. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Planning and Development Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
4. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
5. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities

necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.

6. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Article 10, Chapter 12, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
7. The developer/owner shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.
8. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
9. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.
10. A right-to-farm covenant must be recorded on the project site to give notice to future property owners of the existing agricultural operations in the surrounding area.

Landscaping and Walls

11. Pursuant to West Area Community Plan Policy No. W-3-b, the developer/owner shall provide a 20-foot landscape easement (and irrigation system) along the property lines of lots which back-onto or side-onto North Grantland Avenue.
12. Pursuant to West Area Community Plan Policy No. W-3-c, the developer/owner shall provide a 15-foot landscape easement (and irrigation system) along the property lines of lots which back-onto or side-onto West Bullard Avenue.
13. Construct a 6-foot to 12-foot high solid masonry wall (at finished grade of proposed site) along North Grantland Avenue, West Bullard Avenue and the easterly and northerly property boundaries as required pursuant to the acoustical analysis prepared for Tract No. 5357 by Brown-Buntin Associates, dated March 28, 2005. Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Planning and Development Department for review prior to Final Map approval.
14. When the grading plan establishes a top of slope beyond the required landscape easement noted and the construction of the required wall is to be established coincident with the top of slope then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.

15. The long term maintenance of the following items are the ultimate responsibility of the owner/developer. If approved by Council, the following features may be maintained by a Community Facilities District:
 - Maintenance of all Landscaping and Irrigation systems as approved by the Public Works Department within the street easements (including one half of center medians) and landscape easements along and within W. Bullard and N. Grantland Avenues.
 - Maintenance of all Landscaping, Irrigation systems and Open Space Features as approved by the Public Works Department along and within Outlot A.
 - Maintenance of all Landscaping and Irrigation systems as approved by the Public Works Department within the street easements (including center medians) and landscape easements along and within N. Caspian and W. Mesa Avenues.
 - Maintenance of all Sidewalks and Street Furniture as approved by the Public Works Department within the street easements and landscape easements along and within W. Bullard and N. Grantland Avenues.
 - Maintenance of all interior Local Street Pavement, Curbs, Gutters, Sidewalks, Medians and Street Furniture as approved by the Public Works Department within the boundary of the tentative map.
 - Maintenance and Operating Costs of all Street Lights as approved by the Public Works Department within the boundary of the tentative map.
 - Maintenance of all Street Trees as approved by the Public Works Department within the boundary of the tentative map.
16. Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. This shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
17. Proceedings to place the Final Map into a CFD may not commence until the territory has been annexed into the City of Fresno.
18. Should the owner/developer choose to not be included within a CFD for the maintenance of the items listed in condition number 15 above, the property owner/developer shall privatize all common areas, within the tentative map and provide for the maintenance of all of the above items by the property owners.
19. If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment.
20. Should the City Council not approve the annexation of any or all of the maintenance items listed in condition No. 15, above, then the property owner/developer shall create a homeowner's

association for the maintenance of these items and proposed private streets, utilities, and walls/gates. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Planning and Development Department for review two weeks prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Planning and Development Department Guidelines for preparation of CC&Rs dated January 11, 1985.

21. Improvement plans for all required landscaping and irrigation systems shall be submitted to the Planning and Development Department for review prior to Final Map approval.
22. On Exhibit A dated May 26, 2005, Outlot A shall be used for open space and landscaping purposes.

Building Setbacks

23. Building setbacks shall be in accordance with the R-1 zone district as modified and shown on Exhibit "A" of Conditional Use Permit Application No. C-04-267 (which allows for reduced building setbacks) dated May 26, 2005, and the provisions of Section 12-211.5-E of the Fresno Municipal Code, unless otherwise noted in these conditions.

Information

24. Vesting Tentative Tract Map No. 5357/UGM is subject to Planning Commission approval of related Conditional Use Permit Application No. C-04-267.
25. The proposed tentative tract map shall be annexed to the City of Fresno concurrent with, or prior to, final tract map approval, pursuant to all required fees and policies of the Fresno County Local Agency Formation Commission and the City of Fresno.
26. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the Central Unified School District in accordance with the school district's adopted schedule of fees.
27. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
28. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," any multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of Fresno Municipal Code Chapter 12, Article 10, Subdivision of Real Property.
29. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the Fresno Municipal Code.

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

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

- a. A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
 - b. A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
 - c. Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
 - d. The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.
35. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

36. Solid waste disposal for the subdivision shall be provided by the City of Fresno. The method of collection to be utilized in this tract shall be subject to approval of the Solid Waste Manager (see below-noted conditions).

PARK SERVICE

37. Comply with the memo from the Public Works Department, dated May 26, 2005, for street tree requirements.

Urban Growth Management Requirements

38. The subdivider shall be required to pay the appropriate UGM Park Capital Fee at the time of Final Map approval. Fee payment may be deferred until time of building permit issuance in accordance with the requirements of Section 12-4.509-C-3 of the FMC.

FIRE SERVICE

39. This project is within three miles of permanent and temporary City of Fresno Fire Station No. 18. The temporary Fire Station No. 18 is currently under construction. Occupancy of the homes in the proposed tract will not be allowed until Fire Station No. 18 is fully manned and operational, unless the UGM fire service requirements are met through other means listed in the Fresno Municipal Code.
40. Provide residential hydrants on site and fire flows per Public Works Standards with two sources of water.
41. Fire hydrants shall be tested and approved and all surface roads shall be installed and made serviceable prior to and during the time of construction. The 4 ½ inch outlet on the fire hydrant shall face the access lane.
42. Two means of ingress/egress must be provided. This access must be maintained during all phases of development.
43. All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus due to rain or other obstacles.

Urban Growth Management Requirements

44. The subdivider shall be required to pay the appropriate Fire Station Capital Fee at the time of final map approval. Fee payment may be deferred until time of building permit issuance in accordance with the requirements of Section 12-4.509-C-3 of the FMC.

SOLID WASTE SERVICE

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

- 46. Per Section 9-404 of the FMC, Solid Waste Disposal Regulations, no solid waste container or residential rubbish shall be allowed to remain at the curb line after 8:00 p.m. on the collection day.
- 47. Property owners will receive three containers to be used as follows: one gray container for solid waste, one green container for green waste, and one blue container for recyclable material.
- 48. There shall be no parking allowed in any cul-de-sac on the solid waste service day. All lots that are part of a cul-de-sac shall be clear of all vehicles by 6:00 a.m. These lots are:
 - North Sycamore Avenue- Lots 15-19 and 31-34
 - North La Ventana Avenue- Lots 44-48
 - West Stuart Avenue- Lots 68, 69, 176, 177, Outlot A
 - West Mesa Avenue- Lots 89-91, 128, 129, 198, Outlot A
 - West Escalon Avenue- Lots 156-161
 - North La Paz Avenue- Lots 146-150
- 49. All streets shall connect to one another or a temporary turnaround shall be provided. Turnaround shall be large enough to accommodate a solid waste vehicle with a turning radius of 44 feet. There shall be no parking allowed in the turnaround.
- 50. Lots that front a dead end street shall place their containers on the nearest through street for service.
 - North Fair Avenue- Lots 162, 163 and 164 shall place their containers along West Escalon for service

STREETS AND RIGHTS-OF-WAY

- 51. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
- 52. The subdivider shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the 4-foot minimum unobstructed path requirement.
- 53. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition). The following shall be submitted as a single package to the Public Works Department for review and approval:
 - a. Signing and striping plans (per current California Department of Transportation standards);
 - b. Street Construction Plans; and,
 - c. Landscape and irrigation plans (median island and street trees within all parkways).
- 54. The subdivider shall underground all existing off-site overhead utilities and proposed utility systems in accordance with FMC Sections 12-1011, 8-801, and Resolution No. 78-522, 88-229.
- 55. The subdivider shall construct an underground street lighting system per Public Works Standards within the limits of the tract. Spacing and design shall conform to Public Works Standards for

Autumn Streets

arterial, collector and local streets. Height, type, spacing, etc., of standards and luminaries shall be in accordance with Resolution No. 68-187, 78-522, 81-219, and 88-229 or any modification thereto approved by the City Traffic Engineer prior to Final Map approval. Upon completion of the work by the subdivider and acceptance of the work by the City, the street lighting system shall be dedicated to the City. Submit engineered construction plans to the Public Works Department for approval.

56. All dead-end streets created by this subdivision shall be properly barricaded in accordance with City standards within seven days from the time the streets are surfaced or as directed by the Engineer.
57. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.

Frontage Improvement Requirements:

Exterior Streets:

Bullard Avenue: Collector

58. Dedicate 47'-55' of property, from section line, for public street purposes within the limits of this subdivision to meet the current City of Fresno Collector Standards.
59. Construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The sidewalk pattern shall be constructed to a 10' residential pattern.
60. Construct 20' of permanent paving (measured from face of curb) within the limits of this subdivision.
61. Construct an underground street lighting system to Public Works Standard E-1 within the limits of this subdivision. Spacing and design shall conform to Public Works Standard E-8 for Collector Streets.
62. Relinquish direct vehicular access rights to Bullard Avenue from all lots within this subdivision.

Grantland Avenue: Arterial

63. Dedicate 55'- 57' of property, from section line, for public street purposes within the limits of this subdivision to meet the City of Fresno's Arterial Standards.
64. Construct concrete curb and gutter and sidewalk to Public Works Standard P-5. Construct sidewalk to a 10' residential pattern.
65. Construct 20' of permanent paving within the limits of this subdivision.
66. Construct an 80' bus bay, curb and gutter at the northeast corner of Bullard and Grantland to Public Works Standard P-73, complete with a 10' monolithic sidewalk.
67. Construct an underground street lighting system to Public Works Standard E-1 within the limits of this subdivision. Spacing and design shall conform to Public Works Standard E-7 for Arterial Streets.

68. Relinquish direct vehicular access rights to Grantland Avenue from all lots within this subdivision.

Interior Streets

69. Design and construct all curb, gutter, sidewalk (on both sides), permanent paving, cul-de-sacs and underground street lighting systems on all interior local streets to Public Works Standards. Sidewalk patterns shall comply with Public Works API Standards for 50-foot and 54-foot streets.

Specific Mitigation Requirements:

70. This tract will generate 149 a.m. / 200 p.m. peak hour trips. A Traffic Impact Study (TIS) has been submitted. Comply with mitigation measures, as described in the response letter from the Traffic Manager dated May 26, 2005. Pay the Traffic Impact Study Review fee due in the amount of \$576 to the Traffic Engineering Section, if not already paid.

71. Relinquish direct vehicular access rights to:
- The north property line of Lot 24
 - The south property line of Lot 25
 - The east property line of Lots 1 and 115
 - The west property line of Lot 103

72. The intersection of Grantland and Mesa Avenues shall be limited to right-in and right-out turns.

73. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.

74. Irrigation/Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. All piping shall be located outside of the proposed street right-of-way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department Engineering Division for review and approval.

75. Vacate all underlying streets with this map or by a separate instrument. Comply with all conditions set forth in the vacation.

76. Kadota Avenue: Identify the proposed center line radii (250' minimum)

77. Torrey Pines Avenue: West side- Dedicate 25'-31' of property for public street purposes. Construct full off-site improvements. East side- Construct curb, gutter and permanent paving from Bullard to Gibson Avenue.

78. Construct a 4' paved surface for pedestrian purposes on the east side of Grantland from the northern limit of this subdivision, north, to Herndon-Barstow Elementary School. Dedicate a pedestrian easement, as necessary, for the construction of the 4' walk.

79. Grantland at Herndon-Barstow Elementary School: As a condition of Phase I of this development, install yellow flashing beacons and a school crosswalk. Provide curb ramps on both sides of Grantland, adjacent to the crosswalk. The exact location of the crossing shall be

why not left in also?

old map

NA

coordinated with the Central Unified School District and is subject to the approval from the City of Fresno Traffic Engineering Section.

80. The City of Fresno has established a geometric layout and cost estimate for the improvements of the intersection of Parkway at Herndon Avenue. The cost is estimated to be \$260,000. Based on the equitable fair share percentage, the impact is 7.2%, which results in the amount of \$18,780.00 mitigation fee. This fee is not eligible for fee credit for reimbursement.

81. Bullard Avenue: Collector non-UGM: Dedicate and construct (2) 17' center section travel lanes with 250' left-turn lanes, at all major intersections. An additional 6' of paving shall be required adjacent to the 250' left turn lanes. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed.

82. Construct a 4' wide median on North La Paz between the southerly limits of the driveway for lot 114 and Bullard Avenue. An additional 4' of right of way shall be required between Calimyrna and Bullard Avenues.

UGM Requirements:

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

Grantland Avenue: Arterial

83. Dedicate and construct (2) 17' center section travel lanes and a raised concrete Median island within the limits of this subdivision. Construct a raised concrete median with a 250' left turn pocket for south bound traffic at Grantland/Bullard. Details of said street shall be depicted on the approved tentative tract map. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary.

84. Install a signal pole with a 150-watt safety light to Public Works Standards at the northeast corner of Grantland/Bullard. Details of said street shall be depicted on the approved tentative tract map. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a 55 MPH design speed.

85. Dedicate and construct (2) 17' center section travel lanes from the northern limits of this subdivision, north to Freeway 99. Dedicate and construct a 250' left turn pocket for northbound traffic at Grantland/Parkway. Details of said street shall be depicted on the approved tentative tract map. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary.

86. Construct a 150' northbound right turn lane onto State Route 99.

87. Signalize the intersection of Grantland and Parkway, complete with actuation and signal pre-emption.

STREET NAMES

88. Make the following changes to the street names:

- a. West Escalon Avenue to West Kadota Avenue
- b. West Mesa Avenue (fronting lots 80-90 and 188-199) to West Gibson Avenue
- c. North La Paz Avenue (btwn Bullard and Mesa) to North Torrey Pines Avenue

SANITARY SEWER SERVICE

89. The nearest sanitary sewer main capable of serving the project is a 54-inch sanitary main located in West Bullard Avenue. Sanitary sewer service through the city's sewer system would require the following prior to connection.
90. Sanitary sewer mains shall be extended within the proposed tract to provide sewer service to each lot.
91. Separate sewer house branches shall be provided for each lot created.
92. Abandon all existing on-site private sanitary sewer systems in accordance with City standards.
93. Public sewer facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
94. A preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approval prior to submittal or acceptance of the developer's final map and engineered plan and profile improvement drawing for City review.
95. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted to the Department of Public Utilities for any proposed additions to the sanitary sewer system.
96. All public sanitary sewer facilities shall be constructed in accordance with city standards, specifications and policies.

Urban Growth Management Requirements

97. Payment of appropriate sewer connection charges at the time of Final Map approval subject to deferral to building permit issuance as appropriate. These payments include the following: Sewer Lateral Charge; Oversize Sewer Area #19; Trunk Sewer Charge (Grantland); and, Wastewater Facilities Charge (residential only).

WATER SERVICE

98. The nearest City of Fresno water main capable of serving the project is a 14-inch water main located in North Bryan Avenue. The following conditions are required to provide water service to the tract.
99. Extension of a 14-inch transmission grid water main (including installation of City fire hydrants) in West Bullard Avenue from North Bryan Avenue west across the project frontage.
100. Extension of a 16-inch transmission grid water main (including installation of City fire hydrants) in North Grantland Avenue between West Bullard Avenue north across the project frontage.
101. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide water service to each lot created.
102. Separate water services with meter boxes shall be provided to each lot created.

103. Installation(s) of public fire hydrant(s) are required in accordance with city standards.
104. Seal and abandon existing on-site wells in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by the California Department of Water Resources and City of Fresno standards.
105. Two independent sources of water meeting Federal and State Drinking Water Act Standards are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Water Systems Manager.
106. All public water facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
107. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the city water system.
108. The following water connection charges and fees shall be paid for the project:
 - Wet-ties, water service(s), and meter(s) installations to be performed by the City of Fresno Water Division
 - Frontage charge
 - Transmission Grid Main charge
 - Transmission Grid Main Bond Dept Service charge
 - Service Area #201s
 - UGM Water Supply Area #201s

FRESNO IRRIGATION DISTRICT (FID)

109. FID's Epstein No. 48 canal traverses the subject property. FID requires the applicant grant an exclusive pipeline easement to FID and pipe the Epstein No 48 canal across the proposed development in accordance with FID standards and that the applicant enters into an agreement with FID for that purpose. The applicant needs to meet with FID to determine the pipeline alignment and required pipeline diameter.
110. FID requires its easement be shown on the map with proper recording information, and that FID be made a party to signing the final map.
111. FID requires the applicant submit a grading and drainage plan for FID approval which shows that the proposed development will not endanger the structural integrity of the pipeline or result in drainage patterns that will adversely affect FID or the applicant.
112. FID will require a Common Use of Easements Agreement between FID and the City of Fresno for all Public Utility and Landscape Easements which overlap FID's easement.
113. FID will require the applicant enter into an Encroachment Agreement with FID for all permanent improvements placed on or constructed within FID's easement.

114. FID requests the applicant be exempted from any condition that would require the construction of public facilities or conveyance of deeds or easements within FID's canal easement to any other party without FID's written consent.

FLOOD CONTROL AND DRAINAGE

115. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's letter to the Planning and Development Department dated May 25, 2005.
116. Any temporary ponding basins constructed or enlarged to provide service to the subdivision shall be fenced in accordance with City standards within seven days from the time the basin becomes operational or as directed by the City Engineer. Temporary ponding basins will be created through a covenant between the City and the Developer prior to Final Map approval. Maintenance of the temporary ponding basin shall be by the Developer until permanent service for the entire subdivision is provided.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

117. The developer/owner shall comply with the requirements in the letter from the San Joaquin Valley Air Pollution Control District dated May 16, 2005, for Vesting Tentative Tract Map No. 5357/UGM.
118. The subdivider shall comply with San Joaquin Valley Air Quality Pollution Control District Rules, including Regulation VIII for the control of particulate matter and fugitive dust during construction of this project, and the subdivider and successors in interest shall conform to the Indirect Source Review Rule as may be adopted. These are also mitigation measures established by Environmental Assessment No. A-03-21/R-03-83 that are applicable to the site and must be adhered to.

CENTRAL UNIFIED SCHOOL DISTRICT

119. The project is located in the boundaries of the Central Unified School District. At this time, the schools that serve the project area are Herndon-Barstow (K-6), Rio Vista Middle School (7-8), Central High School- West Campus (9) and Central High School- East Campus (10-12). If a school is overcrowded at one or more grade levels, students who would otherwise attend that school may be transferred to another school.
120. School developer fees shall be paid on all new residential construction within the proposed subdivision, in accordance with a resolution adopted by the Central Unified School District, pursuant to Section 65996(b) of the California Government Code and Educational Code Section 17620.
121. Install a permanent school bus pull-out located along the perimeter avenue per the attached design drawing. The District is willing to work with the developer to determine the location of this permanent school bus pull out.

PACIFIC GAS AND ELECTRIC (PG&E)

122. PG&E requests that a public utility easement (PUE), ten feet in width, be dedicated contiguous to all street(s) boundaries located within and along any portion of the development.
123. PG&E owns and operates Gas Transmission Line 118 along and within Grantland Avenue that will require all street improvement plans to be reviewed by PG&E for possible conflicts prior to construction.
124. Comply with the attached letter from Pacific Gas and Electric (PG&E), dated May 17, 2005.

CALTRANS

125. Caltrans has reviewed the project and is requesting the payment of fees, in the amount of \$325,800, to mitigate impacts to the Freeway 99 interchanges with Shaw and Herndon Avenues. Included in this fee are two other projects by the applicant in the project vicinity: Vesting Tentative Tract Map No. 5247 which was approved by Planning Commission on June 2, 2004 and Conditional Use Permit Application No. C-04-185 which has not yet been approved. Prior to issuance of building permits, the project shall pay a state highway facility traffic impact fee equivalent to the proportional amount of vehicle trips projected to be generated by the development of 199 single family residential lots. Alternatively the fee amount may be paid as determined by the Fresno County Council of Governments Fresno/Madera Freeway Deficiency Study(ies). Imposition of this condition is dependent upon the City of Fresno and Caltrans having an executed agreement for the City to collect and administer this State Highway Facilities Fee.

FRESNO COUNTY DEPARTMENT OF COMMUNITY HEALTH

126. Comply with the attached letter from the County of Fresno Department of Community Health, dated May 5, 2005.

RIGHT-OF-WAY ACQUISITION

127. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
128. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
129. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.
130. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.

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

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

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

133. The developer will be responsible for the relocation or reconstruction of any existing improvements or facilities necessary to construct any of the required UGM improvements.

DEVELOPMENT FEES AND CHARGES

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

<u>PARKS DEPARTMENT</u>	<u>FEE / RATE</u>
a. Street Tree Landscape Plan Review fee	\$56.00
b. Street Tree Installation fee	\$129.00/tree City installed tree
c. Street Tree Inspection fee	\$30.00/tree Developer installed tree
d. Maintenance District Plan Review fee	\$176.00
e. Maintenance District Inspection fee	\$305.00
f. Reinspection Fee	\$29/Hour

<u>FRESNO METROPOLITAN FLOOD CONTROL DIST.</u>	<u>FEE / RATE</u>
g. Metropolitan Flood Control District Fee	* Contact FMFCD for new fees. Rates increased as of March 2005

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
h. Lateral Sewer Charge▲	\$0.10/sq. ft. (to 100' depth)
i. Oversize Charge▲	\$0.05/sq. ft. (to 100' depth)
j. Trunk Sewer Charge▼ Service Area: Grantland	\$419/living unit
k. Wastewater Facilities Charge✦	\$2,119/living unit

WATER CONNECTION CHARGES

FEE RATE

l. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
m. Frontage Charge▲	\$6.50/lineal foot
n. Transmission Grid Main Charge▲	\$643/gross acre (parcels 5 gross acres or more)
o. Transmission Grid Main Bond Debt Service Charge ▲	\$243/gross acre (parcels 5 gross acres or more)
p. UGM Water Supply Fee▼ Service Area: 201s	\$407/living unit
q. Well Head Treatment Fee▼ Service Area: 201	\$0/living unit
r. Recharge Fee▼ Service Area: 201	\$0/living unit
s. 1994 Bond Debt Service▲ Service Area: 201	\$0/living unit

DEVELOPMENT IMPACT FEE

FEE RATE

t. Northeast Fresno Policing Area▲	N/A
u. Traffic Signal Charge▲	\$414.69/living unit

URBAN GROWTH MANAGEMENT

FEE RATE

v. UGM Fire Station Capital Fee▲ Service Area: 17	\$807/gross acre
w. UGM Park Fee▲ Service Area: 4	\$1783/gross acre
x. Major Street Charge▲ Service Area: E-4	\$3531/adj. acre
y. Major Street Bridge Charge▲ Service Area: E-4	\$196/adj. acre
z. UGM Grade Separation Fee▲ Service Area: E-4-A	N/A

aa. UGM Trunk Sewer Charge♣ N/A
Service Area: Grantland

bb. Street Acquisition/Construction Charge♥ N/A

Notes:

- ♣ Due at time of development
- ♠ Deferrable through Fee Deferral Covenant.
- ♥ Due at time of subdivision.

Specifications of the City of Fresno.

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

ADDITIONAL REQUIREMENTS

Trees planted within the right-of-way shall be planted by the property owner after first obtaining a street tree planting permit and a street work permit.

Trees planted in the right of way shall be located with the following minimum setbacks:

- 30' from street corners & stop signs
- 20' from light poles & other acceptable trees
- 15' from alleys and power poles
- 10' from driveways & fire hydrants
- 8' from sewer lines
- 6' from concrete improvements, unless otherwise shown on plans
- 5' from building overhangs
- 3' from gas, electrical, water lines and adjoining property line

Street trees shall be planted in accordance with City of Fresno, Public Works Specifications.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider is required to provide long term maintenance for the landscape in the landscape easements and rights-of-way. The subdivider may petition for annexation in the Community Facilities District, or may form a Home Owner's Association.
2. **Buffer Maintenance Through Annexation to the Community Facilities District.** Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. These fees are applicable when the subdivider elects to maintain the buffer landscaping by annexing to the city's Community Facilities District.
 1. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with Sections 12-306—23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer landscaping.
 2. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
 3. Landscape plans shall indicate grades and show fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control

netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.

4. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
5. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
6. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the **City of Fresno Water Division and may not be included in the CFD.**

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall be required to submit plans showing the location and configuration of all median islands fronting the proposed project for review and evaluation for median island landscaping requirements. Existing utilities, including, but not limited to city water lines/service points, sanitary sewer, storm drains, electrical lines, existing landscaping including trees, shrubs, ground cover beds, irrigation facilities, and other miscellaneous landscape features shall also be clearly defined. If a new median is required by the Traffic Division, the median island landscaping shall be applied as per FMC section 12-306-N-24. The Public Works Department requires 2 foot wide colored concrete strips on all proposed median islands with a 12 inch by 12 inch slate pattern in brick red.

OUTLOTS

1. THE DEPARTMENT OF PUBLIC WORKS will not be responsible for the maintenance of any outlots if they are not included into the CFD2. If the outlots are to be included into the CFD2, the Department of Public Works will require approving landscape and irrigation plans prior to inclusion into the CFD2.

BIKE PATH

1. All proposed Multipurpose Paths shall be constructed in accordance with city requirements and standards. Cross-sections will be required with street plans for review.

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

PUBLIC AGENCY

Mr. Gil Haro, Planning Manager
 Planning & Development Department
 City of Fresno
 2600 Fresno Street
 Fresno, CA 93721

DEVELOPER

GRANTLAND AVENUE LLC
 1396 W. HERNDON STE. 101
 FRESNO, CA 93711

MAP NO. 5357
 DRAINAGE AREA(S) " EM " " - "
 DATE 5-25-05

PRELIMINARY FEE(S) (See below)
 DRAINAGE AREA " EM " \$313,549.00
 DRAINAGE AREA " - " -
 TOTAL FEE \$313,549.00

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

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

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

- a) Fees related to undeveloped or phased portions of the project may be deferrable.
- b) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

TRACT No. 5357

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

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

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

1. a. Drainage from the site shall be directed to _____
 X b. Grading and drainage patterns shall be as identified on Exhibit No. 1 #2
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 X Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".
 None required.
3. The following final improvement plans shall be submitted to the District for review prior to final development approval:
 X Grading Plan X Storm Drain Plan X Final Map
 X Street Plan X Water & Sewer Plan _____ Other
4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).
 X 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.
Temporary service is available through _____
 X d. See Exhibit No. 2.
5. The proposed development:
 Appears to be located within a _____ 500 year _____ 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
 X Does not appear to be located within a flood prone area.

C

C

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

Page 3 of 4

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

a.

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

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

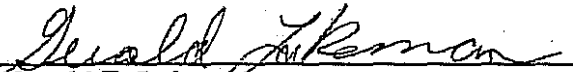
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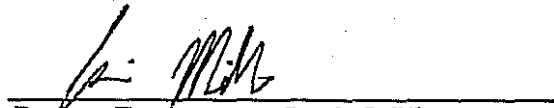
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**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

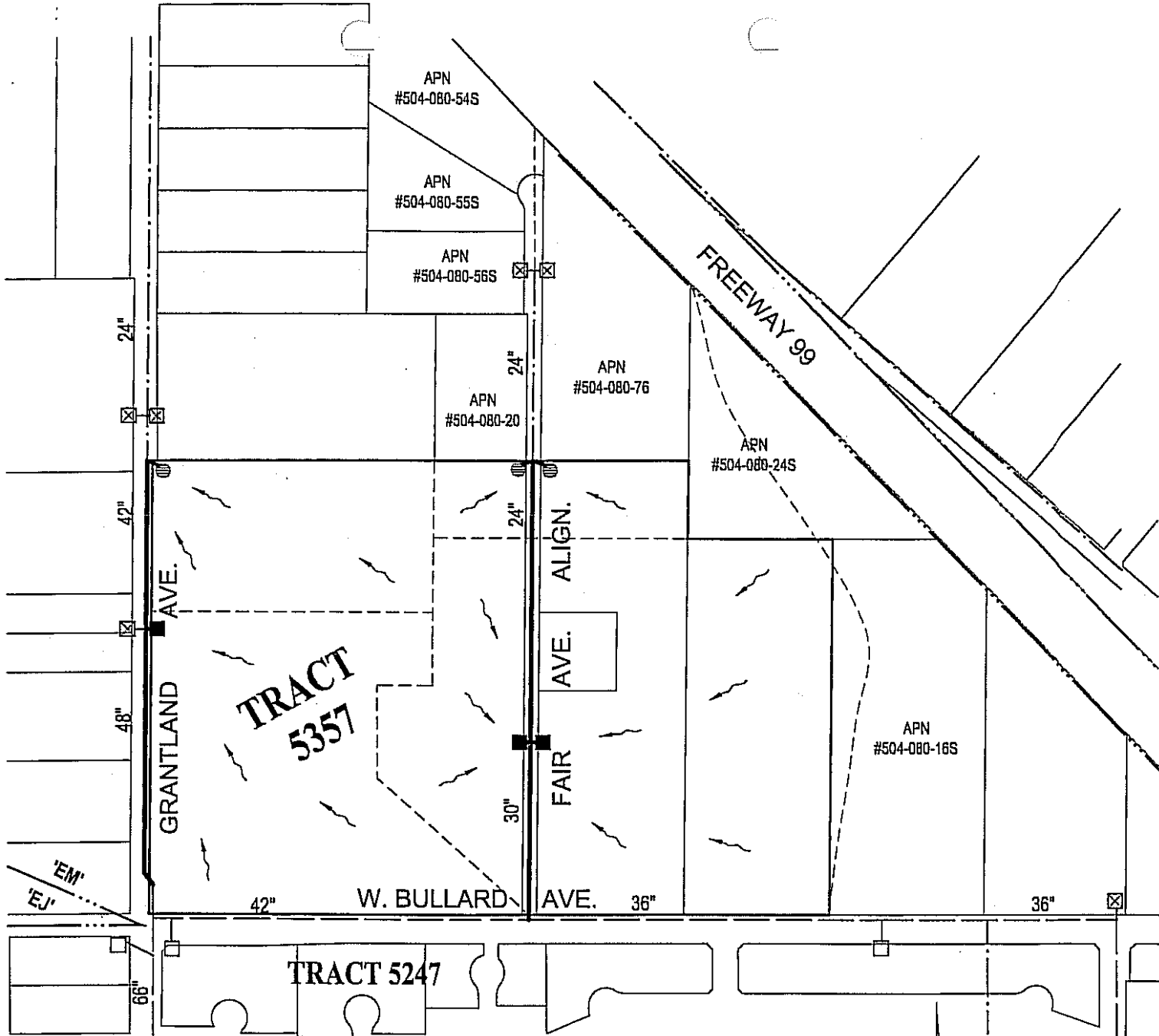
Page 4 of 4

- c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
7. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
8. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
9. X See Exhibit No. 2 for additional comments, recommendations and requirements.



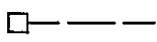
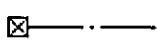
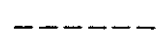


Gerald E. Lakeman,
District Engineer


Project Engineer: Jamie Miller

C: GARY GIANNETTA ENGINEERING
1119 "S" STREET
FRESNO, CA 93721



LEGEND

-  Master Plan Facilities To Be Constructed By Developer - Pipeline (size Shown) & Inlet.
-  Type 'E' Inlet - Not Eligible For Fee Credit
-  Existing Master Plan Facilities
-  Future Master Plan Facilities
-  Inlet Boundary
-  Direction Of Drainage

SCALE = 1"=400'



TRACT 5357
DRAINAGE AREA: "EM"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS
EXHIBIT NO. 2

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

Drainage patterns must be maintained for each of the properties adjacent to this tract to the north and east (APN 504-080-16, 20, 24S, 54, 55, 56 and 76). The District recommends Tract 5357 provide a stub street or another safe means to control and convey major storm water for drainage from the north and east.

The construction of the storm drainage facilities shown on Exhibit No. 1 associated with Tract 5247 will provide the southerly portions of Tract 5357 with permanent drainage service. Should the storm drainage facilities identified not be constructed or be in a construction phase not completed for permanent service availability, the District recommends temporary facilities until permanent service is available. The construction of the Type "E" inlets as identified on Exhibit No. 1 will provide the northern portions of Tract 5357 with temporary drainage service. These facilities are not eligible for fee credit.

Basin "EM" does not currently have sufficient capacity to serve Tract 5357. The Developer can obtain storage within Basin "EM" by excavating 12,000 cubic yards of material. It is preferred that this material be removed from the basin site. An excavation permit must be obtained from the District for any work within the basin.

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

Development No. Tract 5357



San Joaquin Valley
Air Pollution Control District

May 16, 2005

Reference No.: C20050271

Shelby Chamberlain
Planning and Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RECEIVED

MAY 17 2005

Planning Division
Development Department
CITY OF FRESNO

Subject: T-5357, C-04-267

Dear Ms. Chamberlain,

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

The entire San Joaquin Valley Air Basin is designated non-attainment for ozone and particulate matter (PM10 and PM2.5). This project would contribute to the overall decline in air quality due to increased traffic and ongoing operational emissions. Preliminary analysis indicates that this project alone would not generate significant air emissions. However, the increase in emissions from this project, and others like it, cumulatively reduce the air quality in the San Joaquin Valley. A concerted effort should be made to reduce project-related emissions as outlined below:

Based on the information provided, the proposed project will be subject to the following District rules. The following items are rules that have been adopted by the District to reduce emissions throughout the San Joaquin Valley, and are required. Current District rules can be found at –
<http://www.valleyair.org/rules/1ruleslist.htm>.

Regulation VIII (Fugitive PM10 Prohibitions)- Regulation VIII (Rules 8011-8081) is a series of rules designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction, road construction, bulk materials storage, landfill operations, etc. If a residential project is 10.0 or more acres in area, a Dust Control Plan must be submitted as specified in Section 6.3.1 of Rule 8021. If a residential site is 1.0 to less than 10.0 acres, an owner/operator must provide written notification to the District at least 48 hours prior to his/her intent to begin any earthmoving activities (see section 6.4.1). A compliance assistance bulletin has been enclosed for the applicant. A template of the District's Dust Control Plan is available at:

<http://www.valleyair.org/busind/comply/PM10/forms/DCP-Form%20-%2010-14-2004.pdf>

Rule 4002 (National Emission Standards for Hazardous Air Pollutants). In the event that any portion of an existing building will be renovated, partially demolished or removed, the project will be subject to District Rule 4002. Prior to any demolition activity, an asbestos survey of existing structures on the project site may be required to identify the presence of any asbestos containing building material (ACBM). Any identified ACBM having the potential for disturbance must be removed by a certified asbestos-contractor in accordance with CAL-OSHA requirements. If you have any questions concerning asbestos related requirements, please contact Mr. Dwayne England of this office at (559) 230-5973, or contact CAL-OSHA at (559) 454-1295. An Asbestos Requirements Bulletin has been enclosed for the applicant.

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

Rule 4103 (Open Burning) regulates the burning of agricultural material. Agricultural material shall not be burned when the land use is converting from agriculture to nonagricultural purposes. In the event that the project burned or burns agricultural material, it would be in violation of Rule 4103 and be subject to District enforcement action.

Rule 4601 (Architectural Coatings) limits volatile organic compounds from architectural coatings. This rule specifies architectural coatings storage, clean up and labeling requirements.

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

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

§5.3 Limitations on Wood Burning Fireplaces or Wood Burning Heaters in New Residential Developments.

Beginning January 1, 2004,

5.3.1 No person shall install a wood burning fireplace in a new residential development with a density greater than two (2) dwelling units per acre.

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

5.3.3 No person shall install more than one (1) wood burning fireplace or wood burning heater per dwelling unit in any new residential development with a density equal to or less than two (2) dwelling units per acre.

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

Rule 4902 (Residential Water Heaters) limits emission of NOx from residential developments.

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

- Trees should be carefully selected and located to protect the building(s) from energy consuming environmental conditions, and to shade paved areas. Trees should be selected to shade paved areas that will shade 50% of the area within 15 years. Structural soil should be used under paved areas to improve tree growth. A brochure has been included for the applicant.
For Structural Soil see <http://www.hort.cornell.edu/uhi/outreach/csc/>
For Tree Selection see <http://www.ufel.org/>
For Urban Forestry see <http://www.coolcommunities.org> <http://wcufre.ucdavis.edu>
http://www.lgc.org/bookstore/energy/downloads/siv_tree_guidelines.pdf
- If transit service is available to the project site, improvements should be made to encourage its use. If transit service is not currently available, but is planned for the area in the future, easements should be reserved to provide for future improvements such as bus turnouts, loading areas, route signs and shade structures. Appropriations made to facilitate public or mass transit will help mitigate trips generated by the project.

- As many energy conserving and emission reducing features as possible should be included in the project. Energy conservation measures include both energy conservation through design and operational energy conservation. Examples include (but are not limited to):
 - Increased energy efficiency (above California Title 24 Requirements)
See <http://www.energy.ca.gov/title24/>.
 - Energy efficient windows (double pane and/or Low-E)
 - Use Low and No-VOC coatings and paints. See South Coast's site for No-VOC Coatings at <http://www.aqmd.gov/business/brochures/zerovoc.html>
 - High-albedo (reflecting) roofing material. See <http://eetd.lbl.gov/coolroof/>
 - Cool Paving. See <http://www.harc.edu/harc/Projects/CoolHouston/>, <http://eande.lbl.gov/heatisland/>
 - Radiant heat barrier. See <http://www.eere.energy.gov/consumerinfo/refbriefs/bc7.html>
 - Energy efficient lighting, appliances, heating and cooling systems. See <http://www.energystar.gov/>
 - Install solar water-heating system(s)
 - Install photovoltaic cells
 - Install geothermal heat pump system(s)
 - Programmable thermostat(s) for all heating and cooling systems
 - Awnings or other shading mechanism for windows
 - Porch, patio and walkway overhangs
 - Ceiling fans, whole house fans
 - Utilize passive solar cooling and heating designs. (e.g. natural convection, thermal flywheels)
See http://www.eere.energy.gov/RE/solar_passive.html
 - Utilize daylighting (natural lighting) systems such as skylights, light shelves, interior transom windows etc. See <http://www.advancedbuildings.org>
 - Electrical outlets around the exterior of the unit(s) to encourage use of electric landscape maintenance equipment
 - Pre-wire the unit(s) with high speed modem connections/DSL and extra phone lines
 - Natural gas fireplaces (instead of wood-burning fireplaces or heaters)
 - Natural gas lines (if available to this area) and electrical outlets in backyard or patio areas to encourage the use of gas and/or electric barbecues
 - Low or non-polluting incentives items should be provided with each residential unit (such items could include electric lawn mowers, reel mowers, leaf vacuums, gas or electric barbecues, etc.)
 - Exits to adjoining streets should be designed to reduce time to re-enter traffic from the project site

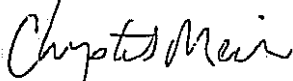
More information can be found at: <http://www.ciwmb.ca.gov/GreenBuilding/>
<http://www.lgc.org>, <http://www.sustainable.doe.gov/>, <http://www.consumerenergycenter.org/index.html>

- The applicant should implement measures to reduce the amount of vehicle traffic to and from the project area that further reduce air pollution in the valley. This could include providing an information center for residents to coordinate carpooling. Check out the "Spare the Air" section of our website www.valleyair.org
- The project should include as many clean alternative energy features as possible to promote energy self-sufficiency. Examples include (but are not limited to): photovoltaic cells, solar thermal electricity systems, small wind turbines, etc. Rebate and incentive programs are offered for alternative energy equipment. More information can found at-
<http://www.dsireusa.org/>, <http://redc.nrel.gov/>, <http://www.energy.ca.gov/renewables/>
- Construction activity mitigation measures include:
 - Limit traffic speeds on unpaved roads to 15 mph
 - Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent
 - Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site
 - Install wind breaks at windward side(s) of construction areas
 - Suspend excavation and grading activity when winds exceed 20 mph
 - Limit area subject to excavation, grading, and other construction activity at any one time
 - Use catalyst equipped diesel construction equipment.
 - Minimize idling time (e.g. 10 minute maximum)
 - Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use

- Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set)
- Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways, and "Spare the Air Days" declared by the District.
- Implement activity management (e.g. rescheduling activities to reduce short-term impacts)
- During the smog season (May through October), lengthen the construction period to minimize the number of vehicles and equipment operating at the same time.
- Construction equipment should have engines that are Tier II (if available as certified by the Air Resources Board). Engines built after 1998 are cleaner Tier II engines. Tier I and Tier II (2.5 gram) engines have a significantly less PM and NOx emissions compared to uncontrolled engines. To find engines certified by the Air Resources Board, see <http://www.arb.ca.gov/msprog/offroad/cert/cert.php>. This site lists engines by type, then manufacturer. The "Executive Order" shows what Tier the engine is certified as. For more information on heavy-duty engines, please contact Mr. Kevin McCaffrey, Air Quality Specialist, at (559) 230-5831.
- Off road trucks should be equipped with on-road engines when possible.
- Light Duty Cars and Trucks should be alternative fueled or hybrids.
- Minimize obstruction of traffic on adjacent roadways.

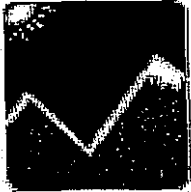
District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Mr. Hector R. Guerra, Senior Air Quality Planner at 230-5820, or me at 230-5800 and provide the reference number at the top of this letter.

Sincerely,



Chrystal Meier
Air Quality Specialist
Central Region

Enclosures
c:file



San Joaquin Valley
Air Pollution Control District

COMPLIANCE ASSISTANCE BULLETIN
October 2004

Fugitive Dust Control at Construction Sites: New Requirements

Regulation VIII, Fugitive PM₁₀ Prohibitions, of the District's Rules and Regulations apply to activities that generate fugitive dust. Fugitive dust is emitted into the air by activities that disturb the soil, such as from earthmoving activities and vehicular/equipment traffic on unpaved surfaces. Windblown dust is also of concern at construction sites.

The District adopted Regulation VIII in 1993 and its most recent amendments became effective on October 1, 2004. This is a basic summary of the regulation's requirements as they apply to construction sites.

Visible Dust Emissions (VDE) may not exceed 20% opacity during periods when soil is being disturbed by equipment or by wind at any time. Visible Dust Emissions opacity of 20% means dust that would obstruct an observer's view of an object by 20%. District inspectors are state certified to evaluate visible emissions. Dust control may be achieved by applying water before/during earthwork and onto unpaved traffic areas, phasing work to limit dust, and setting up wind fences to limit wind blown dust.

Soil Stabilization is required at regulated construction sites after normal working hours and on weekends and holidays. This requirement also applies to inactive construction areas such as phased projects where disturbed land is left unattended. Applying water to form a visible crust on the soil and restricting vehicle access are often effective for short-term stabilization of disturbed surface areas. Long-term methods including applying dust suppressants and establishing vegetative cover.

Carryout and Trackout occur when materials from emptied or loaded vehicles falls onto a paved surface or shoulder of a public road or when materials adhere to vehicle tires and are deposited onto a paved surface or shoulder of a public road. Should either occur, the material must be cleaned up at least daily, and immediately if it extends more than 50 feet from the exit point onto a paved road. The appropriate clean-up methods require the complete removal and cleanup of mud and dirt from the paved surface and shoulder. Using a blower device or dry sweeping with any mechanical device other than a PM₁₀-efficient street sweeper is a violation. Larger construction sites must prevent carryout and trackout from occurring by installing gravel pads, grizzlies, wheel washers, paved interior roads, or a combination thereof at each exit point from the site.

Access and Haul Roads that are unpaved, as well as unpaved vehicle and equipment traffic areas at construction sites must have dust control. Speed limit signs limiting vehicle speed to 15 mph or less at construction sites must be posted every 500 feet.

Storage Piles and Bulk Materials have handling, storage, and transportation requirements that include applying water when handling materials, wetting or covering stored materials, and installing wind barriers to limit VDE. Also, limiting vehicle speeds, loading haul trucks with a freeboard of six inches or greater along

with applying water to the top of the load, and covering the cargo compartments are effective measures for reducing VDE and carryout from vehicles transporting bulk materials.

Demolition activities require the application of water to the exterior of the buildings and to unpaved surfaces where materials may fall. Consider all structures slated for demolition as possibly being regulated because of asbestos, per District Rule 4002 - *National Emission Standards for Hazardous Air Pollutants*. Contact the District well before starting because a 10 working day notice will likely be required before a demolition can begin.

Dust Control Plans identify the dust sources and describe the dust control measures that will be implemented before, during, and after any dust generating activity for the duration of the project. Owners or operators are required to submit plans to the District if, at anytime, the project involves:

- Residential developments of ten or more acres of disturbed surface area.
- Non-residential developments of five or more acres of disturbed surface area.
- Relocating more than 2,500 cubic yards per day of materials on at least three days.

Construction activities may not commence until the District has approved the Dust Control Plan.

Notification by owners or operators of construction projects that are at least one acre in size and where a Dust Control Plan is not required, must provide written notification to the District at least 48 hours in advance of any earthmoving activity.

Record Keeping is required to document compliance with the rules and must be kept for each day any dust control measure is used. The District has developed record forms for water application, street sweeping, and "permanent" controls such as applying long term dust palliatives, vegetation, ground cover materials, paving, or other durable materials. Records must be kept for one year after the end of dust generating activities (Title V sources must keep records for five years).

Exemptions exist for several activities. Those occurring above 3,000 feet in elevation are exempt from all Regulation VIII requirements and Rule 8021 - *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities* exempts the following construction and earthmoving activities:

- Blasting activities permitted by California Division of Industrial Safety.
- Maintenance or remodeling of existing buildings provided the addition is less than 50% of the size of the existing building or less than 10,000 square feet (due to asbestos concerns, contact the District at least two weeks ahead of time).
- Additions to single family dwellings.
- The disking of weeds and vegetation for fire prevention on sites smaller than ½ acre.
- Spreading of daily landfill cover to preserve public health and safety and to comply with California Integrated Waste Management Board requirements.

Nuisances are prohibited at all times because District Rule 4102 - *Nuisance* applies to all construction sources of fugitive dust, whether or not they are exempt from Regulation VIII. It is important to monitor dust-generating activities and implement appropriate dust control measures to limit the public's exposure to fugitive dust.

For more information please contact the Compliance Division of the District office nearest to you. Information on Regulation VIII, where you may obtain copies of record keeping forms, the Dust Control Plan template, and the Construction Notification form, is available on the District's website at:

www.valleyair.org

Reasons to Plant Trees

We all know trees are important. They make oxygen and help filter particulates and carbon dioxide out of the air. But did you know that having two twenty-five foot tall trees on the west side of a home and one on the east- a person could save \$100 on their energy bill each year? Computer modeling for an energy efficient home in Fresno has shown that strategic planting can result in \$103 in annual energy savings.

Trees help out by:

- Shading the house and 'hot-spots' such as driveways and patios.
- Shading the air conditioner to reduce its energy use.
- Cooling ambient air up to 5 degrees F.
- Absorbing pollutants.
- Reducing ozone levels.



Tree Savings

Trees are beneficial in other areas:

- Help reduce storm water runoff
- Increase property value (people are willing to pay 3-7% more for properties that have attractive large trees.)

LOCATION GUIDELINES

Location

- To maximize summer shade and minimize winter shade, locate deciduous trees about 10-20 ft south and west of the home.
- Keep trees at least 5-10 ft from the home to avoid foundation damage.
- Shade patios and driveways, which are heat sinks, to make the area cooler and more comfortable.
- Shade the air conditioner to reduce its energy use, but do not plant so close that it will obstruct the flow of air around the unit.
- Plant only trees with a short mature height where there are power lines. Do not plant directly above underground water or sewer lines. Contact your utility company before planting.
- Create a winter windbreak on the north side of the home by planting a row of evergreen trees perpendicular to the winter wind. The row should be longer than the building and 25-50 feet away. Trees chosen should have a mature height of at least twice as tall as the building.



PLANTING

Fall and winter are ideal planting times in the valley. Trees are dormant and the weather is cool. Dig a hole twice as wide and just as deep as the



Planting for the future

pot that the tree came in. Dig through hardpan and remove junk soil. Line the bottom of the hole with gravel or soil. Loosen the outer roots of the tree by hand. Place the tree into the hole and make sure that the top of the root mass is even with the ground (DON'T bury the trunk.) Mix compost in with the soil as you fill in around the roots. Use the handle of the shovel to 'poke' any air pockets that may form as the hole fills in. Firm the soil and finish with a 'moat'. Water well. Trees need water even in winter.

SJVAPCD

Central Valley Air Pollution Control District
19901 S. Valley Avenue
Fresno, CA 93726-2442
Phone: (559) 241-6000
Fax: (559) 230-6062
www.sjvalpcd.org

Staking

Newly planted trees usually require some extra help before they are rooted in. Many things can be used as tree ties: pieces of old hose with a rope threaded through, strong plastic strips, canvas strips, even strips of old tires (found at hardware and nursery stores.) Stakes can be metal or wood, as long as it can support the weight of the tree in wind.

- Place stakes just outside the area that was disturbed by planting.
- For a tree that has a strong trunk, only the roots need supported. Tie the stakes to the tree about one foot above ground to support the root mass while the tree is 'rooting in.'
- For tree that has a weak trunk, tie higher up on the tree to support the trunk in wind. The tree should still be able to wiggle in the wind. This helps the trunk of the tree grow stronger.
- The ties should be examined and adjusted as needed to avoid damage to the bark and girdling. When the trunk growth bulges around the ties.

Pruning

Most trees require only the three D's to be pruned: Dead, Diseased, Damaged.

Consult a gardening book (such as books by Sunset or Ortho) for individual information for your trees.

Never 'top' a tree - reducing the height of a mature tree by sawing off the top limb. This results in large wounds and a tangled mass of weak shoots. A good arborist will not top a tree.

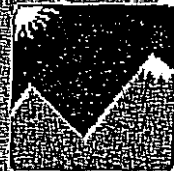
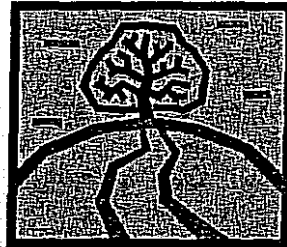
Terms

Bare Root- Trees, usually sold in early spring, that have the soil removed from around the roots.

Deciduous- A tree that naturally loses all its leaves during dormancy.

Dormancy- The annual time when growth slows or ceases. Usually during harsh conditions such as winter or dry summer.

Evergreen- A tree that retains its leaves year-round. An evergreen tree may still have a yearly leaf-drop or shed.



San Joaquin Valley
Air Pollution
Control District

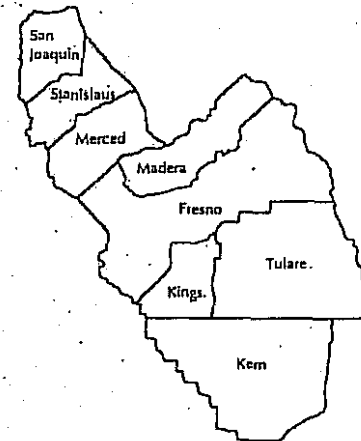
SJVAPCD

Central Region Office
19901 State Street, Suite 100
Merced, CA 95326-0211
Phone: (559) 230-6000
Fax: (559) 230-6006
www.sjvpcd.org

SJVAPCD

PLANTING
TREES

SPARE the AIR



Tel: (559) 230-6000

Regulated Facilities

All buildings and structures, regardless of age, are subject to the regulation. These include all commercial buildings, apartments or condominiums with more than four units, public buildings and facilities such as bridges, large tanks, pipelines, boilers, and any industrial facility.

Single family dwellings and buildings with four or fewer dwelling units *may* be exempt, depending on circumstances.

Any building, including any dwelling, at the site of a proposed public or commercial project such as a new shopping mall or housing subdivision is a regulated facility subject to this regulation.

Renovation

Any construction activities other than demolitions are renovations, including clean-up activities after catastrophic events, such as structure fires.

For additional information, contact the San Joaquin Valley Air Pollution Control District regional office nearest you:

Northern Region

(San Joaquin, Stanislaus and Merced Counties)
4230 Kiernan Ave., #130, Modesto, CA 95356-9321
(209) 557-6400 • FAX: (209) 557-6475

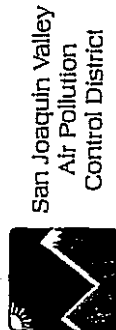
Central Region

(Madera, Fresno and Kings Counties)
1990 E. Gettysburg Ave., Fresno, CA 93726-0244
(559) 230-5950 • FAX: (559) 230-6062

Southern Region

(Tulare County and the Valley portion of Kern County)
2700 M St., #275, Bakersfield, CA 93301-2370
(661) 326-6900 • FAX: (661) 326-6985

www.valleyair.org

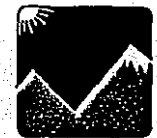


1990 E. Gettysburg Ave.
Fresno, CA 93726-0244

ASBESTOS:

Requirements
Applicable to
RENOVATION
and
DEMOLITION
Projects

Cancer-causing asbestos fibers may be emitted from demolition and renovation projects. This brochure explains an air pollution law you should be aware of before conducting any project.



San Joaquin Valley
Air Pollution
Control District

www.valleyair.org

THE ASBESTOS REGULATION

District Rule 4002 adopts the National Emission Standards for Hazardous Air Pollutants (NESHAP), an EPA regulation on asbestos. It covers several activities, including demolition and renovation projects.

REGULATION REQUIREMENTS

Inspection

The NESHAP requires that a thorough inspection for asbestos be conducted before any regulated facility (see definitions) is demolished or renovated.

Consultants who perform inspections must be certified by Cal-OSHA.

Inspections include the collection and microscopic analysis of samples of all materials that might contain asbestos.

A written report containing the inspection results is required.

Notification

A written notification to the District is required for the following:

Any regulated demolition, whether or not asbestos is present (See the "Demolition Permit Release Form" section regarding the formal release needed for regulated and non-regulated demolitions.)

Any regulated renovation in which the following will be disturbed:

- 160 square feet or more of regulated asbestos-containing materials, or,
- 260 linear feet or more of regulated asbestos-containing pipe insulation.

The District's notification form must be used and all the required information provided. The form must be received by the District at least 10 working days before the demolition or renovation.

HANDLING ASBESTOS-CONTAINING MATERIALS

Emission Controls

The NESHAP requires that regulated asbestos-containing materials be removed under controlled conditions prior to demolitions or renovations so that asbestos fibers are not released into the air.

Cal-OSHA requires that employees be trained before removing asbestos-containing materials. Contractors with specialized asbestos training and who are registered with Cal-OSHA must be utilized for asbestos removal projects. Contractors without special asbestos training must ensure that the job site is free of asbestos-containing materials before starting renovation or demolition work.

Waste Disposal

The NESHAP requires that asbestos-containing waste materials be sealed in leak-tight, properly labeled containers and disposed of only at approved sites.

DEMOLITION PERMIT RELEASE FORM

A building official must receive a Demolition Permit Release Form before a demolition permit may be issued.

This District form certifies that the project complies with NESHAP requirements.

FEES

Fees are required for demolition notifications. Additional fees for asbestos removal activities are based on the amount of material to be removed from the location.

PENALTIES

Penalties for violations of the NESHAP regulation range from \$500 to \$50,000 per violation, per day.

DEFINITIONS

The following definitions are helpful in understanding Rule 4002 and this brochure:

Demolition

A demolition includes, but is not limited to:

- Removal of structural load-bearing members such as bearing walls, columns, or beams, or,
- Dismantling of equipment which is not portable, or,
- Destruction of a facility, including moving structures from one location to another, or,
- The intentional burning of a structure. (Only fire departments are allowed to do this for training purposes.)

Friable asbestos-containing materials

Contain more than 1% asbestos and, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

Examples include acoustical ceiling material, thermal pipe insulation, and duct wrap.

Nonfriable asbestos-containing materials

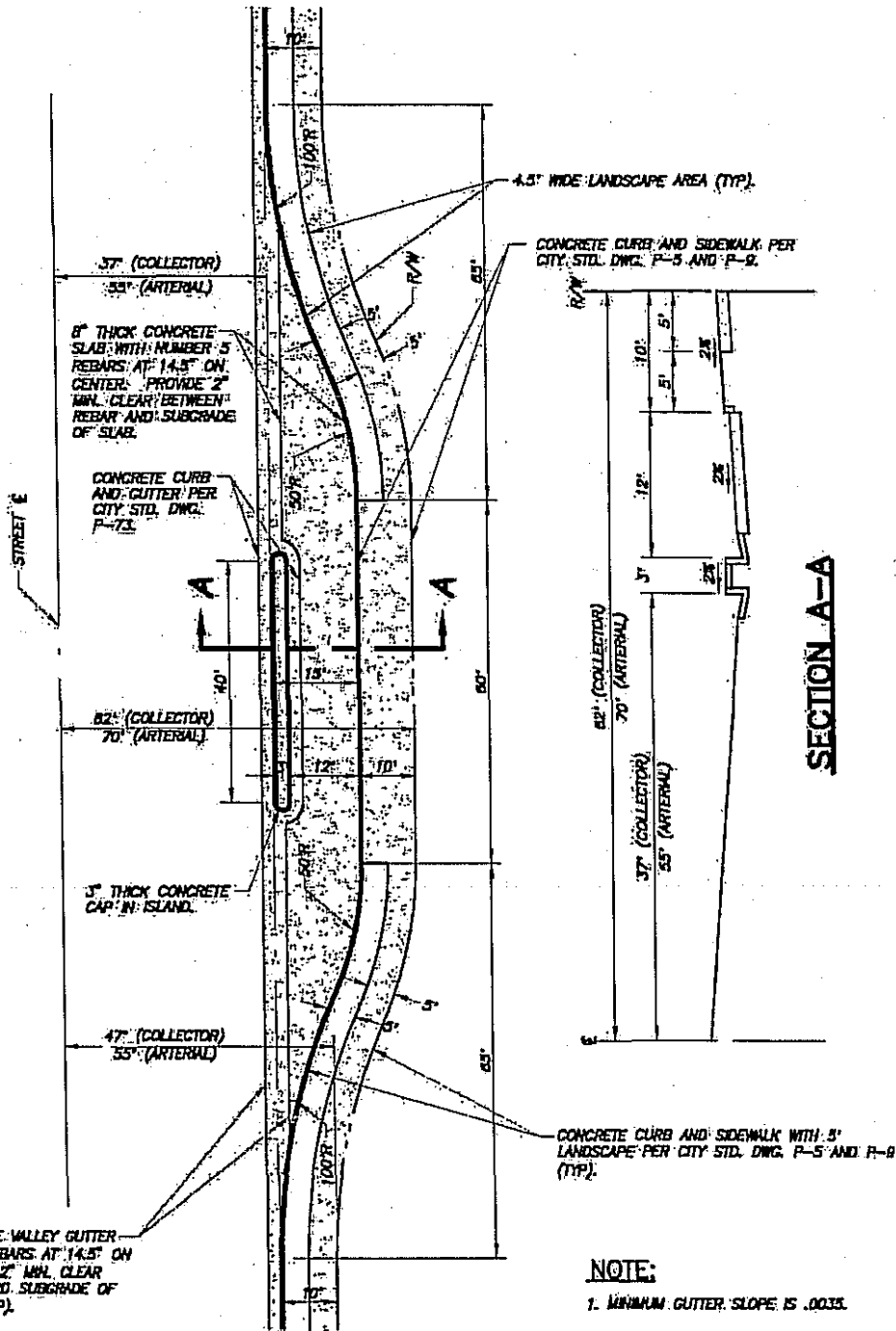
Cannot be crumbled, pulverized, nor reduced to powder by hand pressure.

Examples include most floor tiles, roofing products, and cement-asbestos products such as transite.

Regulated Asbestos-Containing Materials

Friable asbestos-containing material and nonfriable materials which become friable are Regulated Asbestos-Containing Materials (RACM).

Nonfriable materials such as floor tiles or roofing products may become friable due to age and natural deterioration, heat or water damage, sanding, grinding, cutting, or abrading. Material such as plaster may be rendered friable by construction or demolition activities. Once these materials become friable they are subject to regulation.



SCHOOL BUS TURNOUT
FOR
COLLECTOR AND LOCAL STREET

BLAIR, CHURCH & FLYNN
CONSULTING ENGINEERS

TEL. (559) 291-3507 FAX. (559) 291-2915

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

SCALE:
NO SCALE

SHEET
1 of 1



**Pacific Gas and
Electric Company®**

Corporate Real Estate
South Valley Land Services

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

May 17, 2005

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

RECEIVED

MAY 18 2005

Planning Division
Development Department
CITY OF FRESNO

Dear Mr. Shelby Chamberlain,

We have reviewed Tentative Tract Map No. 5357.

PG&E requests that a Public Utility Easement (PUE), ten feet (10') in width, be dedicated contiguous to all street(s) boundaries located within and along any portion of said Tract Map boundaries fronting any street(s) lying outside of said Tract Map. PG&E also requests that a PUE be incorporated within all private roads.

PG&E may further require an easement from the property owner(s) over the newly created PUE's. The exact size and locations of the PUE's together with the need for an easement will be finalized on the final map review.

PG&E's owns and operates Gas Transmission Line 118 along and within Grantland Avenue that will require all street improvement plans to be reviewed by PG&E for possible conflicts prior to construction.

Existing gas or electric facility relocations necessitated by new street improvements (which are required as conditions of a development's final acceptance by the City of Fresno) will be at the expense of the developer.

Thank you for the opportunity to review the plans of this Tentative Tract Map. If you have any questions, please contact me at 263-5167.

Sincerely

Kyle Patten
Land Agent



May 5, 2005

RECEIVED

999999999
LU0010464
PE 2602

Shelby Chamberlain
City of Fresno
Development Department
2600 Fresno Street
Fresno, CA 93721

MAY 12 2005
Planning Division
Development Department
CITY OF FRESNO

Dear Ms. Chamberlain:

PROJECT NUMBER: T-5357/C-04-267

PROJECT DESCRIPTION AND LOCATION: 198-lot single-family residential planned development subdivision on 50.8 acres of R-1/UGM zoned property located on the north side of West Bullard Avenue between North Grantland Avenue and Highway 99.

LIST THE SPECIFIC ADVERSE IMPACTS IN YOUR AREA OF EXPERTISE WHICH MAY RESULT FROM APPROVAL OF THE PROPOSED PROJECT.

PLEASE LIST SPECIFIC MITIGATION MEASURES THAT YOU WOULD RECOMMEND AS CONDITIONS OF PROJECT APPROVAL TO REDUCE ANY SIGNIFICANT ADVERSE IMPACTS.

- AN ENVIRONMENTAL IMPACT REPORT:** The project has the potential to result in significant adverse environmental impacts.
- A NEGATIVE DECLARATION:** The project may have adverse impacts but impacts can be mitigated without further study or are not serious enough to warrant an Environmental Impact Report.
- NEITHER OF THE ABOVE. INSUFFICIENT INFORMATION TO DRAW ANY CONCLUSIONS:** The following additional information should be provided:
- Construction permits for the 198-lot residential subdivision 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 198-lot residential subdivision should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Department of Health Services, Division of Drinking Water and Environmental Management (DDWEM). For more information call (559) 447-3300.
 - The Fresno County Department of Community Health is concerned that abandoned water

wells are not being properly destroyed, particularly with respect to new development projects. As city boundaries expand, community services are provided to areas originally served only by individual domestic and agricultural wells. Improper abandonment of such wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

Prior to destruction of any existing agricultural well(s), a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the 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. Transportation of these materials on public roadways may require special permits and licensure.

The Department of Community Health is available to provide consultation in cooperation with your city in order to encourage the proper destruction of wells and safeguard our water quality. City staff may contact Ed Yamamoto, Environmental Health Specialist, Water Surveillance Program, at (559) 445-3357 for more information.

- Appropriate measures should be incorporated into the project to minimize potentially significant short-term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. Construction specifications for the project should require that all construction equipment be maintained according to the manufacturers' specifications, and that noise generating construction equipment be equipped with mufflers. In addition, consideration should be given to limiting noise-generating construction activities to daytime hours as specified in your municipal code.
- The conditions as described in the "Conclusions" section on page seven (7) of the Acoustical Analysis should be accepted as mitigation measures for the project. Without these measures the proposed noise sensitive receivers will be subjected to a level of noise in excess of the City of Fresno Noise Element standards.

REVIEWED BY:

Kathleen Boyer, Environmental Health Specialist III



(559) 445-3357

kb

cc: Ed Yamamoto, Environmental Health Division

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

**CONDITIONS OF APPROVAL
AUGUST 3, 2005**

CONDITIONAL USE PERMIT APPLICATION NO. C-04-267

PART A - PROJECT INFORMATION

Assessor Parcel No.	504-080-18, 504-080-63 (Portion thereof) & 504-080-64
Street Location	North west corner of North Grantland and West Bullard Avenues
Zoning	R-1/UGM
Project Description	A 119-lot single family residential planned unit development on approximately 51 acres of property to be developed at an overall density of 3.9 dwelling units per acre. The planned development is requesting to develop the subdivision will 1 outlot for open space, increased lot coverage to 50%, decorative street lights, reduced side yard setback to accommodate fireplace and entertainment center projections, reduced lot widths and reduced front and rear yard setbacks.

PART B - GENERAL CONDITIONS AND REQUIREMENTS

The Fresno City Planning Commission, on August 3, 2005, will consider the special permit application subject to the enclosed list of conditions and Exhibits A, B-1, B-2, C-1, C-2, D-1, E-1, G-1, G-2, H-1, I-1, I-2, J-1, J-2, K-1 and G-2 dated May 26, 2005, and Tentative Tract Map No. 5357/UGM, Exhibit A, dated May 26, 2005.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval are listed in the last section of this list of conditions under the heading "Part F - Miscellaneous" and may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Fresno Municipal Code Section 12-405.A can be made.

Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

1. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
2. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property;
3. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted. (Include this note on the site plan.)

Transfer all red line notes, etc., shown on all original conditional use permit exhibits (Exhibits A, B-1, B-2, C-1, C-2, D-1, E-1, G-1, G-2, H-1, I-1, I-2, J-1, J-2, K-1 and G-2 dated May 26, 2005, and Tentative Tract Map No. 5357/UGM Exhibit A, dated May 26, 2005) to the final site plan. **CORRECTIONS SHALL INCLUDE ALL THOSE LISTED IN THIS DOCUMENT AND THOSE LISTED IN THE CORRECTION LIST PROVIDED BY THE PLAN CHECK PROCESS.**

To complete the backcheck process for building permit relative to planning and zoning issues, submit eight copies of this corrected, final site plan, together with six copies of the elevations, landscape, and irrigation plans, and any required covenants and/or studies or analyses to the Planning Division, for final review and approval, ten days before applying for building permits.

Copies of this final approved site plan, elevations, landscape, and irrigation plans stamped by the Planning Division **must be substituted** for unstamped copies of same in each of the four sets of construction plans submitted for plan check prior to issuance of building permits. The final approved site plan must also include all corrections identified in the plan check process.

Be advised that on-site inspections will not be authorized unless the final stamped approved site plan, elevations, landscape, and irrigation plans are included in the plan check file copy.

Please call for an appointment for final sign-off for building permits following your receipt and substitution of the four copies of the stamped, corrected, approved exhibits in the plan check sets. Call Shelby Chamberlain at 559/621-8042.

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservation or exactions imposed on the development project.

This notice does not apply to those fees, dedications, reservations or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

PART C - PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, for which this review process is dependent, will be imposed whenever such conditions are disclosed.

Questions relative to dedications, street improvements or off-street parking geometrics may be directed to Louise Monroe at 559/621-8678 and questions relative to utility connection charges and Urban Growth Management fees may be directed to Frank Saburit at 559/621-8077 of the Planning and Development Department, Building and Safety Services Division, Land Division and Engineering Section.

1. OFF-STREET PARKING FACILITIES AND GEOMETRICS

- a. Off-Street (on-site) parking facilities and geometrics shall conform to the City of Fresno, Public Works Department, Parking Manual, Standard Specifications and requirements.
- b. The applicant shall provide access and directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way," handicap signs, etc.) as determined by the City Traffic Engineer and as noted on Exhibit A dated May 26, 2005.

PART D - PLANNING/ZONING REQUIREMENTS

PLANNING

1. Development is subject to the following plans and policies:
 - West Area Community Plan
 - Medium Density Residential Land Use
 - R-1/UGM (*Single Family Residential*), zone district (FMC Section 12-211)
 - Planned Development Section of the Fresno Municipal Code (Section 12-306-N-21)

ZONING

2. Development is in accordance with the existing R-1/UGM zoning.

POPULATION DENSITY (Residential Projects)

3. The proposed density is approximately 3.9 dwelling units per acre, which is within the allowable range of the medium density residential planned land use as provided by Fresno Municipal Code Section 12-403-B-2.b(1).

LOT AREA

4. Each lot shall have a minimum area as shown on Exhibit A, dated May 26, 2005.

BUILDING HEIGHT

5. The maximum allowable building height is 35 feet. The proposal is within the required height.

EXCEPTIONS: Overheight structures may be approved by the City Planning Commission. However, no roof structure or any space above the height limit shall be allowed for the purpose of providing additional living or floor space. Submit a letter together with the filing fee to the Secretary of the Planning Commission requesting approval.

BUILDING SETBACK, OPEN SPACES AND LANDSCAPING

6. All front, rear and side yard setbacks shall be in compliance with the setbacks shown on Exhibit A, dated May 26, 2005. Reduced front and rear yard setbacks of 15 feet and street side yard setbacks of 5 feet, and interior lot side setback reduction from 5' to 3' to provide for fireplace and entertainment center projections are permitted for all houses shown on Exhibits A, B-1, B-2, C-1, C-2, D-1, E-1, G-1, G-2, H-1, I-1, I-2, J-1, J-2, K-1 and G-2, dated May 26, 2005.
7. The lot coverage may be increased to 50% for those structures shown on Exhibits A, B-1, B-2, C-1, C-2, D-1, E-1, G-1, G-2, H-1, I-1, I-2, J-1, J-2, K-1 and G-2, dated May 26, 2005.
8. Provide the following minimum landscaped areas:
 - a. 20 feet along North Grantland Avenue
 - b. 15 feet along West Bullard Avenue
 - c. Outlot A as shown on Exhibit A, dated May 26, 2005

No structures of any kind may be installed or maintained within the above landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device) etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc. shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.

9. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety; or as may otherwise be approved by the Planning and Development Department. (Put this note on the site and landscape plans.)
10. There shall be two trees planted in the front yard of every lot.

FENCES, HEDGES, AND WALLS

11. Walls and gates shall be in compliance with Exhibit A, dated May 26, 2005 and Tentative Tract Map No. 5357/UGM Exhibit A, dated May 26, 2005 and as indicated per Conditions of Approval for Vesting Tentative Tract Map No. 5357/UGM, dated August 3, 2005.
12. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard which may occur as a result of improper fence installation or damage to the fence.

ACCESS

13. Vehicular and pedestrian access shall be provided as indicated per Conditions of Approval for Vesting Tentative Tract Map No. 5357/UGM, dated August 3, 2005.

COVENANTS AND AGREEMENTS

14. The covenants, conditions, and restrictions for the owner's association shall comply with Section 12-1026 of the Fresno Municipal Code.

OUTDOOR ADVERTISING

15. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. Submit for separate Sign Review. Contact Public Services for information at 559/621-8277. (Include this note on the site plan.)

BUILDING ELEVATIONS

16. All houses in the subject planned development shall be in compliance with elevations and plans shown in Exhibits A, B-1, B-2, C-1, C-2, D-1, E-1, G-1, G-2, H-1, I-1, I-2, J-1, J-2, K-1 and G-2, dated May 26, 2005.

PART E - CITY AND OTHER SERVICES

FIRE PROTECTION REQUIREMENTS

1. Comply with requirements noted in Vesting Tentative Tract Map No. 5357/UGM Conditions of Approval dated August 3, 2005.

FLOOD CONTROL REQUIREMENTS

2. Comply with requirements noted in Vesting Tentative Tract Map No. 5357/UGM Conditions of Approval dated August 3, 2005.

SOLID WASTE

3. Comply with requirements noted in Vesting Tentative Tract Map No. 5357/UGM Conditions of Approval dated August 3, 2005.

SCHOOL FEES

4. School fees must be paid prior to issuance of building permits. (Contact Central Unified School District for further details.). Provide proof of payment (or no fee required) prior to issuance of building permits.

STREET TREE REQUIREMENTS

5. Comply with requirements noted in Vesting Tentative Tract Map No. 5357/UGM Conditions of Approval dated August 3, 2005.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

6. Comply with requirements noted in Vesting Tentative Tract Map No. 5357/UGM Conditions of Approval dated August 3, 2005.

PART F - MISCELLANEOUS

Approval of this site plan is contingent upon the submittal of corrected site plans showing all existing/proposed on-site conditions as reflected on all exhibits and the following:

1. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
2. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: 916/653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: 805/644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation.
3. If animal fossils are uncovered, the Museum of Paleontology at U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed in writing to the Planning and Development Department Director within 15 days.

DEPARTMENT OF TRANSPORTATION
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January 26, 2004

2131-IGR/CEQA
6-FRE -99-29+/-
A-03-21 & R-03-83
GRANVILLE SUBDIVISION

Ms. Shelby Chamberlain
City of Fresno Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Ms. Chamberlain:

We have completed our review of the plan amendment and rezone for the proposed single-family residential and commercial development located on the northeast corner of North Grantland and West Barstow Avenues. Caltrans has the following comments:

The application contains insufficient information to evaluate the project's impacts to the transportation/circulation system and to determine appropriate mitigation for those impacts.

Given the proposed land uses, it is estimated that this development would likely generate trips that would impact the State Route (SR) interchange at Herndon Drive. Generated project trips would also likely impact the SR 99 interchange at West Shaw Avenue. However, there is currently inadequate project information to determine the potential impacts to the transportation/circulation system. The application suggests that the applicant will be submitting a tentative tract map. Caltrans requests the opportunity to review this project when the tract map becomes available. However, to fully evaluate the project's impacts, Caltrans recommends that the applicant conduct a Traffic Impact Study (TIS) in order to assess the project-related impacts to the State Highway System and the pro-rata fair share towards area-wide circulation improvements. Please reference the Caltrans Guide for the Preparation of Traffic Impact Studies, dated December 2002, and send the scope of the TIS to Caltrans before the traffic study is conducted. Caltrans is available to discuss the scope of the traffic study at the City's convenience.

It is Caltrans' understanding that the 2025 General Plan MEIR requires projects that will produce 100 or more peak-hour trips (as this project will do) to evaluate the project's

Ms. Shelby Chamberlain

January 26, 2004

Page 2

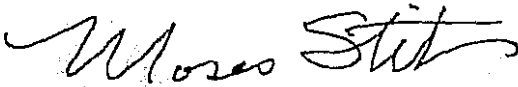
contribution to increased peak-hour vehicle delay at major street intersections adjacent or proximate to the project site (Mitigation Measure B-4). Has such an analysis been done?

The City should consider a transit alternative for this project. The project is of sufficient size to support transit, and early planning could make such an alternative feasible. Caltrans recommends that this project be routed to Fresno Area Express (FAX) staff for their review and comment. Please see Attachment Number 1 for other recommended transportation alternatives.

We request that this letter be made part of the permanent record for this project and that a copy of our letter be included in the staff reports for both the City Council and the Planning Commission. This will provide the decision-making body and the general public with a complete and accurate environmental evaluation for the project.

Please send a response to our comments prior to staff's recommendations to the Planning Commission and the City Council. If you have any questions, please call me at (559) 445-6666.

Sincerely,



MOSES STITES

Office of Transportation Planning
District 06

Enclosure

C: Mr. Jon Ruiz, Assistant City Manager

Ms. Barbara Goodwin, Council of Fresno County Governments

ATTACHMENT NUMBER 1

CALTRANS RECOMMENDATIONS FOR TRANSPORTATION ALTERNATIVES

Ongoing development throughout the City of Fresno, including this project, will make traffic operations significantly worse by adding considerably to delay and congestion. Transit alternatives can help reduce congestion and delay and reduce overall degradation of air quality and gridlocked intersections. The City of Fresno should focus on ways to eliminate trips in addition to enhancing capacity. Transportation alternatives the City should consider include standard highway solutions along with the following:

1. Park and ride facilities on site or within the proximity of this project.
2. A study of the general accommodation and provision of mass transit in this area to provide insight on ways of increasing transit usage.
3. Exploring the potential of commuter shuttles. The shuttle could be financed through an assessment district and provide a way for individuals to utilize a park-and-ride facility or commercial area parking lot and be shuttled to various commercial/office centers within the area. Commuters who need to go further could use City of Fresno transit if the City planned for convenient connections. This may help to reduce the Single Occupancy Vehicle (SOV) demand seeking to use the State Highway System.
4. Providing for continuity of non-motorized transportation.
5. Exploring the potential for employer-sponsored carpools/vanpools or monthly transit passes for employees as well as including as a condition of project approval a covered transit stop as mitigation for project-related impacts to the transportation/circulation system.
6. Exploring the potential for linking the purchase of a monthly transit pass with new residential development as partial mitigation for congestion and air quality impacts, and to ensure the long term viability of public transportation.

DEPARTMENT OF TRANSPORTATION

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May 25, 2004

2131-IGR/CEQA
6-FRE -99-29+/-
A-03-21 & R-03-83
GRANVILLE SUBDIVISION

Mr. Nick Yovino, Director
City of Fresno Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Mr. Yovino:

Caltrans notes that the City has published a public notice (05/21/04) for the "Notice of Public Hearing" for the proposed plan amendment and rezone for the proposed single-family residential and commercial development located on the northeast corner of North Grantland and West Barstow Avenues.

Caltrans made comments on this project in a letter dated January 26, 2004 (copy enclosed). It is our understanding that this project is scheduled to go before the Planning Commission on June 2, 2004. Please ensure that our letters are included in the staff report.

We noted that the plan amendment/rezone application stated that a tentative tract map would be submitted and in our January 26th letter we requested the opportunity to review this tract map when it became available. Please note that Caltrans was not provided with a copy of either the tract map or the use permit, even though we also noted that there was insufficient information included with the project application to evaluate the project's impacts to the transportation/circulation system and to determine appropriate mitigation for those impacts. Caltrans questions the City's ability to make an environmental finding on this project when the project's impacts have not been fully evaluated.

It is Caltrans' understanding that the 2025 General Plan MEIR requires projects that will produce 100 or more peak-hour trips (as this project will do) to evaluate the project's contribution to increased peak-hour vehicle delay at major street intersections adjacent or proximate to the project site (Mitigation Measure B-4). Has such an analysis been done? Please note that Caltrans was not afforded an opportunity to evaluate the traffic study.

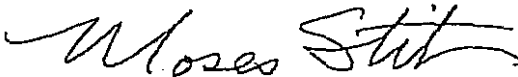
Mr. Nick Yovino
May 25, 2004
Page 2

We request that this item be continued to a later Planning Commission hearing date to provide for the opportunity to review the entire proposal and evaluate its potential environmental impacts. Caltrans may not be the only interested party that was not provided with the opportunity to review the tract map and use permit.

We request that this letter be made part of the permanent record for this project and that a copy of our letter be included in the staff reports for both the City Council and the Planning Commission. This will provide the decision-making body and the general public with a complete and accurate environmental evaluation for the project.

If you have any questions, please call me at (559) 445-6666.

Sincerely,



MOSES STITES
Office of Transportation Planning
District 06

Enclosure

C: Mr. Darrell Unruh, City of Fresno Development Department
Ms. Barbara Goodwin, Council of Fresno County Governments

DEPARTMENT OF TRANSPORTATION

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June 22, 2004

2131-IGR/CEQA
6-FRE -99-29+/-
A-03-21, R-03-83, C-04-42
& T-5247; GRANVILLE HOMES

Mr. Nick Yovino, Director
City of Fresno Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Mr. Yovino:

Caltrans notes that the City has published (06/18/04) the "Notice of Public Hearing" for the plan amendment, rezone, use permit and tract map for the proposed project located on the northeast corner of North Grantland and West Barstow Avenues.

Caltrans made comments on this project in letters dated January 26, 2004 and May 25, 2004 (copies enclosed). It is our understanding that this project is scheduled to go before the City Council on June 29, 2004. Please ensure that our letters are included in the staff report.

We noted that the plan amendment/rezone application stated that a tentative tract map would be submitted and in our January 26th letter we requested the opportunity to review this tract map when it became available. Please note that Caltrans was not provided with a copy of either the tract map or the use permit, even though we also noted that there was insufficient information included with the project application to evaluate the project's impacts to the transportation/circulation system and to determine appropriate mitigation for those impacts. Caltrans questions the City's ability to make an environmental finding on this project when the project's impacts have not been fully evaluated.

It is Caltrans' understanding that the 2025 General Plan MEIR requires projects that will produce 100 or more peak-hour trips (as this project will do) to evaluate the project's contribution to increased peak-hour vehicle delay at major street intersections adjacent or proximate to the project site (Mitigation Measure B-4). Has such an analysis been done? Please note that Caltrans was not afforded an opportunity to evaluate the traffic study.

Mr. Nick Yovino

June 22, 2004

Page 2

We request that this item be continued to a later City Council hearing date to provide the opportunity to review the entire proposal and evaluate its potential environmental impacts. Caltrans may not be the only interested party that was not provided with the opportunity to review the tract map and use permit.

We request that this letter be made part of the permanent record for this project and that a copies of all of our letters be included in the staff report for the City Council. This will provide the decision-making body and the general public with a complete and accurate environmental evaluation for the project.

If you have any questions, please call me at (559) 445-6666.

Sincerely,



MOSES STITES
Office of Transportation Planning
District 06

Enclosures

C:Mr. Darrell Unruh, City of Fresno Development Department
Ms. Shelby Chamberlain, City of Fresno Development Department
Ms. Barbara Goodwin, Council of Fresno County Governments

DEPARTMENT OF TRANSPORTATION

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July 9, 2004

2131-IGR/CEQA
6-FRE -99-29+/-
A-03-21, R-03-83, C-04-042 & T-5247
GRANVILLE SUBDIVISION

Mr. Nick Yovino, Director
City of Fresno Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Mr. Yovino:

At the City Council hearing of June 29, 2004, the applicant for the above-named project agreed to pay mitigation for the project's impacts to the State Highway System, as identified in the traffic study. Please have the applicant contact this office to prepare the necessary deferment agreement so that we may start the process of collecting the mitigation.

If you have any questions, please call me at (559) 445-6666.

Sincerely,

A handwritten signature in cursive script that reads "Moses Stites".

MOSES STITES
Office of Transportation Planning
District 06

C: Mr. Darrell Unruh, City of Fresno Development Department
Ms. Shelby Chamberlain, City of Fresno Development Department
Mr. Farid Assimi, Granville Homes
Ms. Barbara Goodwin, Council of Fresno County Governments



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DEPARTMENT OF TRANSPORTATION

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August 19, 2004

2131-IGR/CEQA
6-FRE -99-29+/-
(A-03-21, R-03-83, C-04-042 & T-5247)
C-04-185
GRANVILLE HOMES

Ms. Shelby Chamberlain
City of Fresno Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Ms. Chamberlain:

We have completed our review of the use permit to allow development of a neighborhood shopping center located on the northeast corner of North Grantland and West Barstow Avenues. Caltrans has the following comments:

Caltrans made comments on this project in letters dated January 26, 2004; May 25, 2004; June 22, 2004 and July 9, 2004 (copies enclosed).

At the City Council hearing of June 29, 2004, the applicant for the above-named project agreed to pay mitigation for the project's impacts to the State Highway System, as identified in the traffic study. Please have the applicant contact this office to prepare the necessary deferment agreement so that we may start the process of collecting the mitigation.

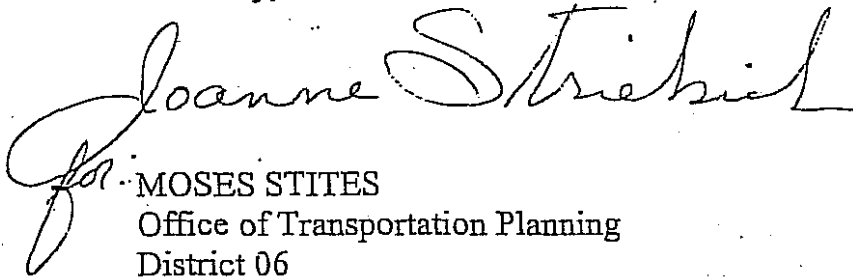
Caltrans did not receive the traffic study until after the June 29th hearing, and was therefore unable to provide comments prior to the project's approval. We are reviewing the study now and may have comments in the future.

We request that this letter be made part of the permanent record for this project and that a copy of our letter be included in the staff reports for both the City Council and the Planning Commission. This will provide the decision-making body and the general public with a complete and accurate environmental evaluation for the project.

Ms. Shelby Chamberlain
August 19, 2004
Page 2

Please send a response to our comments prior to staff's recommendations to the Planning Commission and the City Council. If you have any questions, please call me at (559) 445-6666.

Sincerely,


for MOSES STITES
Office of Transportation Planning
District 06

Enclosures

C: Mr. Farid Assemi, Granville Homes
Ms. Barbara Goodwin, Council of Fresno County Governments

DEPARTMENT OF TRANSPORTATION

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September 3, 2004

2131-IGR/CEQA
6-FRE-99-29+/-
(A-03-21,R-03-83,C-04-042 & T-5247)
C-04-185
GRANVILLE HOMES

Ms. Shelby Chamberlain
City of Fresno Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Ms. Chamberlain:

We have completed our review of the La Ventana traffic impact study (TIS) to allow development of a neighborhood shopping center and 532 SFR located on the northeast corner of North Grantland and West Barstow Avenues. Caltrans has the following comments:

Caltrans made comments on this project in letters dated January 26, 2004; May 25, 2004; June 22, 2004; July 9, 2004, and August 19, 2004 (copies enclosed).

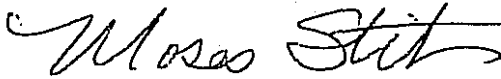
The traffic study failed to identify known operational deficiencies at the Herndon interchange (PSR dated May 2001). Caltrans does not concur with the study's conclusion that all components of the two interchanges will continue to operate satisfactorily with continued increasing demand. Page 11 of this TIS notes that the Grantland interchange is expected to be constructed by 2010. Caltrans had received no indication from the City of Fresno that this interchange will be constructed so soon. Please confirm the construction date, otherwise the TIS will need to be corrected for trip distribution per the attached chart.

Based on the project trip traces (Figure 12) at Shaw and Herndon Avenues, it is estimated that this development's proportional share for the future interchange upgrades should be \$325,800 (see attachment).

Ms. Shelby Chamberlain
September 3, 2004
Page 2

Thanks for the opportunity to review this development. If you have any questions regarding our comments, please contact me at (559) 445-6666.

Sincerely,



MOSES STITES
Office of Transportation Planning
District 06

Enclosures

C: Mr. Jose Luis Benavides, P.E., Public Works Dept.,
City of Fresno Development Department
Ms. Barbara Goodwin, Council of Fresno

Shaw Interchange (w/o Grantland IC)

	NB ramp/Shaw Ave.		SB ramp/Shaw Ave.		Herndon/Grantland	
	off-ramp	on-ramp	off-ramp	on-ramp	NB off	SB off
Exting (T_E)	3517		2642			
Future (T_B)	5963		6366			
$P=T/(T_B-T_E)$	0.041%		0.027%			
Construction Cost (C)	587000	780000	587000	637000		
Cost per trip	559		329		900	250
Trips generated (T)	200		285		105	103
Mitigation	\$111,800		\$93,765		\$120,250	\$325,815

Note

T_E = Existing PM peak hour volume (Brentwood Ranch, TIS "Peters Engineering" 04-26-04).

T_B = 2025 PM peak hour volume (w/o Grantland IC)

Construction cost based on PSR dated May 2001.

$T = 1/(T_B - T_E)$

Cost based on previous mitigation estimates (Aquarius Aquarium).

Trips trace (La Ventana Development, TIS "TPG Consulting, Inc." June 2004)
 (125+45+30 =200, 170+30+85 =285, 62+43=105)

DEPARTMENT OF TRANSPORTATION

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September 30, 2004

2131-IGR/CEQA
6-FRE -99-29+/-
A-03-21, R-03-83, C-04-042 & T-5247
GRANVILLE SUBDIVISIONMs. Shelby Chamberlain
City of Fresno Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721


Dear Ms. Chamberlain:

At the City Council hearing of June 29, 2004, the applicant for the above-named project agreed to pay mitigation for the project's impacts to the State Highway System, as identified in the traffic study. Please have the applicant contact this office to prepare the necessary deferment agreement so that we may start the process of collecting the mitigation.

This is our second request.

If you have any questions, please call me at (559) 445-6666.

Sincerely,



JOANNE STRICKEL
MOSES STITES
Office of Transportation Planning
District 06

C: Mr. Darrell Unruh, City of Fresno Development Department
Mr. Farid Assimi, Granville Homes
Ms. Barbara Goodwin, Council of Fresno County Governments

DEPARTMENT OF TRANSPORTATION

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RECEIVED

April 25, 2005

APR 28 2005

Planning Division
 Development Department
 CITY OF FRESNO

2131-IGR/CEQA
 6-FRE-99-29+/-
 (A-03-21, R-03-83, C-04-042,
 T-5247, C-04-185)
 C-04-267 & 5357
 GRANVILLE HOMES

Ms. Shelby Chamberlain
 City of Fresno Development Department
 2600 Fresno Street, Room 3043
 Fresno, CA 93721

Dear Ms. Chamberlain:

We have completed our review of the La Ventana use permit and tract map for the development of a 198-lot single-family residential planned development located on the northeast corner of North Grantland and West Bullard Avenues. This is a portion of a much larger project consisting of a neighborhood shopping center and 532 single-family residential units. Caltrans has the following comments:

Caltrans made comments on this project in letters dated January 26, 2004; May 25, 2004; June 22, 2004; July 9, 2004; August 19, 2004; September 3, 2004; and September 30, 2004 (copies enclosed).

The applicant's traffic study failed to identify known operational deficiencies at the Herndon Avenue interchange (PSR dated May 2001). Caltrans does not concur with the study's conclusion that all components of the two interchanges will continue to operate satisfactorily with continued increasing demand. In addition, Page 11 of the traffic study states that the Grantland interchange is expected to be constructed by 2010. While this interchange is mentioned in a number of local planning documents, there is no indication that the interchange will be constructed within the next twenty years. With current funding shortfalls, it may be longer. By copy of this letter, Caltrans advises the traffic consultant when conducting future studies to include an analysis without the Grantland interchange as part of the future conditions. Including only a future analysis with the Grantland interchange artificially reduces the impacts development will have on the transportation/circulation system. We had previously requested that the TIS for this project be corrected to provide the decision-makers and the general public with an accurate evaluation of the impacts of implementing the project. This is still our recommendation.

Based on Figure 12 of the traffic study, trips from this development would impact the State Route 99 interchanges at Shaw and Herndon Avenues. Caltrans estimated that this development's proportional share for the future interchange upgrades should be \$325,800 (see Attachment #1). It is Caltrans understanding that the applicant agreed at the June 29, 2004 to this mitigation. We have twice requested that the City have the applicant contact this office so

that we could begin the process of preparing the deferment agreement, a necessary first step that will enable Caltrans to collect the mitigation. We have not had a response from City staff. We are therefore copying the applicant on this letter requesting that the applicant contact us so that we might begin the agreement process.

The City should consider using the "Toolbox" from the San Joaquin Valley Growth Response Study to prepare an analysis of the impacts created by this and other approved developments in the City. The Toolbox facilitates better planning for communities within the San Joaquin Valley. An analysis can be conducted that would provide either a regional perspective or an evaluation at a community or neighborhood level. Information on land use patterns that enhance transit, methods of reducing the number of vehicle miles traveled, identifying fiscal implications of growth and development, and methods to address air quality issues can be provided. The analysis can include the projected population and employment, future household characteristics, development densities, and other factors. It goes beyond a simple analysis of traffic impacts. Traditional transportation models, such as the Fresno region's TP+ model, are typically not sensitive to the types of land use and transportation network variables that can affect mode choice (do I take transit, walk, or ride a bike rather than drive) and other travel demand factors. The analysis could lead to so called "smart growth" land use decisions. This would benefit the local, regional, and State transportation network, as well as air quality, economic development and the jobs/housing balance critical to a community's quality of life. The resulting information is also available to public officials and citizens in easy-to-understand maps and tables.

Additional information that can be provided by the "INDEX" includes a total of over 70 indicators such as:

Proximity to Amenities - the walking distance to parks, schools, neighborhood retail, transit, or other walkable amenities.

Stormwater Run-off or Imperviousness - to the extent that estimates can be made regarding the extent of impervious surface for different land use types, INDEX can report an estimate of stormwater run-off.

Other Transportation Indicators - internal and external street connectivity (travel distance, average block size), street network density at intersection, street route directness, pedestrian crossing distance, transit service coverage, etc. These are useful for both direct comparison between scenarios and to guide the post-processing of standard transportation model outputs.

For the Growth Response Study - Fresno Demonstration Project, the stakeholders, elected officials, interest groups, government agencies and the general public helped to define indicators important to the region. These indicators were used to compare alternative scenarios in terms of their success in meeting stakeholder goals. The 13 selected indicators to address key community concerns were:

1. Developable land remaining after new growth
2. Acres of agriculture remaining
3. Development footprint (potential intensity of land use based on combined measurement of infill and density of population and employment)
4. Population density
5. Employment density

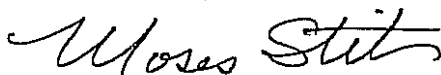
6. Use Mix
7. Transit adjacency to housing
8. Transit adjacency to employment
9. Mode split to transit
10. Vehicle miles traveled
11. Vehicle hours traveled
12. Economics of development
13. Air pollution (NOx, HC, CO, & CO2) emitted from light vehicles

The tools add clarity and detail to the development of alternative land use and transportation scenarios and a broader assessment of their relative impacts and benefits beyond what can be achieved using standard transportation modeling tools. Using the Toolbox from the San Joaquin Valley Growth Response Study would help to clarify issues that have been raised since the General Plan Update regarding densities in general and the High Rise Corridor specifically. Caltrans is available to partner with the City in this endeavor.

The City should consider a transit alternative for this project. There is sufficient development in this general area to support transit, and early planning could make such an alternative feasible. Caltrans recommends that this project be routed to Fresno Area Express (FAX) staff for their review and comment. Please see Attachment Number 2 for other recommended transportation alternatives.

If you have any questions regarding our comments, please contact me at (559) 445-6666.

Sincerely,



MOSES STITES
Office of Transportation Planning
District 06

Enclosures

C: Mr. Farid Assemi, President, Granville Homes
Ms. Jill Gormley, TPG Consulting, Inc.
Ms. Barbara Goodwin, Executive Director, Council of Fresno County Governments

Shaw Interchange (w/o Grantland IC)

	NB ramp/Shaw Ave.		SB ramp/Shaw Ave.		Herndon/Grantland		
	off-ramp	on-ramp	off-ramp	on-ramp	NB off	SB off	
Exting (T_E)	3517		2642				
Future (T_B)	5963		6366				
$P=T/(T_B-T_E)$	0.041%		0.027%				
Construction Cost (C)	587000	780000	587000	637000			
Cost per trip	559		329		900	250	
Trips generated (T)	200		285		105	105	
Mitigation	\$111,800		\$93,765		\$120,250		\$325,815

Note

T_E = Existing PM peak hour volume (Brentwood Ranch, TIS "Peters Engineering" 04-26-04).

T_B = 2025 PM peak hour volume (w/o Grantland IC)

Construction cost based on PSR dated May 2001.

$T = 1/(T_B - T_E)$

Cost based on previous mitigation estimates (Aquarius Aquarium).

Trips trace (La Ventana Development, TIS "TPG Consulting, Inc." June 2004)
 (125+45+30 =200, 170+30+85 =285, 62+43=105)

ATTACHMENT NUMBER 2

CALTRANS RECOMMENDATIONS FOR TRANSPORTATION ALTERNATIVES:

Ongoing development throughout the City of Fresno, including this project, will make traffic operations significantly worse by adding considerably to delay and congestion. Transit alternatives can help reduce congestion and delay and reduce overall degradation of air quality and gridlocked intersections. The City of Fresno should focus on ways to eliminate trips in addition to enhancing capacity. Transportation alternatives the City should consider include standard highway solutions along with the following:

1. Park and ride facilities on site or within the proximity of this project.
2. A study of the general accommodation and provision of mass transit in this area to provide insight on ways of increasing transit usage.
3. Exploring the potential of commuter shuttles. The shuttle could be financed through an assessment district and provide a way for individuals to utilize a park-and-ride facility or commercial area parking lot and be shuttled to various commercial/office centers within the area. Commuters who need to go further could use City of Fresno transit if the City planned for convenient connections. This may help to reduce the Single Occupancy Vehicle (SOV) demand seeking to use the State Highway System.
4. Providing for continuity of non-motorized transportation.
5. Exploring the potential for employer-sponsored carpools/vanpools or monthly transit passes for employees as well as including as a condition of project approval a covered transit stop as mitigation for project-related impacts to the transportation/circulation system.
6. Exploring the potential for linking the purchase of a monthly transit pass with new residential development as partial mitigation for congestion and air quality impacts, and to ensure the long term viability of public transportation.