

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF FRESNO
STATE OF CALIFORNIA
ORDINANCE NO. R- 504 -3850

AN ORDINANCE TO CHANGE THE BOUNDARIES OF CERTAIN ZONES AND THE ZONING DISTRICT OF PROPERTY THEREBY AFFECTED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING DIVISION OF THE ORDINANCE CODE OF FRESNO COUNTY, AND TO AMEND THE ZONE MAP ESTABLISHED BY SAID DIVISION ACCORDINGLY.

The Board of Supervisors of the County of Fresno ordains as follows:

SECTION 1. This Ordinance is adopted pursuant to California Constitution, Article XI, Section 7, Government Code Sections 65850, 65854-65857, and Sections 806.2 and 872.6 of the Ordinance Code of Fresno County.

SECTION 2. All that portion of the unincorporated area of the County of Fresno consisting of two parcels more particularly described in Exhibit A and Fresno County records (APN 570-060-37; 55) which heretofore has been classified with a 15.24-acre parcel and a 21.18-acre parcel from the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District, pursuant to the Zoning Division of the Ordinance Code of Fresno County, located on the southeast corner of Friant Road and Willow Avenue, approximately 1,870 feet north of the City of Fresno boundary are hereby changed to the RR (Rural Residential; two-acre minimum parcel size) Zone District as depicted in attached Exhibit B subject to the Mitigation Measures and Conditions of Approval listed in Exhibit C.

SECTION 3. Prior to the expiration of fifteen (15) days from the adoption of this Ordinance, it shall be published in accordance with the requirements of Government Code Section 25124 at least one time in the Fresno Business Journal, a newspaper of general circulation in Fresno County.

SECTION 4. In accordance with Government Code Sections 25123, 25131, and 65854-65857, this Ordinance, designated as Ordinance No. R- 504 -3850 shall take effect thirty days after its passage.

1 THE FOREGOING, was passed and adopted by the following vote of the Board of Supervisors
2 of the County of Fresno this 22nd day of October, 2024, to wit:

3
4 AYES: Supervisors Brandau, Magsig, Mendes, Pacheco

5 NOES: None

6 ABSENT: None

7 ABSTAINED: None

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9 RECUSED: Supervisor Quintero

10 
11 Nathan Magsig, Chairman of the
Board of Supervisors of the County of Fresno

12 **ATTEST:**
13 BERNICE E. SEIDEL
14 Clerk of the Board of Supervisors
County of Fresno, State of California

15 
16 By _____
Deputy

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20 FILE # 24-0995

21 AGENDA # 15

22 ORDINANCE # R-504-3850
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EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

Parcel One:

That portion of the Northwest quarter of the Southeast quarter of Section 1, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the official plat thereof, lying East of the center line of the Friant Road.

Parcel Two:

That portion of Section 1, Township 12 South, Range 20 East, of the Mount Diablo Base and Meridian, in the County of Fresno, State of California, as described in the deed to Ike D. Ball recorded in Book 1674 Page 194, Official Records, Fresno County Records, bounded and described as follows:

Commencing at the southwest corner of the Northeast quarter of Section 12, Township 12 South, Range 20 East, of said Mount Diablo Base and Meridian; thence Northerly along the west boundary of the Northeast quarter of said Section 12 to the northwest corner of the Northeast quarter of said Section 12; thence Easterly along the north boundary of said Section 12, to the southwest corner of the fractional Southeast quarter of the Southeast quarter of said Section 1; thence Northerly along the west boundary of the fractional Southeast quarter of the Southeast quarter of said Section 1, to the southeast corner of the fractional Northwest quarter of the Southeast quarter of said Section 1; thence Westerly, along the southerly boundary of the fractional Northwest quarter of the Southeast quarter of said Section 1, to a point 11.00 feet East of the southwest corner of the fractional Northwest quarter of the Southeast quarter of said Section 1, said point being the intersection with the center line of a certain county road running Northeasterly through said Section 1; thence following the center line of said County Road, as follows, N. 48°19' E, 189.00 feet; N. 47°52' E, 293.00 feet; N. 36°19' E, 287.00 feet; N. 36°13' E, 229.00 feet; N. 32°20' E, 296.00 feet; N. 24°24' E, 577.00 feet; N. 14°27' E, 426.00 feet; N. 14°01' E, 298.00 feet; N. 30°23' E, 122.00 feet; N. 15°44' E, 125.00 feet to the intersection with the center line of a certain road running Southeasterly through said Section 1; thence following the center line of said last mentioned road as follows: S. 17°06' E, 158.00 feet; S. 18°37' E, 314.60 feet; S. 64°39' E, 208.70 feet; S. 45°13' E, 153.40 feet; S. 29°18' E, 140.00 feet; S. 20°30' E, 196.00 feet; S. 13°08' E, 242.00 feet; S. 44°12' E, 82.00 feet; S. 57°13' E, 150.00 feet; S. 23°42' E, 182.00 feet; S. 39°41' E, 181.00 feet; S. 78°31' E, 73.00 feet, to a point on the east boundary of said Section 1, 2014.40 feet North of the southeast corner of said Section 1; thence Southerly along the east boundary of said Section 1, a distance of 2014.40 feet, to the southeast corner of Section 1; thence Easterly along the north boundary of Section 7, Township 12 South, Range 21 East of said Mount Diablo Base and Meridian, a distance of 440.80 feet, to the intersection with the center line of a certain road running Southwesterly through said Section 7, thence following the center line of said road as follows: S. 08°35' W, 205.00 feet; S. 20°43' W, 145.00 feet; S. 33°51' W, 183.00 feet; S. 37°02' W, 407.00 feet to a point on the east boundary of said Section 12, 795.50 feet South of the northeast corner of said Section 12; thence still following the center line of said road, as follows, S. 36°49' W, 174.00 feet; S. 50°01' W, 193.00 feet; S. 31°17' W, 156.00 feet; S. 39°43' W, 130.00 feet; S. 18°05' W, 272.00 feet; S. 19°45' W, 293.00 feet; S. 12°49' W, 167.00 feet; S. 03°24' W, 238.00 feet; S. 17°10' E, 236.00 feet; S. 36°26' E, 283.00 feet; to a point on the southerly boundary of the

northeast quarter of said Section 12, 441.00 feet West of the southeast corner of the said northeast quarter; thence Westerly, along the south boundary of the northeast quarter of said Section 12, to the point of commencement.

EXCEPTING THEREFROM the Northwest quarter of the Southeast quarter of said Section 1. ALSO EXCEPT THEREFROM all those portions lying Easterly, Northeasterly, Northerly, and Northwesterly, bounded by the westerly, southwesterly, southerly and southeasterly, line (bearing S 69°24'15" W, a distance of 106.00 feet; thence N. 20°24'15" W, a distance of 120.56 feet; thence Northwesterly, along the arc of a tangent curve concave to the Northeast, having a 1803.00 foot radius, point which bears N. 69°35'45" E. and a central angle of 05°29'31", a distance of 172.82 feet; thence N. 69°36'23" W, a distance of 91.5 feet; thence S. 20°23'37" W, a distance of 1294.18 feet) of the land granted to the County of Fresno, recorded August 29, 1967, in Book 5475 Page 127, Official Records, Fresno County Records.

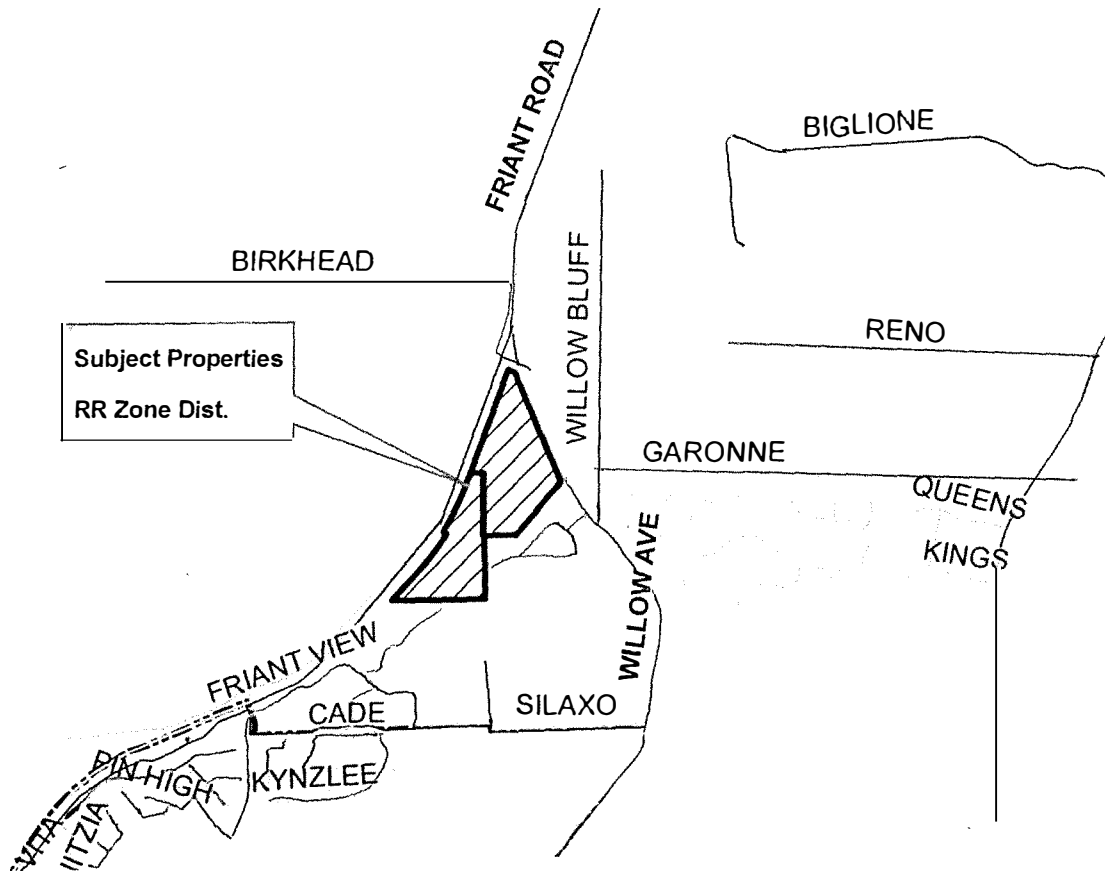
ALSO, EXCEPT THEREFROM all those portions lying Northeast of the southwest right of way line of El Prado Road.

ALSO EXCEPTING THEREFROM all those portions lying Southeasterly and Southerly bounded by the northwesterly and northerly line (bearing N. 88°42'54" E, a distance of 343.36 feet; thence N. 40°54'26" E, a distance of 753.39 feet to the southwesterly right of way line of said El Prado Road) of the land described in a Document recorded January 26, 1977, in Book 6731 Page 596, Official Records, Fresno County Records.

ALSO, EXCEPTING THEREFROM all interest in and to any and all oil, gas, and mineral rights on the property herein conveyed.

APN: 579-060-37 (Parcel One) and 579-060-55 (Parcel Two)

EXHIBIT B



Mitigation Monitoring and Reporting Program
Initial Study No. 8307; General Plan Amendment Application No. 566; Amendment Application No. 3850;
Tentative Tract Map Application No. 6420; Variance Application No. 4140
Mitigation Measures, Conditions of Approval and Project Notes

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine toward adjacent properties and public streets or roadways.	Applicant	Applicant/PW&P	During life of the project
*2.	Biological Resources	A qualified wildlife biologist shall conduct surveys for nesting Swainson's Hawk (SWHA) following the survey methods developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to project implementation. The survey protocol includes early season surveys to assist the project proponent in implementing necessary avoidance and minimization measures, and in identifying active nest sites prior to initiating ground-disturbing activities.	Applicant	Applicant/PW&P	Prior to ground disturbance
*3.	Biological Resources	If expansion of any project activities will take place during the normal bird breeding season (March 1 through September 15), additional pre-activity surveys for active nests shall be conducted by a qualified biologist no more than 10 days prior to the start of the project implementation. A minimum no-disturbance buffer of one-half mile shall be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.	Applicant	Applicant/PW&P	Prior to ground disturbance
*4.	Biological Resources	In the event an active SWHA nest is detected during surveys and the one-half mile no-disturbance buffer around the nest cannot feasibly be implemented, consultation with CDFW is warranted to discuss how to implement the project and avoid Take. If Take cannot be avoided, Take authorization through the acquisition of an Incidental Take Permit (ITP), pursuant to Fish and Game Code section 2081 subdivision (b) is	Applicant	Applicant/PW&P	Prior to ground disturbance

		warranted to comply with California Endangered Species Act.			
*5.	Biological Resources	Prior to initiating ground-disturbing activities on the project site, a qualified biologist shall conduct a habitat assessment to determine if the project area or its immediate vicinity contain suitable habitat for the American badger.	Applicant	Applicant/PW&P	Prior to ground disturbance
*6.	Biological Resources	If suitable habitat is present, a qualified biologist shall conduct focused surveys for American badgers and their requisite habitat features (dens) to evaluate potential impacts resulting from ground and vegetation disturbance.	Applicant	Applicant/PW&P	As noted
*7.	Biological Resources	Avoidance whenever possible is encouraged via delineation and observation of a 50-foot no-disturbance buffer around dens until it is determined through non-invasive means that individuals occupying the den have dispersed.	Applicant	Applicant/PW&P	As noted
*8.	Cultural Resources	If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: a. If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately with no agency notifications required. b. If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in	Applicant	Applicant/PW&P	During construction

			Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA (National Historic Preservation act), if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.			
*9			c. If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Fresno County Coroner (per Section 7050.5 of the Health and Safety Code). The provisions of Section 7050.5 of the California Health and Safety Code, Section 5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (Section 5097.98 of the Public Resources Code, PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (Section 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinterment document with the county in which the property is located (Assembly Bill 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.	Applicant	Applicant/PW&P	During construction

*10.	Transportation	The project proponent shall pay the project's pro-rata share (3.36%) of the cost of future improvements for the installation and geometric improvements at the intersection of Friant Road and Willow Avenue, based on a geometric approval drawing and a preliminary engineer's cost estimate provided by the applicant and approved by the County. The pro-rata share cost shall be established prior to recordation of the final map and payable at the time of issuance of a building permit. The fee shall be adjusted annually for inflation based on the Engineering News Record (ENR) 20 Cities Construction Cost Index. The applicant shall be credited the cost of preparing the GAD drawings towards Public Facility Fees, specifically signalization of the intersection of Willow Avenue and Friant Road associated with the development in accordance with Chapter 17.88 of the County code.	Applicant	Applicant/PW&P	Prior to recordation of final map
*11.	Transportation	An emergency access path to the project site consisting of a metal swinging gate with a padlock for emergency vehicle access only shall be provided from the Friant Road frontage of the property. To deter motorists from utilizing this emergency access path as a regular driveway, this access shall be designed to not appear as a routine driving surface but must be capable of supporting emergency response vehicles. Features such as the use of grasscrete or other non-typical driving surfaces shall be reviewed and approved by the Fresno County Fire Protection District and the Fresno County Department of Public Works and Planning prior to the approval of final Tentative Tract Map.	Applicant	Applicant/PW&P	Prior to occupancy granted
Subdivision Review Committee Conditions For Tract Map No. 6420					
1.		The final subdivision map of Tentative Tract Map Application No. 6420 (subdivision) shall be in substantial conformance with the tentative map as approved by Planning Commission.			
2.		The tentative subdivision map shall be prepared in accordance with the Professional Land Surveyors Act, the Subdivision Map Act and County Ordinance. The Tentative Map application shall expire two years after the approval of said Tentative Map.			
3.		Upon approval and acceptance of the tentative subdivision map and any conditions imposed thereon, a final subdivision map shall be prepared and by a Professional Land Surveyor or Registered Civil Engineer authorized to practice Land Surveying, in accordance with the Professional Land Surveyors Act, the Subdivision Map Act and County Ordinance. Recordation of the Final Map shall take place			

	within two years of the acceptance of the Tentative Map unless a Map extension is received prior to the expiration date of the approved Tentative Map. Failure to record the Final Map prior to the expiration of said Tentative Map may void the Map application.
4.	Prior to site development, all survey monumentation – Property Corners, Centerline Monumentation, Section Corners, County Benchmarks, Federal Benchmarks and Triangulation Stations, etc. - within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.
5.	All improvements within the subdivision map shall be in compliance with Fresno County Improvement Standards with the following exceptions as approved by the County Board of Supervisors: • Width of interior roads within the tract shall be reduced from 60 feet to 34 feet; and • A 75-foot minimum centerline road radius shall be allowed as an exception to the required 60 feet road easement and minimum road radius per County Ordinance 17.72.333.A.
6.	Prior to any construction on the subdivision tract, all improvement plans (e.g., for Roads, Sanitary Sewer Systems, Water Distribution Systems including Grading & Drainage Systems) prepared, stamped and signed by a Professional Engineer shall be submitted to the Department of Public Works & Planning for review and approval if the division of the said parcels into sixteen lots is allowed. The initial submittal shall include a soils report, which shall identify a recommended traffic index, R-value, and pavement structural section. Subsequent R-values shall be obtained for sub-grade after completion of earthwork operations.
7.	Prior to the recordation of a final subdivision map containing any improved local public or private roads within the confines of the subdivision map, the developer shall have provided the County a method acceptable to the Director of the Department of Public Works and Planning for annual road maintenance of such facilities.
8.	Prior to the recordation of the final subdivision map, a funding mechanism shall be established through a community facilities district or districts under the Mello-Roos Community Facilities Act of 1982, or other appropriate funding mechanism to be determined by the County, to support cost for Sheriff's protection services to achieve a ratio of 2.0 sworn officers per 1,000 residents for the affected properties. In addition, the project proponents shall pay for any cost associated with the establishment of the referenced funding mechanism."
9.	Additional road right-of-way along the subject property along Willow Avenue (Super Arterial) shall be dedicated to the County to comply with the limits of proposed right of way and be in accordance with the Official Plan Line North Willow Avenue (Serial No. 37-a2) and shall be offered and recorded for dedication by easement on the final map.
10.	Prior to the recordation of the final subdivision map, the project shall be required to annex into the Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. The fire suppression system required for the subdivision, shall be designed in accordance with applicable County Fire Protection District standards and the proposed fire suppression facilities shall be identified on the tentative map. Additionally, fire suppression facilities shall be maintained in perpetuity in accordance with the Fresno County Ordinance Code and Fresno County Fire Protection District requirements and be subject to inspection and approval by the County Fire Protection District.
11.	The applicant shall either construct street improvements or create and participate in a fair share contribution for street improvements, including curb, gutter, , and road widening improvements across parcel frontage along Willow Avenue. Road improvements shall provide adequate transitions to tie into existing pavement to the north & south of the subject parcels. Applicant may be required to relocate utilities and acquire additional right-of-way to accommodate such improvements. Engineered plans for road improvements

	shall be submitted prior to any encroachment permits are issued. The Public Works Director may determine that some sidewalk features may be deferred or reduced if after completion of General Alignment Design (GAD) to determine it to be impractical.
12.	The proposed driveway approach along North Willow Avenue shall not disrupt existing roadway drainage plans.
13.	Prior to demolishing all existing buildings/structures on the proposed parcels no. 3, 4, 5, 6, 8, 9, 10, 14 of the subdivision, a demolition permit shall be obtained from the Building and Safety Section of the Fresno County Department of Public Works and Planning, and inspection after demolition shall be conducted by a Fresno County Building Inspector.
14.	The corners of the project site shall maintain all sight distance requirements determined appropriate based on the General Alignment Design (GAD) to be provided and approved by the County.
15.	North Willow Avenue is classified as a Super Arterial and as such direct access to the proposed parcels shall be limited to the proposed access easements on Willow Avenue. All other frontage access to Willow Avenue shall be relinquished. Direct access to a Super Arterial may be restricted to right turn movements and median crossings may be prohibited.
16.	The access point to Willow Avenue shall be kept clear from any obstructions for visibility purposes with a 30-foot by 30-foot corner cutoff. Fences, walls, and hedges shall not exceed three (3) feet in height and any branches of trees, signs located within the corner cut-off area shall be trimmed and/or maintained at a height of not less than eight (8) feet. Applicant's Engineer shall confirm that the access point to Willow Avenue will have adequate sight visibility.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Project Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	As per Fresno County Ordinance Section 17.48.390 C; Water storage facilities for fire protection shall be provided where the parcels are to be served by individual wells. Such facilities shall be located within one half-mile of each lot measured along a public or approved private road and shall be capable of supplying a quantity of water for a one-hour period determined by the application of the following formula: $Q=700 F^{1/2}$; Q= Available storage in gallons; F= Number of families to be served by the fire protection water storage facility. In no case shall the storage facilities have a capacity of less than six (6) thousand gallons. Water storage facilities shall consist of a well, pump and storage tank located upon a water lot easement, together with an unsurfaced fire road between the water lot and a private or public road. Prior to the approval of the final map, the well shall be drilled and developed to supply the quantity of water necessary to replenish the storage facility in a 24-hour period. See Condition of Approval No. 7.
2.	The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.
3.	Any existing or future entrance gate should be set back a minimum of 20-foot from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.

Project Notes	
4.	The proposed parcels are located within an area defined as a low water area of the county; as such, prior to the issuance of a permit for the construction of a new residence, the owner of the property shall conduct a water well yield test to demonstrate that the well is capable of adequately serving the proposed use as defined in County Ordinance Code Section 15.04.190. The water well yield test must be reviewed and approved adequate by the Water and Natural Resources Division of the Department of Public Works and Planning.
5.	Any proposed new Onsite Wastewater Treatment Systems (OWTS) shall be subject to the requirements of the Fresno County Local Area Management Program (LAMP). The applicant may be required to submit a sewage feasibility analysis to the Fresno County Department of Public Works Department for review and approval prior to development of any individual onsite wastewater treatment systems. The applicant's geologist shall contact the Public Works Department prior to initiating any work to discuss the scope of work that will be required, including, but not limited to, the requirement for all test pits to be dug using a backhoe. Prior to issuance of building permits for residential development on each lot within Tract 6420, a nitrogen loading analysis shall be prepared, provided, and approved by Building and Safety Section of the Fresno County Department of Public Works and Planning.
6.	Engineered sewage disposal systems are required for each lot in the proposed subdivision. Such a system requires an on-site investigation by a California Registered Geologist, Professional Engineer, or Registered Environmental Health Specialist with experience in sewage disposal systems and soils analysis for sewage disposal systems. The sewage disposal system shall be designed, and installation certified by the California Registered Geologist, Professional Engineer, or Registered Environmental Health Specialist. The engineered system shall meet setbacks, be approved, and installed under permit from the Department of Public Works and Planning, Building and Safety Section. Engineered sewage disposal designs shall be submitted to and reviewed and approved by the Fresno County Department of Public Works and Planning prior to any development on the subject parcels and prior to recordation of the final subdivision map. Furthermore, the engineered sewage disposal system layout for each parcel shall be designed and the location established prior to any well(s) being drilled on the parcel.
7.	Discharging pollutants through a "point source" into a "water of the United States" are prohibited unless an NPDES permit has been obtained. A Notice of Intent (NOI) shall be filed with the State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP incorporated into the construction improvement plans shall be submitted to the County prior to commencement of any grading activities.
8.	Any future landscape areas of 500 sq. ft. or more will be subject to the Model Water Efficient Landscape Ordinance (MWELO) and may require MWELO form/s and/or separate landscape and irrigation design plan.
9.	Before any digging or excavation occurs, Underground Service Alert (USA) shall be contacted by dialing 811 a minimum of two (2) working days prior to commencing any work.
10.	The Clovis Unified School District in which the proposed development will occur has adopted a resolution requiring the payment of a construction fee. The County, in accordance with State Law, which authorizes the fee, may not issue a building permit without

Project Notes	
	certification from the school district that the fee has been paid. The County will provide an official certification form when application is made for a building permit.
11.	Fresno County Ordinance Code Title 17.48.350 street name signs, regulatory signs, markers, barricades, and other markings shall be included in the design and be installed in accordance with the improvements and Specifications established by the County.
12.	As per Title 17, Section 17.04.100 of the Fresno County Ordinance Code; if a subdivision is at any point within three hundred feet of an AE-20 (Exclusive Agricultural), AL (Limited Agricultural), TPZ (Timberland Preserve) or RC (Resource Conservation) Zone District, the approval of the tentative and final subdivision map shall be conditional upon the recordation with the Fresno County Recorder of notice in substantially the following form: Fresno County Right to Farm Notice: It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-fate law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not be or become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.
13.	The proposed subdivision tract shall adhere to the Pacific Gas & Electric Company requirements relating to the provision of electric power and gas supply to the tract.
14.	All utilities shall be placed underground in accordance with the provisions of the Subdivision Ordinance.
15.	Prior to demolition of any existing structures, any active rodent or insect infestation shall be abated to prevent the spread of vectors to adjacent properties. Further, during demolition and/or remodel work: 1) upon encountering asbestos material, San Joaquin Valley Air Pollution Control District shall be contacted; 2) upon encountering lead-based paints used in the structures constructed prior to 1979, California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, and the State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) shall be contacted; and 3) any construction materials deemed hazardous as identified in the demolition process shall be characterized and disposed of in accordance with current federal, state, and local requirements.
16.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an "Underground Storage Tank Removal Permit" from the Fresno County Department of Public Health, Environmental Health Division.
17.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
18.	Prior to constructing water wells on the proposed parcels, the water well contractor shall apply for and obtain a "Permit to Construct a Water Well" from the Fresno County Department of Public Health, Environmental Health Division.
19.	A Grading and Drainage Plan shall be prepared for the proposed subdivision map and be reviewed and approved by Fresno Metropolitan Flood Control District prior to approved by the County. A grading permit shall also be required for construction of single-family residences and adjacent driveways within the proposed subdivision.

Project Notes	
20.	The proposed subdivision lies within the Fresno Metropolitan Flood Control District's (District) Drainage Area "DN." The project shall comply with the District's "Notice of Requirements" and "Other Requirements, Exhibit No. 1" listed in the District's December 22, 2022 letter of comments on the project, and shall pay drainage fees at the time of development based on the fee rates in effect at that time.
21.	North Friant Road is classified as an Expressway and as such, all frontage access to N Friant Road shall be relinquished except for the proposed fire access easement.
22.	Prior to construction of a new driveway or improvement to an existing driveway within the County Road right-of-way for Willow Avenue and/or Friant Road, an encroachment permit shall be obtained from the Fresno County Road Maintenance and Operations Division.
23.	All interior roads shall be constructed to a 25 M.P.H. public road standard in accordance with County Improvement Standards. Interior roads shall provide adequate sight distance at all intersections together with necessary property corner cutoff rights-of-way (20-foot by 20-foot minimum). Adequate sight distance shall be provided for the interior road entrance onto Friant Road and Willow Avenue and shall intersect as near to a right angle as practicable. A County Standard B-2 rural residential cul-de-sac shall be provided at the end of cul-de-sac road.
24.	Storm water runoff generated by the development of Tract 6420 shall be disposed directly to FMFCD Stormwater Master Plan drainage facility "Basin DN" located on the west side of Friant Road. Construction of Master Plan facilities shall include onsite subsurface piping systems and channeling of the system across Friant Road to connect to FMFCD "Basin DN". The construction must be according to FMFCD Notice of Requirements, dated December 19, 2022.
25.	Tract 6420 is required to grant drainage covenants for APNs 579-06-036, 579-06-041, 579-06-047, 579-06-048 and 579-06-049 to allow surface runoff to reach Master Planned facilities located on Friant Road. The site shall not block the historical drainage patterns of existing development to remain along the perimeter of Tract 6420. The developer shall verify to the satisfaction of the District that runoff from these areas has the ability to surface drain to adjacent streets. Drainage channels or swales shall be provided for those areas, as shown on Exhibit No. 2. Additionally, the developer shall provide a drainage report addressing how any existing homes to remain will be protected from major storm flows. The District requests that the grading engineer contact the District as early as possible to review the proposed site grading prior to preparing a grading plan. The developer shall dedicate a major storm channel easement, as shown on Exhibit No. 2. No objects shall be placed in the channel path to block or impede the major storm flow. The developer must identify what streets will pass the major storm and provide calculations that show structures will have adequate flood protection. The developer should be aware that based on historical drainage patterns some of the streets located within the tract may need to be resized to pass larger event storms. District approval is not extended to street configuration. The developer may submit a drainage report indicating the path of the major storm flow and calculations confirming there is adequate protection of finished floors. No surface runoff shall be directed towards the bluffs. The location and drainage of proposed recharge facilities must be reviewed and approved by the District prior to plan approval. Proposed recharge facilities shall be addressed in the drainage report.

Project Notes	

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