



**AGENDA  
ORANGE COVE PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, July 09, 2024  
6:30 PM**

City of Orange Cove Council Chambers  
633 6<sup>th</sup> St.  
Orange Cove, CA 93646

**ZOOM Information**

<https://us06web.zoom.us/j/84341022271?pwd=j2IAbX4fWaE8HC5xGL2QTDyCDaiBcb.1>  
Meeting ID: 843 4102 2271  
Passcode: 018851

**1. CALL TO ORDER/WELCOME**

Roll call  
Invocation  
Flag Salute (Pledge of Allegiance)

**2. CONFIRMATION OF AGENDA**

**3. CONSENT**

*(All items listed under the consent calendar category are considered routine. The complete consent calendar will be enacted by one motion by ROLL CALL VOTE. For purposes of discussion, any commissioner may have an item removed from the consent calendar and made part of the regular agenda. The Commission can then approve the remainder of the consent calendar).*

- 3.a. Minutes of the March 05, 2024 City of Orange Cove Regular Planning Commission Meeting

#### 4. REGULAR BUSINESS

- None scheduled

#### 5. PUBLIC HEARING

5.a. **SUBJECT:** Consideration and necessary action on the request for Tentative Parcel Map 2024-01, Singh/Kaur, dividing eight acres into eight parcels, ranging between .9 and 1.10 acres in size. Said property is located on the west side of Anchor Avenue, 750 feet north of Park Boulevard in Orange Cove

*Patlan*

**RECOMMENDATION:** Adopt Resolution No. 2024-02 approving Tentative Parcel Map 2024-01, Singh/Kaur, dividing eight acres into eight parcels, ranging between .9 and 1.10 acres in size. Said property is located on the west side of Anchor Avenue, 750 feet north of Park Boulevard in Orange Cove

#### 6. PUBLIC COMMENTS

*Notice(s) to the Public: This is the opportunity for any member of the public to address the Planning Commission on any item over which the Commission has jurisdiction. No action or discussion will be taken on any item not on the agenda. Issues raised will be referred to the City Manager for review. Members of the public shall limit their remarks to three (3) minutes.*

#### 7. ADJOURNMENT

**ADA Notice:** *In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (559) 626-4488 ext. 213. Notification will enable the city to make arrangements to ensure accessibility to this meeting.*

**Documents:** *Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the front counter at City Hall, Orange Cove, CA during normal business hours. In addition, most documents are posted on City's website at [cityoforange Cove.com](http://cityoforange Cove.com).*

## **STATEMENT ON RULES OF DECORUM AND ENFORCEMENT**

The Brown Act provides that members of the public have a right to attend public meetings, to provide public comment on action items and under the public forum section of the agenda, and to criticize the policies, procedures, or services of the city or of the acts or omissions of the city council. The Brown Act also provides that the City Council has the right to exclude all persons who willfully cause a disruption of a meeting so that it cannot be conducted in an orderly fashion.

During a meeting of the Orange Cove City Council, there is a need for civility and expedition in the carrying out of public business in order to ensure that the public has a full opportunity to be heard and that the Council has an opportunity to conduct business in an orderly manner. The following is provided to place everyone on notice of the rules of decorum and enforcement.

### **GENERAL RULES OF DECORUM**

While any meeting of the City Council is in session, the following rules of decorum shall be observed:

1. All remarks shall be addressed to the City Council as a whole and not to any single member, unless in response to a question from a member of the City Council.
2. A person who addresses the City Council under public comment for a specific agenda item or under the Public Forum section of the agenda may not engage in speech or conduct (i) which is likely to provoke others to violent or riotous behavior, (ii) which disturbs the peace of the meeting by loud and unreasonable noise, (iii) which is irrelevant or repetitive, or (iv) which disrupts, disturbs, or otherwise impedes the orderly conduct of any City Council meeting.
3. A person, other than members of the Council and the person, who has the floor, shall not be permitted to enter into the discussion unless requested by the mayor to speak.
4. Members of the City Council may not interrupt a person who has the floor and is making public comments. Members of the City Council shall wait until a person completes his or her public comments before asking questions or commenting. The mayor shall then ask Councilmembers if they have comments or questions.
5. No person in the audience at a Council meeting shall engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, whistling, stamping of feet or other acts which disturb, disrupt or otherwise impede the orderly conduct of any Council meeting.

## **ENFORCEMENT OF DECORUM RULES**

(Resolution No. 2012-16)

While the City Council is in session, all persons must preserve order and decorum. A person who addresses the city council under public comment for a specific agenda item or under the Public Forum section of the agenda may not engage in speech or conduct which is likely to provoke others to violent or riotous behavior, which disturbs the peace of the meeting by loud and unreasonable noise, which is irrelevant or repetitive, or which disrupts, disturbs, or otherwise impedes the orderly conduct of any City Council meeting.

The mayor or other presiding officer shall request that a person who is breaching the rules of decorum cease such conduct. If after receiving such a warning, the person persists in breaching the rules of decorum, the mayor or other presiding officer may order the person to leave the City Council meeting. If such person does not leave, the mayor or presiding officer may request any law enforcement officer who is on duty at the meeting as sergeant-at-arms to remove the person from the Council Chambers. In the event there is no one from law enforcement present, the mayor or presiding officer may direct the City Manager to contact law enforcement.

In accordance with the Point of Order Rule 4.6, the majority of the Council may overrule the mayor if the majority of the Council believes the mayor or other presiding officer is not applying the rules of decorum appropriately.



## **ORANGE COVE PLANNING COMMISSION REGULAR MEETING**

Tuesday, March 05, 2024, at 6:30 PM  
City Council Chambers-  
633 6<sup>th</sup> Street, Orange Cove, CA 93646  
**MINUTES**

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### **1. MEETING CALLED TO ORDER**

Commissioner Vicky Alvarado called the meeting to order at 6:30 PM.

#### **ROLL CALL**

##### **COMMISSIONERS PRESENT:**

Commissioner Manuel Ferreira  
Commissioner Vicky Alvarado

##### **COMMISSIONER PRESENT Via Zoom:**

Commissioner Charles Lopez. Commissioner Lopez was unable to attend the meeting in person due to his sick child at home.

##### **COMMISSIONERS ABSENT:**

Commissioner Rick Alonso  
Commissioner Rick Applegarth

**CITY STAFF PRESENT:** Director of Planning/Building Encarnacion "Shun" Patlan  
and City Clerk Cisneros

**Invocation:** None

**Flag Salute:** Director of Planning/Building Encarnacion "Shun" Patlan

### **2. CONFIRMATION OF AGENDA**

No changes to the agenda.

### **3. CONSENT CALENDAR**

**3.a.** Minutes of the October 20, 2023, City of Orange Cove Special Planning  
Commission Meeting

The motion was made by Commissioner Ferreira to approve the consent calendar and seconded by Commissioner Alvarado. The motion carried with the following vote:

AYES: 3 COMMISSIONERS: Ferreira, Alvarado, Lopez  
NOES: 0 COMMISSIONERS: None  
ABSTAIN: 0 COMMISSIONERS: None  
ABSENT: 2 COMMISSIONERS: Alonso, Applegarth

#### 4. REGULAR BUSINESS

None Scheduled

#### 5. PUBLIC HEARING

5.a. **SUBJECT:** Consideration/Necessary Action/Approval/Adoption on request for General Plan Amendment 2024-01, Manufacturing to High-Density Residential and Rezoning Amendment 2024-01, M-1 to R-3 (one unit per 1,500 square feet) District

Planning/Building Director Encarnacion "Shun" Patlan addressed the commission on this matter. Property owners were present. The request was made jointly. The Planning Consultant who prepared the environmental document was also present.

The Public Hearing opened at 6:48 PM and closed at 6:49 PM. One of the property owners addressed the Commissioners.

The motion was made by Commissioner Ferreira to approve the General Plan Amendment 2024-01, Manufacturing to High-Density Residential and Rezoning Amendment 2024-01, M-1 to R-3 (one unit per 1,500 square feet) District and seconded by Commissioner Alvarado. The motion carried with the following vote:

AYES: 3 COMMISSIONERS: Ferreira, Alvarado, Lopez  
NOES: 0 COMMISSIONERS: None  
ABSTAIN: 0 COMMISSIONERS: None  
ABSENT: 0 COMMISSIONERS: Alonso, Applegarth

#### 6. PUBLIC COMMENTS

#### 7. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:52 PM.

Respectfully submitted,

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Cynthia Cisneros  
City Clerk

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Vicky Alvarado  
Commissioner



## CITY OF ORANGE COVE

### REPORT TO THE PLANNING COMMISSION

**To:** Orange Cove Planning Commission

**From:** Shun Patla, Director of Planning and Building 

**Subject:** Tentative parcel Map No. 2023-01, Singh/Kaur, dividing eight acres into eight parcels ranging from .9 and 1.10 acres in size located on the West side of Anchor Avenue, 750 North of Park Blvd.

**Attachments:** Resolution 2024-02/Tentative Parcel Map

#### RECOMMENDATION:

That the Planning Commission conduct a public hearing and adopt Resolution No. 2024-02 approving Tentative Parcel Map 2024-01, subject to the certain findings.

#### BACKGROUND:

The applicants have applied for a parcel map to divide eight acres of commercially zoned land into eight parcels, ranging in size from .9 to 1.1 acres. The subject property is located on the west side of Anchor Avenue 750 feet north of Park Boulevard. The APN for the subject property is a portion of 375-040-361, containing eight acres.

The objective of the proposed parcel map is to create eight commercial lots each of which could allow for a wide range of commercial uses, including retail stores, offices, restaurants, and grocery stores to name a few. Potentially, the applicant could create a shopping center over the entire property with a store and/or parking lot on each proposed parcel.

Should the applicants propose a single commercial use or a shopping center a site plan permit would be required. Conditions of approval would be wide ranging from cross-

access agreements to architectural review and from shared parking agreements to drainage easements.

Staff is recommending that proposed construction on any of the subject parcels would potentially trigger a wide range of off-site improvements as well as dedication of rights-of-way along Anchor Avenue, Sequoia View Avenue and the unnamed roadway that forms the south boundary line of the property. These improvements would include but is not limited to curb, gutter, and sidewalks; street paveout, tree-lined parkways, and the extension of sewer, water, and storm drainage lines.

The subject site is currently vacant. Approval of this tentative parcel map will permit the applicants to sell off all or a portion of the parcels once a final parcel map is approved by the city council. As mentioned above, any proposed construction of one or more of the parcels will trigger the city's site plan review process and will result in the installation of on-site and off-site improvements.

### **Recommendation**

That the Planning Commission approve Tentative Parcel Map 2024-01 subject to the following findings and conditions of approval:

### **Findings:**

1. The parcel map will not have an adverse impact on the health and safety on the nearby neighborhoods or the community at large.
2. The parcel map will not pose land use conflicts for surrounding properties given that commercial uses exist to the south, industrial uses to the east and vacant land to the west and north.
3. The parcel map is consistent with Orange Cove's General Plan which designates the subject property for community commercial uses.
4. The parcel map is consistent with the development standards of the CC (community commercial) district.
5. The parcel map will provide for additional commercial lots in Orange Cove that could potentially enhance the city's sales tax base.
6. The parcel map is categorically exempt under CEQA indicating that it will not have an adverse impact on the environment.

### **Conditions of Approval:**



## City Planner

1. The applicant shall submit a final parcel map to the city council for review and approval once the tentative map has been approved by the planning commission.
2. Any proposed development of one or more lots shall require the developer to apply for site plan review as per the Orange Cove Zoning Ordinance.
3. Any development proposed for any of the subject lots shall be consistent with Orange Cove's CC district.
4. The tentative parcel map has not been reviewed for internal fire access, circulation, hydrant location, and other fire department requirements. When the first parcel is processed for development, a site plan review shall be required that demonstrates adequate fire access and circulation for the entire site (all parcels), along with site specific fire requirements for the specific parcel(s) proposed for development subject to fire department review and approval.
5. All existing overhead utilities shall be undergrounded within the property and along the property frontage as per the requirements and specifications of the utility company and city engineer unless otherwise approved.

City Engineer: See Exhibit A: Engineer's Conditions of Approval

## Discussion

As discussed above, two property owners are wishing to create eight commercial lots. Although no specific development plans have been submitted as of this date, certain design features will be required and are discussed below.

### Access

To ensure that the commercial center operates effectively and does not create traffic circulation problems for the immediate neighborhood, access to the parcel should be provided from the three streets that bound the property – Anchor Avenue, the unnamed travel way on the south side of the property and from the to-be-constructed Sequoia View Avenue.

### Off-Street Parking

All proposed commercial uses shall provide the necessary parking stalls consistent with the Orange Cove Zoning Ordinance. Further, cross-access agreements for all commercial lots will provide effective vehicular access between future commercial uses.

### Zoning

Currently, the subject property is zoned CC (community commercial). This zone district permits retail, office, and certain commercial services. Certain development standards

associated with this district such as setback and height, parking, and trash enclosures standards will be enforced during the site plan review process.

#### Infrastructure

Curbs, gutters, and sidewalks will be required to be installed along all roadway frontages. Further, as provided in Exhibit A: Engineer's Requirements, all commercial structures shall be required to be connected to the city's infrastructure system including sewer, water, and storm drainage lines. Further, the applicant (s) will be required to pay development impacts associated with these connections.

#### Landscaping, irrigation, hardscape and signage

Landscaping/automated irrigation and hardscape will be required of all commercial uses. Also, each business will need to conform to the city's sign ordinance.

#### Conclusion

The proposed commercial enclave will be a good addition to the City of Orange Cove so long as the previously outlined conditions of approval are complied with

The proposed project will not have a significant impact on the environment and is categorically exempt under California Environmental Quality Act, Section 15332, Class 32.

Design:

No design for the proposed commercial complex has been submitted. When project designs are submitted, each project will be required to be processed through the city's site plan review process.

Land Use: Currently the subject properties are vacant. Surrounding land uses are as follows:



North: vacant land

East: industrial uses

West: vacant land

South: highway commercial uses

Site: The subject site, which contains eight acres in total, generally has a width of 350 feet and a depth of 995 feet. The property is rectangular in shape.

Zone:

The subject site is currently zoned to the CC district, community commercial. The following are development standards for this district:

Minimum lot size: NA

Minimum lot width: NA

Minimum lot depth: NA

Coverage: 33 percent

Front yard setback: 10 feet

Rear yard setback: 0 feet

Side yard setback: 0 feet

Surrounding lands are zoned as follows:

North: zoned to county agricultural zone

West: zoned to county agricultural zone

East: M-1, light manufacturing

South: CC – community commercial

Gen. Plan:

The subject site is designated for "commercial" by the Land Use Element. The Circulation Element designates Anchor Avenue as a collector roadway and Park Boulevard as an arterial roadway.

Infrastructure:

Sewer, water, and storm drainage lines are available to the subject property from Anchor Avenue

CEQA:

The proposed project will not have a significant impact on the environment and is categorically exempt under California Environmental Quality Act.

**FISCAL IMPACT:**

There are no financial impacts associated with the acceptance of the subject easement dedication.

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REVIEW: City Manager: \_\_\_\_\_ Finance: \_\_\_\_\_ City Attorney: \_\_\_\_\_

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<b>TYPE OF ITEM:</b>	<b>COUNCIL ACTION:</b>	<b>APPROVED</b>	<b>DENIED</b>	<b>NO ACTION</b>
___ Consent			___ Public Hearing	
___ Info Item			___ Matter Initiated by a Council Member	
___ Action Item			___ Other	
___ Department Report			___ Continued to: _____	
___ Redevelopment Agency				

RESOLUTION NO. 2024-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE COVE  
APPROVING TENTATIVE PARCEL MAP 2024-01, SINGH/KAUR

WHEREAS, Palwinder Singh and Ravinder Kaur, APN 375-040-361, have applied for a tentative parcel map dividing eight acres into eight parcels, ranging between .9 and 1.10 acres in size, and

WHEREAS, said property is located on the west side of Anchor Avenue, 750 feet north of Park Boulevard in Orange Cove, and

WHEREAS, the parcel map application was reviewed for compliance with the Orange Cove Subdivision Ordinance and the State Subdivision Map Act, and

WHEREAS, the Planning Department prepared a staff report on the tentative parcel map, and

WHEREAS, the Planning Department determined that the proposed project, tentative parcel map, was categorically exempt under CEQA, and

WHEREAS, a public hearing notice was published in a local newspaper of general circulation, and said notice was sent to property owners within 300 feet of the subject site, and

WHEREAS, the Planning Commission reviewed the staff report at their July 9, 2024 meeting, and

WHEREAS, the Planning Commission held a public hearing on said tentative parcel map, and received public testimony both for and against, and

WHEREAS, the Planning Commission, after reviewing the staff report prepared on said parcel map, accepted public testimony, and made the following findings:

Findings:

1. The parcel map will not have an adverse impact on the health and safety on the nearby neighborhoods or the community at large.

2. The parcel map will not pose land use conflicts for surrounding properties given that commercial uses exist to the south, industrial uses to the east and vacant land to the west and north.
3. The parcel map is consistent with Orange Cove's General Plan which designates the subject property for community commercial uses.
4. The parcel map is consistent with the development standards of the CC (community commercial) district.
5. The parcel map will provide for additional commercial lots in Orange Cove that could potentially enhance the city's sales tax base.
6. The parcel map is categorically exempt under CEQA indicating that it will not have an adverse impact on the environment.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission of the City of Orange Cove hereby approves Tentative Parcel Map 2024-01 subject to the following conditions of approval.

#### City Planner

1. The applicant shall submit a final parcel map to the city council for review and approval once the tentative map has been approved by the planning commission.
2. Any proposed development of one or more lots shall require the developer to apply for site plan review as per the Orange Cove Zoning Ordinance.
3. Any development proposed for any of the subject lots shall be consistent with Orange Cove's CC district.
4. The tentative parcel map has not been reviewed for internal fire access, circulation, hydrant location, and other fire department requirements. When the first parcel is processed for development, a site plan review shall be required that demonstrates adequate fire access and circulation for the entire site (all parcels), along with site specific fire requirements for the specific parcel(s) proposed for development subject to fire department review and approval.
5. All existing overhead utilities shall be undergrounded within the property and along the property frontage as per the requirements and

specifications of the utility company and city engineer unless otherwise approved.

City Engineer:

See Exhibit A: Engineer's Conditions of Approval

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved this 9th day of July, 2024.

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Chairperson of the Planning  
Commission

ATTEST:

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Cynthia Cisneros, City Clerk



CONDITIONS OF APPROVAL  
SINGH TENTATIVE PARCEL MAP 2023-01

**Building and Planning**

1. Applicant shall pay all applicable development impact fees at the rate in effect at the time of payment. Commercial fees are collected at the issuance of Building Permits.
2. No water service connection shall be made to the City of Orange Cove water system until a bacteriological report has been accepted by the City Engineer.
3. The subdivider, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in the public right-of-way and the area reserved for landscaping. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately qualified professional and conform to the City of Orange Cove Standard Drawings Requirements.
4. The subdivider shall indicate on construction drawings the depth, location and type of material of any existing Orange Cove Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.
5. All existing on-site agricultural irrigation systems shall be identified. Their disposition shall be in accordance with the requirements of the City Engineer. The subdivider shall provide details of all existing irrigation systems to the City Engineer for specifications of abandonment or relocation. The subdivider shall consult with OCID for any additional requirements for lines to be abandoned. The subdivider shall provide waivers from all users.
6. Right to Farm. The owner/developer shall notify all potential lot buyers before they purchase a lot that this tract is adjacent to property that is zoned for agricultural use. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Said notice shall be in a manner approved by the City. California Civil Code 3482.5 (right-to-farm 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.
7. Indirect Source Review (ISR). Developer shall submit an Indirect Source Review (ISR) application to the San Joaquin Valley Air Pollution Control District. No construction related activities can occur prior to receiving an approved an Air Impact Assessment (AIA) from the District and, if applicable, paying the off-site fees. No City construction related permits shall be issued without an approval letter from the district.

## Engineering

### Final Map

1. A Final Parcel Map prepared by a Land Surveyor or Civil Engineer licensed to practice surveying shall be submitted to the City Engineer for review and approval.
2. The Final Parcel Map shall be prepared, in the form prescribed by the Subdivision Map Act and City of Orange Cove Municipal Code.
3. The following information shall be submitted to the City Engineer for review and approval:
  - a. Two prints of the Final Map and one electronic copy in AutoCAD format.
  - b. One copy of the preliminary title report.
  - c. One set of the computer closures.
  - d. One legible copy of the latest recorded deed for the property being subdivided.
  - e. One legible copy of the recorded deeds for each of the adjacent properties unless those properties are part of a recorded map which has been recorded within the last seven years; and
  - f. One legible copy of the Recorded Final map, Parcel Map, or Record of Survey used to prepare this Parcel Map.
4. Final parcel maps shall be in substantial conformance to the approved tentative parcel map. Maps shall be prepared, wet signed and sealed by a civil engineer or land surveyor, registered in the State of California and licensed to prepare final maps.
5. The applicant shall post with the City, prior to approval of the final map, a separate labor and material bond, performance bond and maintenance bond for the full value of all subdivision improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer.
6. Prior to approval of the Final Map, the applicant developer shall comply with all applicable conditions of outside agencies having jurisdiction.
7. Failure to record a final map within twenty-four months from the date of approval or conditional approval of the tentative map or within any extension of time thereof granted by the city council, shall terminate all proceedings. Before a final map may thereafter be recorded, a new tentative map shall be submitted.

### Dedications

1. Any dedications, open offers of dedication, or grants of easements to the city may be dedicated and accepted on the face of the map. Agreement or other required items shall be recorded as separate documents concurrently after recordation of the Final Map.
2. All streets and alleys shall be irrevocably offered for dedication and improved to City standards. Street names shall be reflected on the final map and shall be approved by the Planning Department.
3. Two entrances will be allowed from Anchor Ave., or one on Anchor and one on Sequoia View Ave.

### Utilities

1. Install sewer services for all parcels. A minimum 8 inch sewer main that serves all parcels shall be connected to the existing sewer main on the commercial property to the south. Show proposed method of sewage disposal and elevation of existing sewer lines at points of proposed connection.
2. Subdivider shall install a water sampling station per city Standard Drawings at a location approved by the City Engineer.
3. Install water services for all parcels. The subdivider is responsible for the purchase and installation of water meters in accordance with the City of Orange Cove standards and specifications.
4. All underground utilities shall be installed in conformance with current City standards.
5. Meters, hydrants, poles, etc. shall be located clear of the sidewalk and driveways or as determined by the City Engineer. Final locations and the number of such facilities shall be determined at the time the improvement plans are reviewed.
6. The source of water supply and the point of connection shall be approved by the City Engineer. Anchor Ave. has an 8 inch water main. An 8 inch looped fire line through the development will be required with detector check valves at each connection point. A 6 inch domestic loop will be required with RP backflow prevention at each connection point or an RP backflow preventer at each lot. These lines will be privately owned by the development.

### Drainage

1. Any portion of the drainage system that conveys runoff from public streets shall be installed within a dedicated drainage easement or public street.
2. The design of the rough and precise grading plans shall be such that all pads are above the adjacent street grade. All lots must drain to the street frontage of the individual lot, unless otherwise approved by the City Engineer. Design of any retaining walls shall be detailed on the grading plan including top of footing and top of wall elevations. Residential lot drainage to the street shall be by side yard swales independent of adjacent lots. Individual lot drainage for double frontage lots shall be approved by the City Engineer.
3. Prior to the issuance of a Grading Permit for the onsite areas, a Grading Plan, including Rough Grading or Precise Grading, prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the City prior to any grading activity. The Rough and Precise Grading Plans shall be reviewed and approved by the City Engineer prior to issuance of grading permits. The Applicant is responsible for all fees incurred by the City.
4. A final drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site.
5. The final drainage report shall provide curb and gutter calculations for the 1year, 5year and 10year, 24- hour peak flows to verify existing curb and gutter capacity at the point of collection (existing drainage inlets) under developed conditions, do not exceed the peak flows under existing conditions.

6. Map shall show the proposed surface water drainage flow and collection system. The owner will be required to enlarge the regional storm drain pond west of the property and pipe site drainage to the pond.
7. The subdivision engineer shall prepare as part of the improvement plans a Storm Water Pollution Prevention Plan (SWPPP) (as defined by the Regional Water Quality Control Board) and submit to the City Engineer for approval.

#### Miscellaneous

1. Map shall include the widths and approximate locations of all existing or proposed easements or rights-of-way within the subdivision or along its boundaries, whether public or private, for roads, railroads, drainage, storm water, irrigation canals, sewers or public utility purposes.
2. The private internal road on the property will require cross access easements for each parcel to allow for common use of the road and utilities.
3. Approximate location of all areas subject to inundation or storm water overflow and the locations, widths and direction of flow of all watercourses.
4. The west property line shall have a CMU fence installed for the entire length.

#### General

1. Pay Development Impact in accordance with the City of Orange Cove Development Impact Schedule in effect at the time fees are paid.
2. Owner shall install on Anchor Avenue curb & gutter, sidewalks, paving, striping, and landscaping per City Standards. The owner shall construct Sequoia View Avenue on the north end of the property. Improvements must include an 8 foot sidewalk, curb & gutter, 6 foot bike lane, striping, and two 11 foot travel lanes. The City will reimburse the owner for the northern 11 foot travel lane with funds from the planned park project.
3. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the Standard Plans and Specifications and the Engineering Procedures Manual of the City of Orange Cove and all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.
4. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Section 66020(d) of the Government Code, these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained in this notice, complying with all the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.
5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the City and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by City personnel.
6. All improvements shall be inspected by the City as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.

