

## Exhibit I

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## DEPARTMENT OF PUBLIC WORKS

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TO: Mindi Mariboho, Development Services Coordinator  
Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)  
Public Works, Street Maintenance Division

DATE: June 10, 2021

SUBJECT: **P21-03005; TRACT 6371; 6672 E. Floradora Avenue** (APN: 310-081-04s) located adjacent to Tract 6201. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

### GENERAL REQUIREMENTS

#### STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home,, whichever is greater, by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with Water Efficient Landscape Standards and AB 1881.
2. Landscaping installed in 5' PUE/LE adjacent to Lots #1, 13, 14, 20, 21 and 27 will be maintained by the property owner and not eligible for inclusion in a Community Facilities District for maintenance.
3. Please submit landscape and irrigation plans for the right of way to the scale of 1"=20' prior to the installation of any landscaping at ***dpwplansubmittal@fresno.gov***.



DATE: June 9, 2022

TO: Juan Lara, Planner III  
Planning and Development Department

THROUGH: Andrew Benelli, PE, Assistant Director, City Engineer *agb*  
Public Works Department, Traffic Operations and Planning Division

FROM: Louise Gilio, Traffic Planning Supervisor  
Public Works Department, Traffic Operations and Planning Division

SUBJECT: Public Works Conditions of Approval  
**T-6371 / P22-00417 a 27-lot** single family subdivision  
672 East Floradora Avenue  
Joe Lopes / Harbour & Associates

The Public Works Department, Traffic Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

**COMPLIANCE REQUIRED:** Provide the following information prior to the acceptance of the final map submittal. This can result in additional conditions of approval.

1. Identity the Subdivision Border, indicating Fee Title Interest. Use a separate line type for the remainder.
2. Cross Sections: It is recommended that the sidewalks be located within the street easements.
  - The cross sections shown on the east of this map have not been approved as shown. See Conditions of Approval for T-6201.
  - **D-D:** The sidewalk pattern should be **.5'-4'-7'**
  - **E-E:** Revise cross section to show **.5'-4'-7.5'** on each side.
  - **G-G:** Revise cross section to show a total of **36'** of proposed right of way with **7.5'-5'** sidewalk-**5.5'** planter. See condition below. Identify an **11'** dedication.
3. Provide details to Public Works Standards for the proposed approaches along Floradora.
4. When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per *Public Works Standard P-97* for review and approval from Public Works.
5. Identify all easements on the map.
  - Our records indicate a private canal along the eastern boundary. (Temperance No. 37) Identify and specify if to remain or to be abandoned. If, to remain, identify an easement out of the street right of way.

6. Pine Avenue: Identify the proposed right of way. Identify traffic calming for local street lengths exceeding **800'** and four-way intersections.
7. Identify two points of access. Construction of **T-6201** and a second point of access to McKinley is required. Coordinate improvements with Public Works and Fire.
8. Floradora: Provide Identify details on the tentative map or a preliminary plan for the proposed remainder, that identifies the proposed ingress / egress, gate and fence relocations.

#### **General Conditions:**

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Right of way: All right-of-way "outside" of the subdivision border shall either be acquired **prior** to recordation of Final Map, or a deposit equal to the value of the right-of-way and an estimate of the City staff time necessary to acquire the right-of-way shall be submitted **prior** to recordation of the Final Map.
3. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval **prior** to recordation of the Final Map. Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
4. Sidewalks shall not exceed a 5% longitudinal slope.
5. Traffic Calming: Traffic calming shall be provided for local street lengths exceeding **800'** and four-way intersections. Design to be approved on the street plans.
6. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of *City Administrative Order 8-1*, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
7. Encroachment Covenants: The construction of any private overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
8. Street widening and transitions shall also include utility relocations and necessary dedications.
9. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
10. Private Irrigation Pipe: If not abandoned, 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 Services Division for review and approval and provide an encroachment covenant for all crossings.

11. 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.
12. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
13. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard P-6*.

### **Frontage Improvement Requirements:**

#### **Public Streets:**

#### **Interior Streets:**

1. Dedicate, design and construct all driveways, ramps, curb, gutter, sidewalk, permanent paving, easements and underground street lighting systems on all interior local streets to *Public Works Standards P-5, P-6, P-18, P-28, P-50, P-56A, P-56B, E-1, E-9A and E-9B*.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **12'** visibility triangle at all driveways.
5. Design local streets with a minimum of **250'** radius.

### **Specific Mitigation Requirements:**

#### **Outside of the subdivision border-**

1. Recordation and construction of T-6201 is required to provide access to this subdivision. Identify 2 points of access. Coordinate with the Public Works Department and the Fire Department.
2. McKelvey Avenue: from Pine to Weathermaker- Construct curb, gutter and paving to the ultimate alignment per Public Works Standards P-5 and P-50.
3. Floradora Avenue: Local (collector) remainder frontage along Floradora
  - a. Dedication Requirements:
    - Dedicate **36'** of property, from centerline, for public street purposes, within the limits of this application, per *Public Works Standard P-56A, modified*.
  - b. Construction Requirements:
    - Construct **18'** of permanent paving per *Public Works Standard P-50*, within the limits of this subdivision and transition paving, as necessary.

- Construct an underground street lighting system to *Public Works Standard E-1 and E-9A*, within the limits of the remainder.
- Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a modified **18'** residential pattern. (**7.5'** from the face of curb to the walk- **5'** sidewalk- **5.5'** from the back of walk to the wall.) Planting of street trees shall conform to the minimum spacing guidelines as stated in the *Standard Specification, Section 26-2.11(C)*
- Construct driveway approaches to *Public Works Standards P-1 and P-6*.
- Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master Fee schedule. In some cases, traffic signals may be conditioned on multiple maps. If the signal is existing at the time of the final map, the applicant would not be required to construct the signal but would be required to pay the applicable fee.

**Fresno Major Street Impact (FMSI) Fee:** This Map is in the **New Growth Area**; therefore, pay all applicable growth area fees and City-wide regional street impact fees. In some cases, center section improvements or bridges may be conditioned on multiple maps. If the improvements are existing at the time of the final map, the applicant would not be required to construct them, but would be required to pay the applicable fee.

**Fresno Major Street Impact (FMSI) Requirements:**

Armstrong Avenue: Collector (Growth Area Street)

1. Dedicate and construct two 12' travel lanes with 5' shoulders and a 12' two-way left turn lane from Pine Avenue to Floradora. Stripe **200'** left turn pockets at all major intersections. If not existing, an additional **8'** dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

**Regional Transportation Mitigation Fee (RTMF):** Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption **prior** to certificate of occupancy.



**DEPARTMENT OF PUBLIC UTILITIES**

**MEMORANDUM**

**DATE:** June 1, 2022

**TO:** MINDI MARIBOHO – Development Services Coordinator  
Planning & Development Department – Current Planning

**FROM:** ROBERT A. DIAZ, Supervising Engineering Technician  
Department of Public Utilities – Utilities Planning & Engineering

KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL P22-00417 TENTATIVE TRACT  
MAP 6371 APN 310-081-04S**

**General Requirements**

1. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals.
2. All Department of Public Utilities facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. Street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.

**Water Service Requirements**

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Installation of water service(s) and meter box(es) shall be required.
3. Destruct any existing on-site well in compliance with the State of California Well

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Department – Current Planning

June 1, 2022

DPU CONDITIONS OF APPROVAL P22-00417 TENTATIVE TRACT MAP 6371 APN  
310-081-04S

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Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

4. 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 Department of Public Utilities Assistant Director.

**Water Supply Requirements**

1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
  - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
  - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
  - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
  - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

**Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is a 10-inch sewer main located in East Floradora Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:



MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Department – Current Planning

June 1, 2022

DPU CONDITIONS OF APPROVAL P22-00417 TENTATIVE TRACT MAP 6371 APN  
310-081-04S

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1. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
2. 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 approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review.
3. This map shall be coordinated with the planned phasing of Tract of map #6201 and all other agencies within the vicinity.
4. Installation of sewer house branch(s) shall be required.
5. Separate sewer house branches are required for each lot.
6. Abandon any existing on-site private septic systems.

**Sanitary Sewer Fees**

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Wastewater Facilities Charge (Residential Only)
4. Trunk Sewer Charge: Fowler
5. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.
6. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Department – Current Planning

June 1, 2022

DPU CONDITIONS OF APPROVAL P22-00417 TENTATIVE TRACT MAP 6371 APN  
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payment of an "Interim Fee Surety" based on the current dollars and the present value of money per living unit or living unit equivalent for the impending fees.

7. Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.

**Solid Waste Requirements:**

Tract Map 6371 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

## **Fire Department**

June 6, 2022

**Byron Beagles**

### **Comments:**

1. This is a proposed 26 lot public street subdivision. As indicated in the operations statement, it is proposed to be developed after Tract 6201 which surrounds the proposed tract. This will be necessary in order to provide fire access and two sources of water.
2. This tract is in the service area of Fire Station 10 and there are no development restrictions related to fire response.
3. Each lot is subject to the city wide fire service delivery impact fee.
4. Provide public fire hydrants for residential development per Public Utilities and Fire Department requirements.
5. Fire hydrants shall be in service and all weather fire access provided before delivery of combustible material to the job site.
6. E. Floradora is currently to County rural road standards and is proposed to improved on the north half of the right of way with concrete curb and gutter with and 18 feet of pavement to the local street right of way centerline and the south half provided with an AC curb and 12 foot pavement section. The resulting road width will be 30 feet; provide a red curb or approved Public Works approved NO PARKING/TOW AWAY signs on the north side of E. Floradora.

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

File No. 210.45

Page 1 of 3

**PUBLIC AGENCY**

JUAN LARA  
PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF FRESNO  
2600 FRESNO STREET  
FRESNO, CA 93721-3604

**DEVELOPER**

LORREN SMITH, HARBOUR & ASSOCIATES  
389 CLOVIS AVENUE, SUITE 300  
CLOVIS, CA 93612

PROJECT NO: **6371**

ADDRESS: **6672 E. FLORADORA AVE., FRESNO, CA 93727**

APN: **310-081-04S**

SENT: **June 09, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BS	\$84,550.00	NOR Review	\$322.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$500.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$84,550.00		Total Service Charge: \$822.00		

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

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/23 based on the site plan submitted to the District on 5/13/22. Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**FR  
TRACT  
No. 6371**

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

Page 2 of 3

**FR  
TRACT No. 6371**

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

1. ☐ a. Drainage from the site shall  
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
☐ Developer shall construct facilities as shown on Exhibit No. 1 as  
☒ None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
☒ Grading Plan  
☒ Street Plan  
☐ Storm Drain Plan  
☐ Water & Sewer Plan  
☒ Final Map  
☒ Drainage Report (to be submitted with tentative map)  
☐ Other  
☐ None Required
  
4. Availability of drainage facilities:  
☐ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
☒ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
☐ d. See Exhibit No. 2.
  
5. The proposed development:  
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
☒ Does not appear to be located within a flood prone area.
  
6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

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

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**FR  
TRACT No. 6371**

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10.   X   See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell  
Design Engineer, RCE

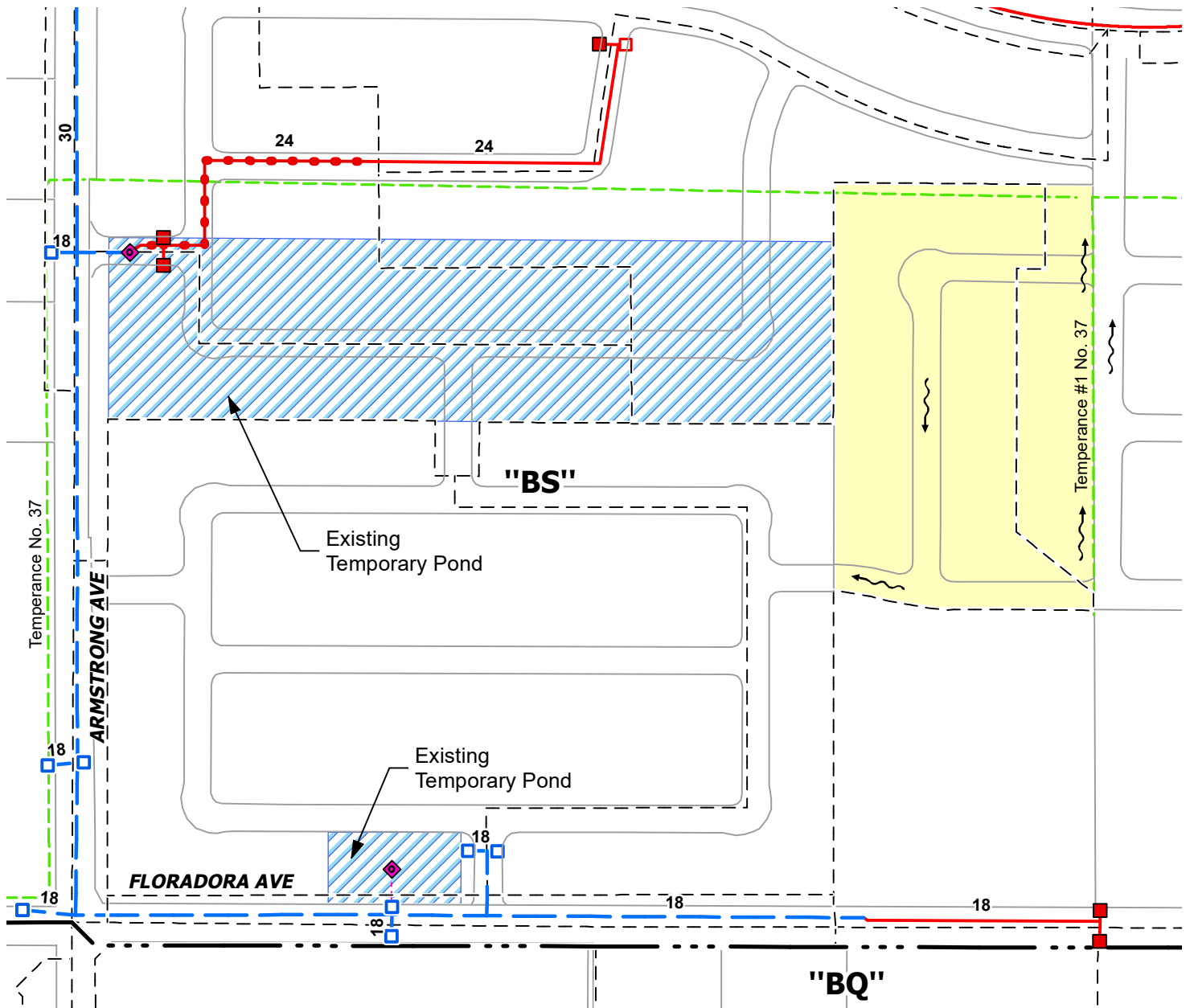
Digitally signed by Debbie Campbell Date: 6/9/2022 2:32:49 PM



Gary W. Chapman  
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 6/9/2022 2:26:07 PM

NOTE: THIS MAP IS SCHEMATIC.  
DISTANCES, AMOUNT OF CREDITABLE  
FACILITIES, AND LOCATION OF INLET  
BOUNDARIES ARE APPROXIMATE.



## LEGEND

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Future Non-Master Plan Facilities
- ◆ Private Facilities
- Existing FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- ~ Direction Of Drainage
- Limits Of Tract 6371



1" = 200'

**TRACT 6371**  
**DRAINAGE AREA "BS"**



## EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg  
Date: 6/9/2022  
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6371.mxd

## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.



## **Fresno County Environmental Health**

May 31, 2022

### **Comments:**

#### Recommended Conditions of Approval:

1. Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for the proposed development 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 Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
3. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal.
4. Should any underground storage tank(s) be 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. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5. 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.



2907 S. Maple Avenue  
Fresno, California 93725-2208  
Telephone: (559) 233-7161  
Fax: (559) 233-8227

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

June 3, 2022

Juan Lara  
Development & Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Tentative Tract Map No. 6371  
N/E Floradora and Armstrong avenues

Dear Mr. Lara:

The Fresno Irrigation District (FID) has reviewed Vesting Tentative Tract Map No. 6371, proposing to subdivide the property into 21 lots, APN: 310-081-04s. FID has the following comments:

**Summary of Requirements:**

- FID Board Approval.
  - Review and Approval of all Plans.
  - Execute Pipeline Substitution Agreement.
  - Replace existing 30" CIP-MCP pipeline with 30" ASTM C-361 RGRCP (with MacWrap).
  - Execute additional Agreement(s), if necessary.
  - Project Fees.
  - No Encroachments (i.e. trees, monuments, fences, PUE, etc.).
1. FID's Temperance No. 37 runs westerly, crosses Temperance Avenue approximately 1,300 feet northeast of the subject property, traverses the northern property line, and crosses Armstrong Avenue approximately 900 feet northwest of the subject property, as shown on the attached FID exhibit map, and will be impacted by future development. Records indicate FID has a 30 feet wide exclusive easement recorded on December 13, 1974 as Document No. 93082, Official Records of Fresno County and a 15 feet wide exclusive easement recoded November 30, 1976 as Document No. 108924, Official Records of Fresno County.
  2. The attached plans for the Temperance indicates the pipeline was installed in 1959 (59 years old) as 30 inch inside diameter Cast-in-Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is non reinforced monolithic pipe that is easily damaged, extremely prone to leakage and does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas.

- a. Pipe Requirement – FID requires the applicant pipe the bypass canal across the subject property, with 30 inch inside diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the Developer enter into an agreement with FID for that purpose.
  - b. Easement Requirements – The applicant shall grant to FID an exclusive pipeline easement. The width of the easement depends on several factors including pipe size, alignment, depth, etc. The applicant can expect the easement to be a minimum of \_\_\_\_ feet wide.
  - c. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
  - d. FID requires its pipelines be placed outside backyards. Past experiences have shown that this situation creates unexpected encumbrances to the property owners as a result of the pipeline easement and results in unhappy home owners. In many cases, the new owners have not been able to construct swimming pools or landscape as they desire. A pipeline through the backyard also requires FID to remove fences and other surface features at the landowners expense in order for FID to gain access to the pipeline for inspections and/or repairs. FID will require MacWrap to be installed at all pipeline joints within backyards, urban open space (green space), or any areas where root intrusion may be a future concern. It is recommended that the Developer and City take these issues into consideration when planning. FID recommends installing the pipeline in a public landscaping area or other accessible location. (Use for Tract homes, don't want pipe in backyard)
3. FID is currently working with Harbour and Associates along with Wilson Homes on replacing the pipeline fall of 2022 in a new alignment. The project has not been finalized.

### **General Comments**

1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer,

Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.

2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
4. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
5. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways, but will in certain instances allow for its property to be in common use with landscape easements if the City of Fresno enters into the appropriate agreement.
6. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
7. Footings of retaining walls shall not encroach onto FID property/easement areas.
8. Trees will not be permitted within FID's property/easement areas.
9. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
10. For informational purposes, FID's Mill No. 36 runs westerly approximately 15 feet north of the subject property, crosses Temperance Avenue approximately 1,800 feet northeast of the subject property and crosses Armstrong Avenue approximately 1,000 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility plans along Temperance Avenue, Armstrong Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.
11. For informational purposes, a Private line known as the Temperance #1 No. 37 runs southerly along the eastern property line, and crosses Floradora Avenue approximately 10 feet southeast of the subject properties as shown on the attached FID exhibit map. FID does not own, operate or maintain this private line. FID's records indicate this line is active and will need to be treated as such. FID can supply the City with a list of known users upon request.

12. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with minimal to no water use, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
13. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
14. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
15. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

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

Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment



June 2, 2022

Juan Lara  
DARM – Development Services Division  
2600 Fresno Street  
Fresno, CA 93721

SUBJECT: P22-00417  
TTM 6317 – 27-lot single family subdivision  
East Floradora Avenue between N Armstrong and N Temperance Avenues  
APN: 310-081-04

Dear Juan Lara:

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

1. Elementary School Information:

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

School Name: *Temperance Kutner Elementary*  
Address: *1448 N Armstrong Ave Fresno CA 93727-2803*  
Telephone: *(559) 327-8100*  
Capacity: *800*  
Enrollment: *591 (CBEDS enrollment 2020-21 school year)*

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

**Governing Board**

Hugh Awtrey  
David DeFrank  
Steven G. Fogg, M.D.  
Yolanda Moore  
Elizabeth J. Sandoval  
Tiffany Stoker Madsen

**Administration**

Elmear O'Brien, Ed.D.  
*Superintendent*  
  
Norm Anderson  
*Deputy Superintendent*  
  
Robyn Castillo, Ed.D.  
*Associate Superintendent*  
  
Corrine Folmer, Ed.D.  
*Associate Superintendent*  
  
Barry S. Jager, Jr.  
*Associate Superintendent*  
  
Michael Johnston  
*Associate Superintendent*



2. Intermediate School Information:

School Name: *Reyburn Intermediate*  
Address: *2901 Dewolf Ave Clovis CA 93619-5226*  
Telephone: *(559) 327-4500*  
Capacity: *1485*  
Enrollment: *1516 (CBEDS enrollment 2020-21 school year)*

3. High School Information:

School Name: *Clovis East High School*  
Address: *2940 Leonard Ave Clovis CA 93619-8446*  
Telephone: *(559) 327-4000*  
Capacity: *2862*  
Enrollment: *2733 (CBEDS enrollment 2020-21 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.67 per square foot (as of July 1, 2021) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston  
Associate Superintendent  
Administrative Services



**DATE:** June 7, 2022

**TO:** Juan Lara, Planner III  
Planning and Development Department

**FROM:** Harmanjit Dhaliwal, PE Supervising Professional Engineer  
Public Works Department, Traffic Operations and Planning Division

**SUBJECT:** PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6371 REGARDING MAINTENANCE REQUIREMENTS (P22-00417)

**LOCATION:** 6672 East Floradora Avenue  
**APN:** 310-081-04

The Public Works Department, Traffic Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

ATTENTION:			
The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for separate processing to the Public Works Department, Traffic Operations and Planning Division <b>prior</b> to final map approval.			
X	CFD Annexation Request Package	Adrian Gonzalez	(559) 621-8693 <a href="mailto:Luis.Gonzalez@fresno.gov">Luis.Gonzalez@fresno.gov</a>

The Community Facilities District annexation process takes from three to four months and SHALL be completed prior to final map approval. INCOMPLETE Community Facilities District (“CFD”) Annexation Request submittals may cause delays to the annexation process and final map approval.

All applicable construction plans for this development shall be submitted to the appropriate City Department for review and approval **prior** to the CFD process.

- a. Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.
- b. **Proposed park amenities shall be reviewed and approved by the Building & Safety Services Division or as approved in writing by the City Engineer at time of submittal for the CFD process and prior to final map approval.**

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

Any change affecting the items in these conditions shall require a revision of this letter.



## 1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

The following public improvements (Existing and Proposed) are eligible for Services by CFD No. 11 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without limitation, the median island (1/2, if fronting only one side of median), parkways, buffers, street entry medians and sides **(10' wide minimum landscaped areas allowed)** in **all Local and Major Streets**.
- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots having the purpose for open spaces and trails.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap (1/2, if fronting only one side of median), and street lights in **all Major Streets**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, and street entry and interior median island curbing and hardscape, street paving, street name signage and street lights in **all Local Streets**.

**\*All end lots, side yards, and front yards are the responsibility of the property owner and are not eligible for Services for maintenance by the CFD.**

### The Property Owner may choose to do one or both of the following:

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic Operations and Planning Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Land Development.
  - **Proceedings to annex the final map to CFD No. 11 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
  - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing.**
  - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
  - All areas not within the dedicated street rights-of-way and approved for Services by CFD No. 11 shall be dedicated as a public easement for maintenance purposes. Outlots purposed for required public open space or City trails shall be dedicated in fee to the City of Fresno or as approved by the Public Works Department City Engineer.

- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For questions regarding these conditions please contact Adrian Gonzalez at (559) 621-8693 or [Luis.Gonzalez@fresno.gov](mailto:Luis.Gonzalez@fresno.gov)