


## Exhibit K



**DATE:** December 1, 2022

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

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

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

**SUBJECT:** Public Works Conditions of Approval  
**PM 2022-03 / P22-00891 a 4-parcel** subdivision  
477 West Bullard Avenue  
Adriatic, LLC. / Dixon & Associates, Inc.

**COMPLIANCE REQUIRED:**

Provide the following information prior to the acceptance of the final map submittal.

1. Revise the vicinity map to indicate the Maroa alignment on the east.
2. Identify the existing depressed curb and gutter to be replaced with a 6" concrete curb, gutter and paving.
3. Proposed Access Easement: The minimum dimension for a future driveway approach will be 30'. The throat of the approach shall be 8' from the eastern property line. Revise the access easement accordingly.

**PUBLIC IMPROVEMENT REQUIREMENTS**

The Public Works Department, Traffic and Engineering Services 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.

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the tentative map. 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.

Construct or install the required improvements or contact Public Works to enter into a bonded secured agreement for these improvements. This must be executed prior to perfection of this parcel map. Contact Harmanjit Dhaliwal at (559) 621-8694.

## **General Conditions**

- Map boundary shall include "Fee Title Interest".
- Submit the following plans, as applicable, in a single package, to the Public Works Department, Engineering Services Division for review and approval, prior to the final map: Street construction; Signing and Striping; Traffic Signal and Streetlight. All required signing and striping shall be installed and paid for by the developer / owner. The signing and striping plans shall comply with the current Caltrans standards and be submitted as a part of the street improvement plans.
- Additional offsite improvements will be required at the time of future site plan review.
- Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, **(559) 621-5600**.
- All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter, and sidewalk to match existing adjacent street improvements. This work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per Fresno Municipal Code (FMC) 13-211.
- 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.
- Backing onto a major street is prohibited.

## **Street Dedications and / or Vacations**

Identify pedestrian paths of travel along public sidewalks: Provide a minimum of 4' clear to accommodate access along the entire street frontage of this map. Pedestrian easements may be required to accomplish this. Identify all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mailboxes, newsstands, trash receptacles, tree wells, etc. within the public right of way or public easements.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division. Contact Jason Camit at (559) 621-8681. Encroachment agreements must be approved prior to final map.

## **Frontage Improvement Requirements**

All improvements shall be constructed in accordance with the *Standard Specifications and Standard Drawings* of the City of Fresno, Public Works Department. The performance of any work within the public street rights-of-way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. Contact the City of Fresno Public Works Department, Engineering Services Division at **(559) 621-8670** for detailed information.

### **Public Streets:**

#### **Bullard Avenue: modified Arterial**

1. Dedication Requirements:
  - a. Dedicate **2'** of property for pedestrian purposes.
2. Construction Requirements:
  - a. Remove existing depressed curb and gutter and replace with curb, gutter and pavement per Public Works Standards **P-5** and **P-48**.
  - b. Construct concrete sidewalk to *Public Works Standard P-5*. The curb shall be constructed to an 8' pattern with a 2' pedestrian easement. (**5.5'** face of curb to sidewalk - **4'** sidewalk-**.5'** to back of easement). Planting and irrigating of street trees shall conform to the minimum spacing guidelines as stated in the *Standard Specification, Section 26-2.11(C) and Assembly Bill 1881*.
  - c. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this subdivision. Spacing and design shall conform to *Public Works Standard E-8*. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the *City Specifications and Standard Drawings E-15, E-18* or as approved by the City Engineer. **-OR-** Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno *Public Works Standards*.

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay all applicable TSMI Fees, **at the time of Parcel Map approval**. The fees are based on the Master Fee schedule. Contact the Public Works Department, Frank Saburit at **(559)621-8797**.

**Fresno Major Street Impact (FMSI)Fees:** This entitlement is in the **Infill Area**; therefore, pay all applicable City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at **(559)621-8797**.

**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 granting final occupancy.



**DATE:** November 30, 2022

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

**FROM:** Adrian Gonzalez, Senior Engineering Technician  
Public Works Department, Traffic Operations and Planning Division

**SUBJECT:** PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE PARCEL  
MAP NO. 2022-03 P22-00891 REGARDING MAINTENANCE REQUIREMENTS

**LOCATION:** 477 West Bullard Avenue  
**APN:** 416-341-22

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.

<b>ATTENTION:</b>			
The item below requires a separate process with additional costs and timelines. To avoid delays with the development/ <b>subdivision</b> approval, the following item shall be submitted for processing to the Public Works Department, Traffic Operations and Planning Division, <b>and completed prior to Final Map Approval.</b>			
<b>X</b>	<b>CFD Annexation Request Packages (CFD 9 and 18)</b>	Adrian Gonzalez	(559) 621-8693 <a href="mailto:Luis.Gonzalez@fresno.gov">Luis.Gonzalez@fresno.gov</a>
<b>X</b>	<b>Private Maintenance Covenant</b>	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.

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 Commercial, Industrial and Multi-Family

developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 (CFD No. 9).

The following public improvements (**Existing and Proposed**) are eligible for Services by CFD No. 9 as associated with this development:

- All trees and irrigation systems, as approved by the Public Works Department, within the public street right-of-way along the frontages of **West Bullard Avenue**.
- Concrete curbs, gutters, sidewalks and curb ramps, and street lights within and adjacent to **West Bullard Avenue**.

**NOTE: If the trees are to be maintained privately, they shall either be relocated to within 10' of the back-of-walk in the landscaped area on site or a Private Maintenance Covenant will be required.**

## **2. The Property Owner's Services Requirements**

The recurring expenditures related to Public Safety Services, police and fire safety/protection/suppression ("Services"), provided by the City that are 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. 18 ("CFD No. 18").

The following public safety services will be furnished by CFD No. 18 as associated with this development:

- The services to be funded, in whole or in part, by the District include all direct and incidental costs related to providing for the funding of public safety services within the area of the District.
- The services shall include, but not be limited to, police and fire safety/protection/suppression services.
- The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.
- The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the City related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.

- The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

### 3. The Property Owner shall provide the following:

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services 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, Developer Doorway.
  - **Proceedings to annex the final map, or territory, to CFD No. 9 SHALL NOT commence** unless the final map, or this development, 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. 9 are not subject to change after acceptance for processing.**
  - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
- b. The Property Owner may petition the City of Fresno to request annexation to CFD No. 18 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. 18 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. 18 are not subject to change and after acceptance for processing.**
- c. The Property Owner may provide for Services privately for some of the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be maintained by some other City approved mechanism as approved by the City Engineer.

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





## **DEPARTMENT OF PUBLIC UTILITIES**

### **MEMORANDUM**

**DATE:** December 5, 2022

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

**FROM:** DEJAN PAVIC, Project Administrator  
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-00891 TENTATIVE  
PARCEL MAP 2022-03 APN 416-341-22**

#### **General Requirements**

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
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**

The nearest water main to serve the proposed Project is an 8-inch water main located in West Bullard Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. On-site water facilities shall be private.
2. Installation of water service(s) & meter box(es) shall be required.
3. No public water facilities shall be installed on-site.
4. Cross-access agreements for water services shall be required to cross each parcel to the existing 8-inch water main.
5. The developer shall be financially responsible for abandonment of all unused water services previously installed to the property (if any).



6. Destruction of existing on-site wells: Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California Department of Water Resources, Fresno County standards, and City of Fresno standards. Applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.

### **Water Supply Requirements**

The existing property is currently served with 1 (one) 1.0-inch water service and meter (**inactive**).

1. 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. If the total domestic, commercial, industrial, and irrigation water demands for the applicant's proposed Project can be accommodated with the existing 1 (one) 1.0-inch water service and meter, the applicant shall not be required to pay Water Capacity Fee charge.
  - c. If the total domestic, commercial, industrial, and irrigation water demands for the applicant's proposed Project cannot be accommodated with the existing 1 (one) 1.0-inch water service and meter, and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charge.
  - d. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee charge shall be calculated by subtracting the Water Capacity Fee charge associated with the existing 1 (one) 1.0-inch water service and meter from the Water Capacity Fee charge associated with the larger water meter size required for the applicant's Project.
  - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
  - f. The City reserves the right to require the Project 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.

- g. 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 MFS and the FMC.

### **Sewer Requirements**

The nearest sanitary sewer main to serve the proposed Project is an 8-inch sewer main located in West Bullard Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. On-site sewer facilities shall be private.
2. All sanitary sewer mains shall be extended within the proposed parcel map/tract to provide service to each parcel/lot.
3. Installation of sewer parcel/house branch(es) shall be required.
4. Separate sewer parcel/house branches are required for each parcel/lot.
5. The charge for replacement of an existing house branch by one of a larger size shall be the same as for a new house branch of the size requested, except that when sewer mains and house branches are being replaced under a City Sewer Replacement Program, the charge for increasing the size of a house branch will be the difference in cost between the size requested by the property owner and the size which would normally be installed by the City under its Sewer Replacement Program per FMC Section 6-307(a).
6. Destruction of existing on-site private septic systems: All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

### **Sanitary Sewer Fees**

The following Sewer Connection Charges are due and shall be paid for the Project (if not previously paid with the existing sewer service (**inactive**) at the property):

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer Charge (Residential).

**Solid Waste Requirements**

This location (Tentative Parcel Map 2022-03) will be serviced as a Single-Family Residential property with Basic Container Service. Each lot will receive 3 containers to be used as follows: 1 (one) Gray container for solid waste, 1 (one) Green container for green waste, and 1 (one) Blue container for recyclable material.

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

File No. 210.411

Page 1 of 3

**PUBLIC AGENCY**

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

**DEVELOPER**

PETE BINZ - DIXON AND ASSOCIATES LAND  
SURVEYING  
620 DEWITT AVE  
CLOVIS, CA 93612

PROJECT NO: **2022-003**

ADDRESS: **477 W. BULLARD AVE.**

APN: **416-341-22**

SENT: **December 14, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
F	\$3,315.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$132.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$3,315.00		Total Service Charge:	\$182.00	

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 11/07/22 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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  
TPM  
No. 2022-003**

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

Page 2 of 3

**FR  
TPM  
No. 2022-003**

**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**

Page 3 of 3

**FR  
TPM  
No. 2022-003**

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

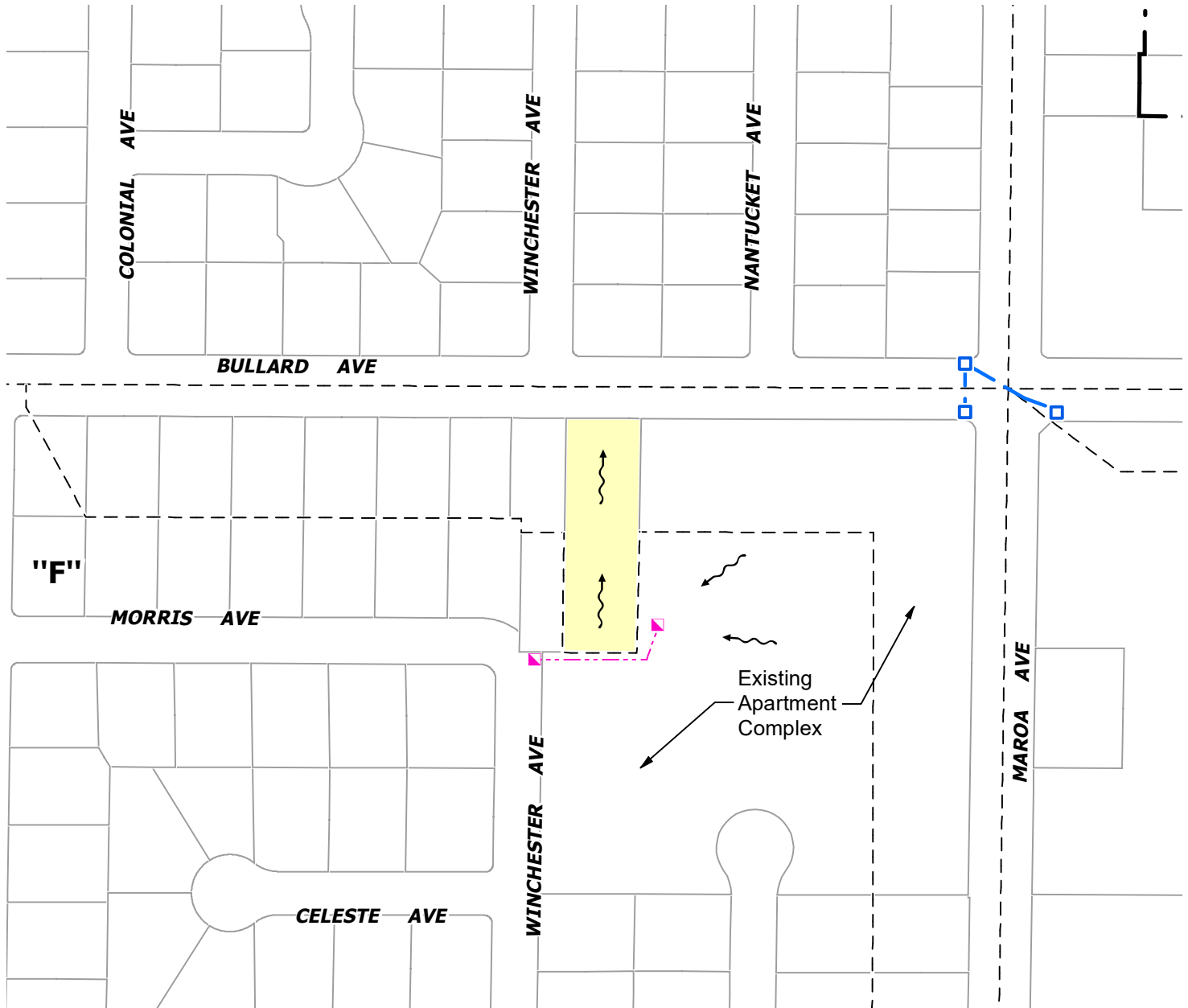
Digitally signed by Debbie Campbell Date: 12/14/2022 3:35:38 PM



Gary W. Chapman  
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 11/30/2022 3:41:44 PM

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



## LEGEND

- Existing Master Plan Facilities
- Private Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Limits Of TPM 2022-003



1" = 200'

**TPM 2022-003**

**DRAINAGE AREA "F"**



**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

Prepared by: davide

Date: 11/30/2022

Path: K:\Autocad\DWGS\0EXHIBIT\CITY\TPM\2022-003.mxd



## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

Drainage covenants shall be put in place on the proposed parcels to allow surface runoff to reach Bullard Avenue.

There are existing Private Facilities adjacent to TPM 2022-003 as shown on Exhibit No. 1. The District does not have records for these facilities so the developer shall verify that the facilities do not encroach into TPM 2022-003. If the Private Facilities do encroach into TPM 2022-003, the developer shall work with the owner of the facilities to protect or relocate the facilities.



**Fresno Metropolitan Flood Control District**  
*Capturing Stormwater since 1956*

File 210.414  
400.21

December 14, 2022

Mr. Juan Lara  
City of Fresno, Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

Dear Mr. Lara,

**Rezone and Plan Amendment No. P21-03756  
Drainage Area "F"**

The District has reviewed the land use changes proposed through the subject rezone and plan amendment. The proposed rezone and plan amendment lies within the District's Drainage Area "F". The District's system can accommodate the proposed rezone and plan amendment.

Should you have any questions concerning this matter, please feel free to contact the District.

Sincerely,

Gary Chapman  
Engineer Technician III

GC/lrl



&  
2600 Fresno Street  
Fresno, California 93721-3604  
[www.fresno.gov](http://www.fresno.gov)

---

## **Fire Department**

November 22, 2022  
Byron Beagles

## **Comments**

1. This parcel is currently in the county and will require annexation along with payment of a fire service transition fee to the North Central Fire Protection District.
2. City of Fresno public water and sewer mains are available in W. Bullard Ave to serve the four parcels.



&  
2600 Fresno Street  
Fresno, California 93721-3604  
www.fresno.gov

---

## **Fresno County Environmental Health Division**

November 29, 2022

### **Comments**

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 the noise elements of your City's Municipal Code and County Noise Ordinance Code.
4. 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.
5. Should any underground storage tank(s) be found during the project, 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.



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

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

December 5, 2022

Erik Young  
Development and Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Tentative Parcel Map Application No. P22-00891  
S/W Bullard and Maroa avenues

Dear Mr. Young:

The Fresno Irrigation District (FID) has reviewed the Tentative Parcel Map Application No. P22-00891 for which the applicant proposes to subdivide the existing parcel into four (4) parcels, APN: 416-341-22. This project is being reviewed concurrently with Plan Amendment and Rezone Application No. P21-03756. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically open land with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on 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.
3. 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.

G:\Agencies\FresnoCity\Parcel Map\P22-00891\P22-00891 FID Comments.doc

**BOARD OF DIRECTORS**

President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF  
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH

Erik Young  
RE: P2-00891  
December 5, 2022  
Page 2 of 2

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









## BOARD OF EDUCATION

Elizabeth Jonasson Rosas, President  
Genoveva Islas, Clerk  
Claudia Cazares  
Valerie F. Davis  
Andy Levine  
Major Terry Slatic USMC (Retired)  
Keshia Thomas

## SUPERINTENDENT

Robert G. Nelson, Ed.D.

November 8, 2022

Juan Lara  
Development and Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

**SUBJECT: APPLICATION NO. P22-00891  
TENTATIVE PARCEL MAP NO. 2022-03  
477 W. BULLARD AVE.**

Dear Mr. Lara,

In response to your request for school district information regarding the above planning application for Tentative Parcel Map 2022-03 to subdivide an existing parcel into four separate parcels at 477 West Bullard Avenue, Fresno Unified School District submits the following.

Any development on the above referenced property would be subject to the current fee rates, currently \$0.78 per square foot for commercial/industrial development and \$4.79 per square foot for residential development. Any new development on the property would be subject to the development fee prior to issuance of a building permit and fees would be calculated pursuant to rates effective at time of payment.

The project is presently within the attendance areas identified below. Any developed properties would be serviced by the following schools:

Elementary School:	Kratt
Middle School:	Tenaya
High School:	Bullard

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,



Alex Belanger, Chief Executive  
Operational Services

AB:hh

c: Pete Binz, Applicant/Agent

DWC



November 30, 2022

Re: P22-00891  
Tentative Parcel Map No. 2022-03

Dear City of Fresno,

Thank you for providing PG&E the opportunity to review the proposed plans for P22-00891 dated 11/7/2022. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management