

Exhibit L



DATE: June 1, 2022

TO: Robert Holt, 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-6402 / P22-01629 (REFERENCE PUD: P22-00795) a 15-lot multi-family residential subdivision
2806 East Alluvial Avenue
Stallion Development & Construction / Gateway

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. Identify the "subdivision border".
2. Dimension all proposed property lines.
3. Proposed Entry: Coordinate the red lines on the site plan with the map.
4. See **P22-00795** Exhibits **A-1** and **A-2**. Make corrections and resubmit to Planning.
5. Provide a cross access agreement for the existing driveway approach.
6. Note 13: Delete
7. Provide a specific line type for the block wall. Maintain 12' visibility at the proposed approach.
8. EVA: The block wall and the EVA are in conflict. Identify a proposed gate.

General Conditions:

1. 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.
2. Plan Submittal: Submit the street plans, as applicable, to the Public Works Department for review and approval **prior** to recordation of the Final Map.

3. Sidewalks: All existing sidewalks that exceed a **5%** longitudinal slope or **2%** maximum cross slope must be brought into compliance prior to recordation of the final map.
4. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlet for open space purposes, subdivider shall prove to the City that the outlet 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.
5. 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.
6. Street widening and transitions shall also include utility relocations and necessary dedications.
7. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
8. Backing onto a major street: Backing onto a major street is prohibited.
9. 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.
10. 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:

Alluvial Avenue: Collector: Off-site improvements are existing. See application **P22-00795** for additional Conditions of Approval.

Specific Mitigation Requirements:

Inside the subdivision border-

1. Visibility is needed for the proposed approach. Identify and maintain a 12' visibility triangle at the proposed approach. Redesign or remove a portion of the existing block wall, as needed.

Outside of the subdivision border-

1. **APN: 404-500-23**: Dedicate additional street right of way and construct transition paving, per *Public Works Standard P-50*, to the east, as necessary.

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.

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. Provide proof of payment or exemption **prior** to certificate of occupancy.



SUBJECT: Conditions of Approval for **P22-00795**

DATE: June 1, 2022

TO: Robert Holt, Planner III
Planning and Development Department

FROM: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic Planning Section

ADDRESS: 2806 and 2820 East Alluvial Avenue

APN: 404-500-21

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

To be completed:	Point of Contact	Department and Contact Information
<p>Cross Access Agreement</p> <p>The western approach is straddling a property line. Contact your planner regarding Cross Access Agreement requirements.</p> <p>Coordinate conditions of approval for T-6402 and this application.</p>	Robert Holt	Planning and Development Department (559) 621-8056 Robert.Holt@fresno.gov

ATTENTION:

Prior to resubmitting the corrected exhibit, provide the following information and conditions of approval on the site plan:

A. GENERAL REQUIREMENTS

1. **Property Lines:** Dimension existing and proposed property lines. Reference T-6402.

2. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. Submit street construction and or signing plans to the Public Works Department.
 - b. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
 - c. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.

B. ONSITE INFORMATION:

1. **Walls:** Identify walls and height.
2. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
3. **State standard "STOP":** Identify and install a **30"** state standard "STOP" sign at the location shown. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
4. **Gates:**
Multi-Family: Provide a minimum of **50'** from the proposed gate to right-of-way, for vehicle stacking at the main gate. Redesign the main entrance to provide for an onsite turn around. (R=37' min)

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed. Construct additional offsite improvements, including but not limited to, concrete curb, gutter, sidewalk, approaches, ramps, pavement, utility relocations, etc. in accordance with *City of Fresno's Public Works Standards, Specifications*, and the approved street plans. Street widening and transitions shall also include utility relocations and necessary dedications.

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. Pedestrian paths of travel must also meet current accessibility regulations.

All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

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, Traffic and Engineering Services Division, (559) 621-8693. **Encroachment Covenant** must be approved **prior** to issuance of building permits.

Alluvial Avenue: Collector

(Provide the following as notes on the site plan.)

1. Construction Requirements:

- a. When modifying the existing approach, install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
- b. Construct a driveway approach to *Public Works Standards P-2*, and **P-6**, as approved on the site plan. Construct permanent paving as needed per *Public Works Standard P-48*. Provide **10'** of red curbing (3 coats) on both sides of the proposed driveway approaches. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibits "A-1 and A-2"**.
- c. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Francisco Magos at (559) 621-8679 or at Scott.Tyler@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

Two working days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA) Call 811.

Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

Contact the Planning and Development Department for review and approval of onsite parking. The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards P-21, P-22, and P-23 and Specifications*. Parking must also comply with the *California Building Code's* accessibility requirements and the Fire and Solid Waste Department's minimum turning templates.

Driveway:

Driveway and drive approach shall be constructed to the same width. Provide corrections as noted on **Exhibits "A-1 and A-2"**.

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.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore, pay all applicable growth area fees and citywide 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. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

In order to obtain street or building permit approval from the Public Works Department, an approval stamp with a signature from Traffic Planning is required on the site plan and inserted in the building sets.

Questions relative to these conditions may be directed to Louise Gilio (559) 621-8678 or Louise.Gilio@fresno.gov in the Public Works Department, Traffic Planning Section.

SEE EXHIBITS A-1 & A-2

APPL. NO. P22-00795 EXHIBIT A-2 DATE 05/11/2022

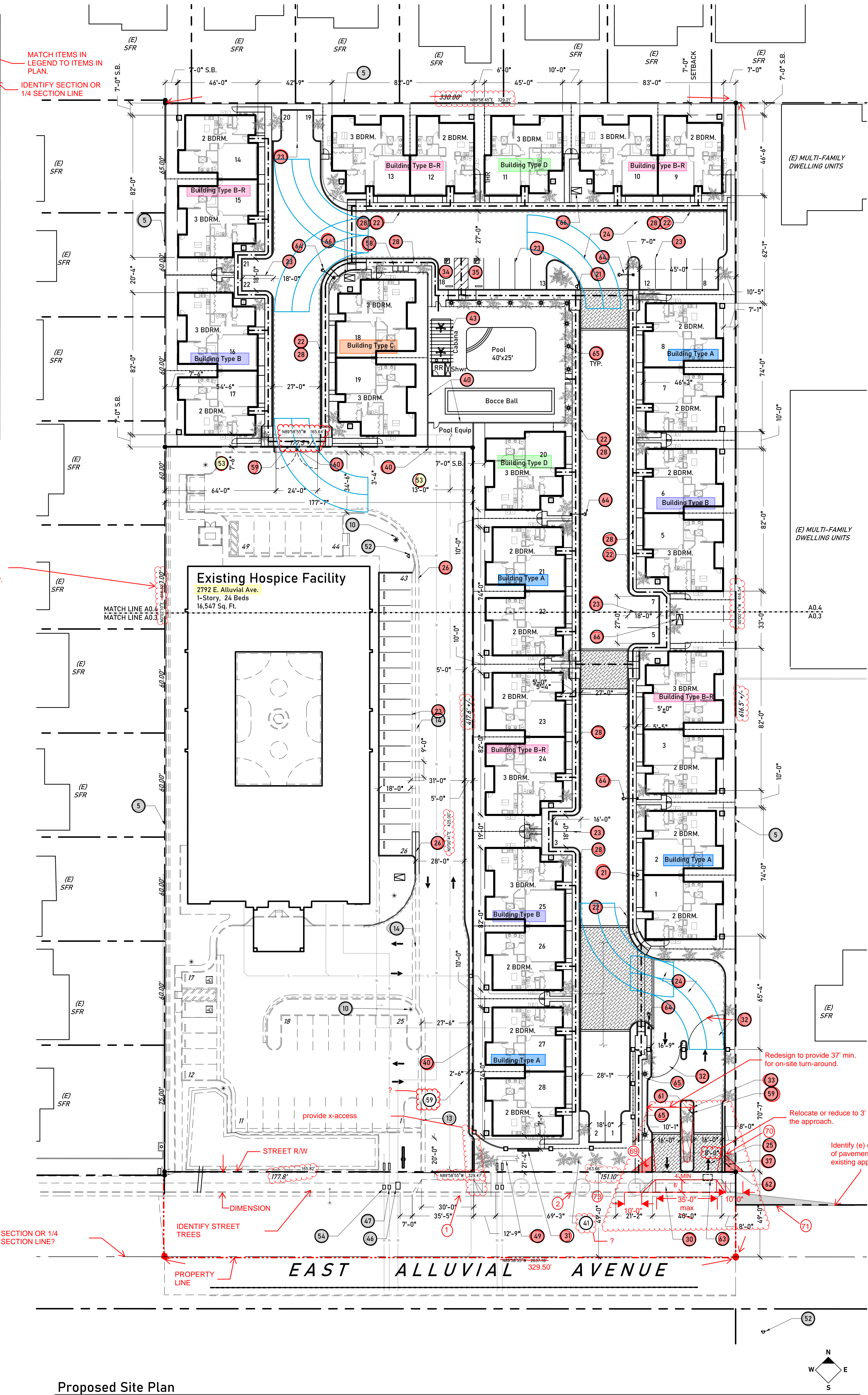
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CITY OF FRESNO DARM DEPT

On site parking to be reviewed by Planning Department

ATTENTION APPLICANT
When submitting changes, cloud and date items for review with each iteration.

Site Legend	
Symbol	Description
	Existing Curb/Gutter
	Street Centerline
	Property Line
	Proposed Concrete Pavement
	Proposed Asphalt Concrete
	Building Footprint
	CMU Wall IDENTIFY
	SETBACK
	PROPOSED? Curb/Gutter
	Path of Travel
	Demo
	Red curbs and NO PARKING FIRE LANE in 3-in. white letters every 50 feet o.c.
	Existing Street Tree Ginkgo Biloba (Maidenhair Tree)
	New Tree Phoenix Dactylifera (Date Palm)



Keynotes	
Sym	Description
1	Existing 35' drive approach to be relocated & reduced to 30' wide. Construct curb, gutter and sidewalk, as needed per FW STD P-5.
2	Existing curb and gutter.
3	Existing city sidewalk.
4	Existing city street light.
5	Existing CMU wall.
6	Existing planter.
7	Existing stormwater retention.
8	Existing stormwater discharge.
9	Existing monument sign.
10	Existing on-site pole light.
11	Existing parking stall striping.
12	Existing paving.
13	Existing 6" concrete curb.
14	Existing concrete valley gutter.
15	Existing accessible parking stall.
16	Existing concrete wheel-stop.
17	Existing concrete sidewalk.
18	Existing courtyard.
19	Existing natural gas generator and enclosure.
20	Existing trash enclosure.
21	New fire hydrant. Connect to existing water line on adjacent property.
22	New 6" concrete rolled curb.
23	New parking stall striping per City of Fresno parking manual.
24	New pavement per City of Fresno standard specifications. per PW Standard P-21,22 & 23
25	New painted directional arrows.
26	New concrete valley gutter.
27	New on-site light pole.
28	New concrete sidewalk. 5% max slope in direction of travel, 2% max cross slope.
29	Existing angle parking to be adjusted for 90 degree parking.
30	New 20' drive approach. (35' MAX) per PW Std P-2, P-6 & P-48.
31	New monument sign on CMU fence.
32	New drive access gates with electric motor.
33	New keypad for gate access.
34	New van-accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
35	New accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
36	New van-accessible parking stall sign.
37	New accessible parking tow-away sign.
38	New accessible curb ramp and detectable warning strip.
39	New pool.
40	New 7' tall split-face CMU fence.
41	New 36" wide steel gate with security screen, lever and egress hardware. Provide police-fire bypass lock box with X1 core per Fresno Fire Department Policy 403.
42	New concrete landing - 2% max slope in any direction.
43	New 9' tall cabana with toilet room and shower.
44	New marked and painted fire lane per Fresno Fire Department standards.
45	Indicates line of existing pavement. Area to be demolished and re-graded to blend with new portion of the site.
46	Existing 8" Detector Check Valve
47	Existing 2" Water Meter (Domestic)
48	Existing 2" RP device.
49	New 2" water loop for domestic water, fire sprinklers (NFPA 13R), and landscape irrigation to each unit. Note: Water loop sizing to be determined; larger services may be necessary if not enough water pressure.
50	Existing Fire Department Connection location.
51	New sewer trunk line to tie into existing sewer trunk line @ adjacent property.
52	Existing fire hydrant location.
53	Relocate existing property line.
54	Existing 2" Water Meter (Irrigation)
55	Demolish portion of existing curb and planter.
56	Demolish existing valley gutter.
57	Remove existing light pole. Salvage for re-use.
58	New cluster mailbox per USPS.
59	Fire X1 bypass hardware & click to enter radio frequency gate opening hardware.
60	Emergency Access Only gate sign, both sides of gate.
61	Graphic address directory per development policy G-002.
62	CVC 22658 Fire lane tow away warning sign.
63	Existing AT&T underground vault to be relocated.
64	New Decorative LED pole light.
65	New decorative LED bollard light.
66	New PG&E transformer location.
67	Existing street tree.
68	Existing street tree to be removed.
69	Install 30" state standard stop sign w/ "right turn only" sign below.
70	Provide and maintain a 12' visibility triangle at all approaches. (Identify (e) wall to be removed from this area)
71	If not existing, install transition paving, as needed, per PW Std. P-50.
72	Proposed sidewalk drains per PW Standard P-21, P-22 and P-23 (IDENTIFY)
73	Provide 10' of red curbing on both sides of approach.

Crawford
Architecture
& Planning

PROJECT
The Palms
at Alluvial

2804 & 2820 E Alluvial Ave
Clovis, CA 93611

NOTES:

DATE Feb 11, 2022
PROJECT NO. 21034
REVISION DATE

Proposed Site
Plan (Overall)

SCALE 1" = 30'

A0.2

CP1



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: June 2, 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 P22-01629 TENTATIVE TRACT
MAP 6402 APN 404-500-29**

General Requirements

1. All Department of Public Utilities facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
2. Street work permit is required for any work in the Right-of-Way.

Water Service Requirements

1. On-site water facilities shall be private.
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 Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

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.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Department – Current Planning

June 2, 2022

DPU CONDITIONS OF APPROVAL P22-01629 TENTATIVE TRACT MAP 6402 APN 404-500-29

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- 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 Alluvial Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. House branch(sewer lateral) larger than 6-inch shall require a manhole connection.
3. On-site sanitary sewer facilities shall be private.
4. Abandon any existing on-site private septic systems.
5. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 prior to pulling building permits regarding conditions of service for special users.

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.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Department – Current Planning

June 2, 2022

DPU CONDITIONS OF APPROVAL P22-01629 TENTATIVE TRACT MAP 6402 APN
404-500-29

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3. Sewer Facility Charge (Multi-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charge.

Solid Waste Requirements

For the purpose of establishing city solid waste service policies, multi-family complexes are defined as complexes composed of three (3) dwelling units or more per parcel. These service requirements apply to all multi-family complexes within the City of Fresno.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425.
2. Location will be serviced by Allied Waste. Please contact at 559-275-1551 or 1-800-493-4285 for servicing.
3. All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.
4. All multi-family complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include at the

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Department – Current Planning

June 2, 2022

DPU CONDITIONS OF APPROVAL P22-01629 TENTATIVE TRACT MAP 6402 APN
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minimum cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.

5. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
6. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per public works standard specifications P-33 & P-34.
7. All Solid Waste and Recycling service collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family complexes. (i.e. 24 unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week.)
8. Service Route Permits and Location Permits are required for all private trash company service within the City of Fresno, per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
9. Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
10. ADA requirement for multifamily residential
11. Developer shall install (or construct) a trash enclosure for the project that complies with the City's ADA requirements as defined in the City's standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until developer installs (constructs) the trash enclosure in accordance with the City's ADA requirements.



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

Fire Department

June 1, 2022
Byron Beagles

Comments

1. This private gated duplex housing tract is within the fire service area of Fire Station 13 and there are no development restrictions related to fire response.
2. Each unit is subject to the City wide fire service delivery impact.
3. The required fire hydrant shall be in service and all weather access provided before delivery of combustible material to the jobsite.



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

Fresno County Environmental Health Division

June 1, 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. Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant will also be required to apply for and obtain a permit to operate a public pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
4. Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5. Due to the unique location of the proposed project, it has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code and the Fresno County Noise Ordinance Code.

6. 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.
7. 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.

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

File No. 210.45

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PUBLIC AGENCY

ROBERT HOLT
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

JERRY HOWELL - GATEWAY ENGINEERING
405 PARK CREEK DR.
CLOVIS, CA 93611

PROJECT NO: **6402**

ADDRESS: **2806 E. ALLUVIAL AVE.**

APN: **404-500-29, 404-500-28**

SENT: **May 27, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CZ	\$22,729.00	NOR Review *	\$132.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$22,729.00		Total Service Charge: \$132.00		

* The Development Review Service Charge shown above is associated with FR DPA 2022-00795 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 5/12/22 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. 6402**

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

Page 2 of 3

**FR
TRACT No. 6402**

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO ALLUVIAL AVENUE.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ 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
TRACT No. 6402**

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: 5/26/2022 5:12:24 PM



Anthony Zaragoza
Engineer III

Digitally signed by Anthony Zaragoza Date: 5/26/2022 11:01:39 AM

OTHER REQUIREMENTS

EXHIBIT NO. 2

The District's Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to a medium high density residential type land use density. The developer shall be required to mitigate the impacts of the increased runoff from the proposed medium high density residential land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a medium high density residential development, to a two-year discharge, which would be produced by the property if developed medium density residential. Implementation of the mitigation measures may be deferred until the time of development.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

June 2, 2022

Robert Holt
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application No. P22-00795
N/W Alluvial and Willow avenues

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. P22-00795 for which the applicant proposes to develop a private gated 13 duplex community, APN: 404-500-29. FID has the following comment:

1. FID does not own, operate or maintain any facility located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Maupin No. 118 runs southerly along the west side of Willow Avenue and crosses Alluvial Avenue approximately 600 feet east of the subject property, as shown on the attached FID exhibit map. Should this project include and street and/or utility improvements along Willow Avenue, Alluvial Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. For informational purposes, FID's active Maupin – W. Br. No. 374 runs southerly and crosses Alluvial Avenue approximately 340 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Alluvial Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
4. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically open land little to no use of water. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. 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.

G:\Agencies\FresnoCity\Development Permit Application\P22-00795\P22-00795 FID Comment.doc

5. 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.

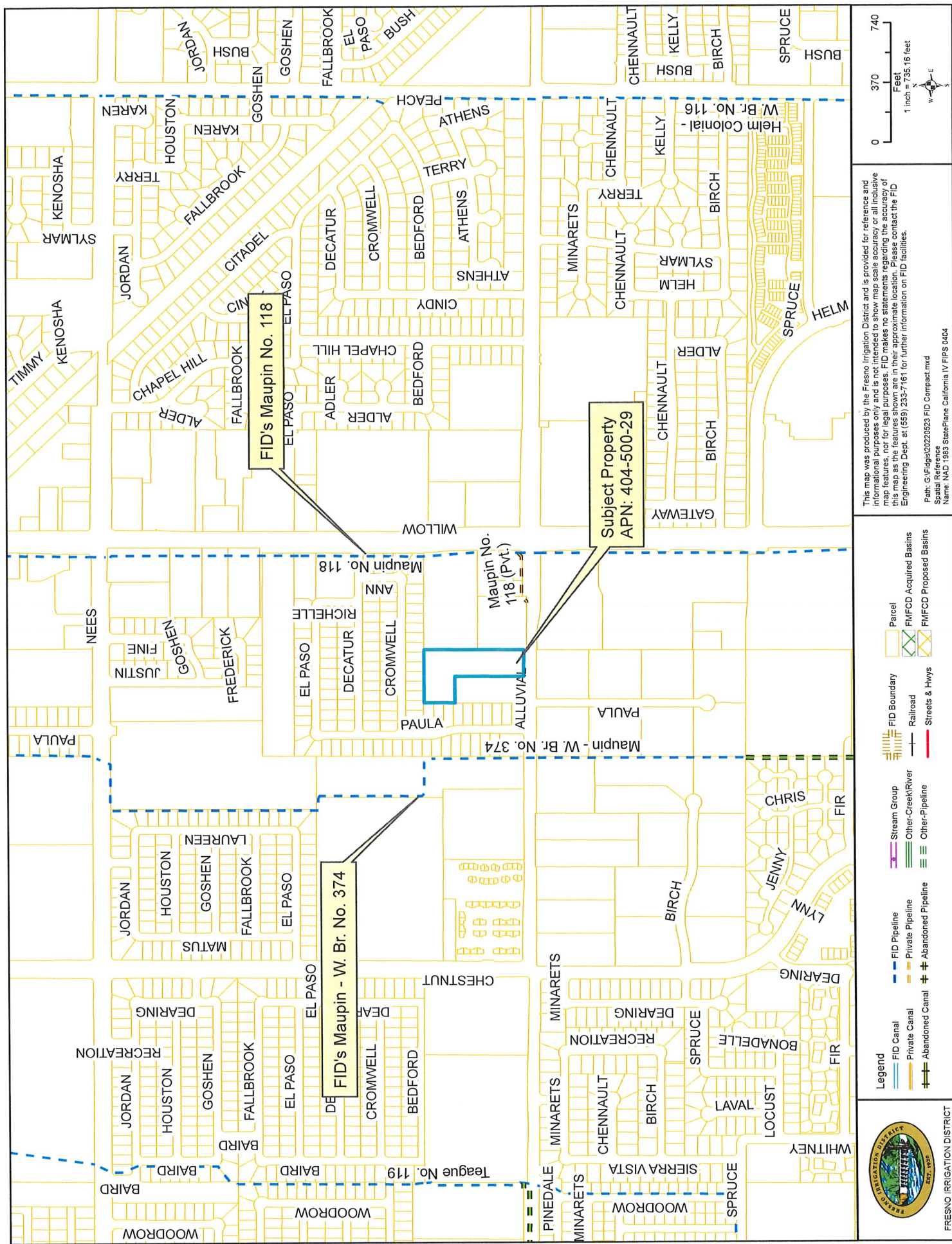
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



June 1, 2022

Robert Holt
City of Fresno
Planning and Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

Project: Planning Application – P22-01629

District CEQA Reference No: 20220654

Dear Mr. Holt:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City). The project consists of 28 multi family dwelling units with parking, swimming pool, pickle ball court and space for cabana on 2.96 gross acres (Project). The Project is located at 2806 East Alluvial Avenue in Fresno, CA (APN 404-500-29).

The District offers the following comments:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-8000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

1a) Construction Emissions

Project construction air emissions are short-term emissions generated from construction activities and are not expected to exceed the District's significance thresholds. To further lessen air quality impacts from construction-related diesel exhaust emissions, the District recommends that the City consider incorporating the below measure into the Project.

Recommended Measure: To reduce impacts from construction-related diesel exhaust emissions, the Project should utilize clean off-road construction equipment, including the latest tier equipment as feasible.

2) On-site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

3) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm>.

4) Charge Up! Electric Vehicle Charger

To support further installation of electric vehicle charging equipment and development of such infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

5) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

5a) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NO_x and PM₁₀ emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 50 residential units. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

5b) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at:

<http://www.valleyair.org/busind/comply/asbestosbuln.htm>.

5c) District Regulation VIII (Fugitive PM₁₀ Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

5d) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6) Potential Air Quality Improvement Measures

The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at:

<http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.

- a. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- b. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- c. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to

or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:

- A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
- A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
- Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
- Neighborhood designed for walking and cycling

7) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Harout Sagherian by e-mail at Harout.Sagherian@valleyair.org or by phone at (559) 230-5860.

Sincerely,

Brian Clements
Director of Permit Services



For: Mark Montelongo
Program Manager



May 31, 2022

Robert Holt
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: P22-01629
TTM 6402 – 15-lot multi-family with 28 units
North side of Alluvial Avenue, West of Willow Avenue
APN: 404-500-29

Dear Robert Holt:

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: *Mountain View Elementary*
Address: *2002 E Alluvial Ave Fresno CA 93720-0100*
Telephone: *(559) 327-7500*
Capacity: *825*
Enrollment: *567 (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

Robert Holt
May 31, 2022
Page 2

2. Intermediate School Information:

School Name: *Granite Ridge Intermediate*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *1512*
Enrollment: *1122 (CBEDS enrollment 2020-21 school year)*

3. High School Information:

School Name: *Clovis North High School*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *2700*
Enrollment: *2442 (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