
DEPARTMENT OF PUBLIC WORKS

TO: Robert Holt
Planning and Development Department

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

DATE: March 13, 2020

SUBJECT: Tentative Tract Map No. 6237; 3326 North Grantland Avenue (APN: 512-141-47) located on the southeast corner of North Grantland and West Dakota Avenues. The Department of Public Works has reviewed the Tentative Tract Map. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.
2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.
 - A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.
 - B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
 - C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.
 - D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
 - E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
 - F. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23 and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.

4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.
2. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

TRAIL REQUIREMENTS

1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.



DATE: February 12, 2020 **Supersedes any previous Conditions**

TO: Robert Holt, Development Services/Planning
Planning and Development Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6237 REGARDING MAINTENANCE REQUIREMENTS (P19-01338)

LOCATION: 3326 North Grantland Avenue
APN: 512-141-47

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

ATTENTION:			
The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for separate processing to the Public Works Department, Traffic Operations and Planning Division prior to final map approval.			
X	CFD Annexation Request Package	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov

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

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

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

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

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

1. The Property Owner’s Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements (“Services”) associated with all new Single-Family developments are the ultimate responsibility

of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

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

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

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

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

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

Management Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690 or ann.lillie@fresno.gov



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

Fire Department

February 27, 2020
Byron Beagles

Comments

1. This is a proposed 116 lot conventional public street subdivision.
2. This project is currently in the County of Fresno, and with annexation will be subject to a fire service transition fee paid to the North Central Fire Protection District.
3. This tract is entirely within the service area of Fire Station 18 which is currently staffed at a temporary fire station. Until construction commences on the permanent station, no occupancy is permitted on any houses within the tract. Construction is scheduled to commence in March of 2020; once construction commences, the condition is rescinded for this tract and any other previously reviewed projects with the same condition.
4. Each lot in the sub-division is subject to the city wide fire service impact fee.
5. Provide public fire hydrants with a minimum of 2 sources of water in accordance with Public Utilities and Fire Dept. requirements for residential subdivisions.
6. Fire hydrants shall be in service on an all-weather road surface with two points of access must be provided and maintained during all phases of construction. With both W. Dakota and N. Grantland being reconstructed, maintaining fire access will need close attention by the developer and consultation with Fire as needed.
7. Install no parking signs per Public Works standards on each curb opposite the median proposed in N. Fair Ave at the intersection with W. Dakota. Also install such signs on both sides of W. Dayton (minimum roadway width needed for parking one side is 28 feet, and 26 feet is proposed) and on the east side on N. Leafwood. These latter signs are temporary pending development of adjacent housing tracts.



&
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Public Utilities – Solid Waste Management

March 4, 2020
Kevin Gray

Comments

General Requirements

1. Tract of Map 6237 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.



DATE: March 4, 2020

TO: Robert Holt
Planning and Development Department

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

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

SUBJECT: Public Works Conditions of Approval
T-6237 (P19-01338)
3326 North Grantland Avenue
GVM Investments / Precision

The Public Works Department, Traffic Engineering 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.

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

1. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
2. When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per Standard Plan **P-97** for review and approval from Public Works.
3. A Traffic Impact Study is required. Comply with the mitigation measure requirements of the Traffic Engineering Manager. This could require additional conditions of approval and/or dedications. Verify conditions prior to final map approval.
4. Dead-end Streets: Identify and provide temporary turn around pavement.
5. Dakota: Revise the cross section to match the Official Plan Line.
6. Grantland: The proposed sidewalk is not at the standard location. Transition the sidewalk at the north and south ends to meet Public Works Standards. (7.5'-6' sidewalk-.5')
7. Leafwood: Revise the right of way in the cross section to Public Works Standards. (7.5'-4' sidewalk-.5'). Provide **13'** on the east side. See below.
8. Dayton: Revise the right of way in the cross section to provide **25'** on the north and **13'** on the south. See below.
9. Local Streets: Identify a pedestrian easement, for all streets with driveway approaches where the distance from the face of curb to right of way is less than **10'**.

General Conditions:

1. Identify all easements on the map.
2. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of 160' offset measured from center line to center line.
3. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
4. The construction of any 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) 621-8681. Encroachment permits must be approved prior to issuance of building permits.
5. Street widening and transitions shall also include utility relocations and necessary dedications.
6. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
7. Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.
8. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
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.

Frontage Improvement Requirements:

Public Streets:

Grantland Avenue: 4-lane Super Arterial

1. Dedication Requirements:
 - a. Dedicate **50'** of property, from center line, for public street purposes, within the limits of this application, per *Public Works Standard P-52* and *P-69*. Center line shall be established per Official Plan Line No. 96-43. (4-lanes per current plan)
 - b. Dedicate a 6' pedestrian easement for the sidewalk at the proposed location. (2' P.E. for standard location.)
 - c. Provide corner cut dedications at all intersections for accessibility ramps.

- d. Relinquish direct access rights to Grantland Avenue from all lots within this subdivision.
2. Construction Requirements:
- a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' pattern. Construct a 6' residential sidewalk per Public Works Standard **P-52**. **A 2' -6' Pedestrian Easement is required for the sidewalk as shown. Identify on the map.**
 - c. Construct **20'** of permanent paving within the limits of this subdivision.
 - d. 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-7** for Arterial Streets. Street lights 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.

Dakota Avenue: Collector

1. Dedication Requirements:
- a. Dedicate **35'- 41'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standards. Center line shall be established per Official Plan Line No. **146**
 - b. Provide corner cut dedications at all intersections for accessibility ramps.
 - c. Relinquish direct access rights to Dakota Avenue from all residential lots within this subdivision.
2. Construction Requirements:
- a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** (adjacent to bus bay) **-12'** residential pattern. (see OPL) Construct a **6'** residential sidewalk per Public Works Standard **P-53**. (**5.5' – 6'** sidewalk **-5'**)
 - b. Construct an **80'** bus bay curb and gutter at the southeast corner of Dakota and Grantland to Public Works Standard **P-73**, complete with a **10'** monolithic sidewalk.
 - c. Construct **20'** of permanent paving (measured from face of curb) within the limits of this sub-division.
 - d. 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** for Collector Streets. Street lights 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.

Leafwood Avenue: Local Collector

1. Dedication Requirements:
- a. West side: Dedicate **30'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.

- b. East side: Dedicate **13'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.
 - c. Provide corner cut dedications at all intersections for accessibility ramps.
2. Construction Requirements:
- a. West Side: Construct **18'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. East Side: Construct **12'** of permanent paving per Public Works Standard **P-50** and a **6"** asphalt concrete dike per Caltrans Standards, within the limits of this application and transition paving as necessary.
 - c. West side: Construct standard curb ramps per Public Works Standard **P-28** and **P-32.**, based on a **20'** radius.
 - d. West Side: Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the *Standard Specification, Section 26-2.11(C)*.
 - e. West Side: Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.

Dayton Avenue: Local

1. Dedication Requirements:
- a. North Side: Dedicate **25'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.
 - b. South Side: Dedicate **13'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.
 - c. Provide corner cut dedications at all intersections for accessibility ramps.
2. Construction Requirements:
- a. North Side: Construct **18'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. South Side: Construct **12'** of permanent paving per Public Works Standard **P-50** and a **6"** asphalt concrete dike per Caltrans Standards, within the limits of this application and transition paving as necessary.
 - c. North side: Construct a standard curb ramps per Public Works Standard **P-28** and **P-32**, based on a **20'** radius.
 - d. North side: Construct concrete curb, gutter and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **7'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the *Standard Specification, Section 26-2.11(C)*.
 - e. North side: Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
 - f. North side: Construct driveway approaches to Public Works Standards **P-4** and **P-6**.

Interior Streets:

1. Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.
2. Provide corner cut dedications at all intersections for accessibility ramps.
3. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
4. Garages: Garage or carport setbacks are recommended to be a minimum of 18' from the back of walk or curb, whichever is greater.
5. Provide a **10'** visibility triangle at all driveways.
6. Design local streets with a minimum of **250'** radius.
7. Local street lengths exceeding **800'** and four way intersections may require traffic calming measures.
8. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**. Identify and provide a temporary turn around.

Specific Mitigation Requirements:

1. The intersection of Grantland and Fedora Avenues shall be designed for right-in and right out turns only.
2. Full offsite improvements adjacent to **APN 512-141-46** shall be required for public health and safety and the orderly development of the surrounding area. Reference "*The Subdivision Map Act*", Chapter 1, Section 66424.6.
3. Construct the intersection of Fair and Dakota to Public Works Standard **P-86** or **P-56**. If constructed to **P-86**, a transition is required from the **60'** right of way to the **50'** right of way streets. No parking is allowed within the limits of the proposed median.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in 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 be not be required to construct the signal but would be required to pay the applicable fee.

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are; constructed at ultimate locations, contained within the build out of the General Plan circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *General Plan, Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable Failure to pay this fee or construct improvements that are credited / reimbursable

with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

1. Dakota Avenue: Install a signal pole with a 150-watt equivalent LED safety light and an oversize street sign to Public Works Standards at the southeast corner of Dakota Avenue and Grantland Avenue.
2. The intersection of **Bryan and Ashlan** shall be signalized to the City of Fresno Standards, complete with left turn phasing, actuation and signal pre-emption. This work is eligible for reimbursement and/or credit against Traffic Signal Mitigation Impact Fees. The applicant shall design the traffic signal and obtain City approval of the plans **prior** to occupancy of the first dwelling unit. The traffic signal installation shall be limited to the following equipment: poles, safety lights, oversize street name sign, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet and all pull boxes, with the following equipment to be delivered to the City of Fresno's Traffic Signal shop for future installation when warrants are met: 2070L controller, mast arms, heads, Opticom discriminator and receivers. Reference the letter from the City Traffic Engineer for timing.

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

Fresno Major Street Impact (FMSI) Requirements:

Grantland Avenue: Arterial (New Growth Area / Regional Street)

1. Dedicate and construct **(2) 12'** travel lanes and a **5'** shoulder (on the east side); **(1) 12'** travel lane and a **5'** shoulder (on the west side) and a raised concrete median island within the limits of this subdivision. Construct a raised concrete median with **250'** left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. If not existing, an additional **8'** dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed.
2. Dedicate and construct **(1) 12'** travel lane and a **5'** shoulder (on the east side); **(1) 12'** travel lane and a **5'** shoulder (on the west side) and a raised concrete median island from Dakota to Ashlan Avenue. Construct a raised concrete median with 250' left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed.

3. If not existing, dedicate sufficient right-of-way and construct additional paving for northbound to southbound U-turns at Grantland / Dakota and Grantland / Ashlan per Public Works Standard **P-66**.

Dakota Avenue: Collector (Growth Area Street)

1. Dedicate and construct **23'** on the south side and **17'** on the north side within the limits of this subdivision. Stripe per approved street plans. If not existing, up to an additional 8' dedication may be required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

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

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Scott L. Mozier, P.E.
Public Works Director

February 20, 2020

Robert Holt, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED APRIL 11, 2018 FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE SOUTHEAST CORNER OF THE DAKOTA AVENUE ALIGNMENT AND GRANTLAND AVENUE
TIS 18-009, P19-01338, TRACT 6237

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Engineering, Inc. for the proposed residential development, “project”, which plans to develop 180 single family dwelling units on southeast corner of the Dakota Avenue alignment and Grantland Avenue. The approximately 30 acre site is being pre-zoned to RS-5 (Residential Single-Family, Medium Density) and is currently vacant.

The TIS evaluated the impacts of the project by analyzing seven (7) intersections and three (3) roadway segments in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 10th Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the current General Plan use and proposed project as shown in the TIS:

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Proposed General Plan Use								
Single Family Dwelling (ITE Code 210)	180DU	1,699	33	100	133	112	66	178
Existing General Plan								
Single Family Dwelling (ITE Code 210)	120 DU	1,133	22	67	89	75	44	119
Apartments (ITE Code 220)	160 DU	1,171	17	57	74	57	33	90
Total		2,304	39	124	163	132	77	209
Difference		-605	-6	-24	-30	-20	-11	-31

DU = dwelling units

Based on the analyses included in the TIS, the study roadway segments are currently operating above the TIZ III level of service (LOS) standard of LOS D and are projected to continue to operate above the TIS III LOS. The intersection of Bryan Avenue at Ashlan Avenue is currently operating at LOS E during the AM peak hour and is projected to continue to do so with the addition of the project. The intersection of Ashlan Avenue at Bryan Avenue is projected to satisfy the Traffic Signal Warrant 3 – Peak Hour during the AM peak hour with the addition of the project.

The analysis included in the TIS show the following locations, by scenario and time period, are projected to operate below the City of Fresno TIZ III LOS D standard and/or satisfy the Traffic Signal Warrant 3 – Peak Hour:

- Near Term Plus Project
 - Bryan Avenue at Ashlan Avenue
 - LOS F - AM peak hour
 - Peak Hour Warrant – AM peak hour
- Cumulative Year 2035 No Project
 - Grantland Avenue at Ashlan Avenue
 - LOS F - AM and PM peak hours
 - Peak Hour Warrant – AM and PM peak hours
 - Bryan Avenue at Ashlan Avenue
 - LOS F – AM peak hour
 - Peak Hour Warrant – AM and PM peak hours
 - Grantland Avenue at Dakota Avenue
 - LOS F – AM peak hour
 - Peak Hour Warrant – AM peak hour
 - Bryan Avenue at Dakota Avenue
 - LOS F - AM and PM peak hours
 - Peak Hour Warrant – AM and PM peak hours
 - Grantland Avenue at Shields Avenue
 - LOS F – AM and PM peak hours
 - Peak Hour Warrant – AM and PM peak hours
 - Grantland Avenue at Clinton Avenue
 - LOS E – AM peak hour
 - Peak Hour Warrant – AM peak hour
- Cumulative Year 2035 Project
 - Grantland Avenue at Ashlan Avenue
 - LOS F - AM and PM peak hours
 - Peak Hour Warrant – AM and PM peak hours
 - Bryan Avenue at Ashlan Avenue
 - LOS F – AM peak hour
 - Peak Hour Warrant – AM and PM peak hours
 - Grantland Avenue at Dakota Avenue
 - LOS F – AM and PM peak hours
 - Peak Hour Warrant – AM peak hour
 - Bryan Avenue at Dakota Avenue
 - LOS F - AM and PM peak hours
 - Peak Hour Warrant – AM and PM peak hours

- Grantland Avenue at Shields Avenue
 - LOS F – AM and PM peak hours
 - Peak Hour Warrant – AM and PM peak hours
- Grantland Avenue at Clinton Avenue
 - LOS E – AM peak hour
 - Peak Hour Warrant – AM peak hour

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

Improvements at the following study intersections are included in the TSMI fee program:

- Ashlan Avenue at Grantland Avenue
- Ashlan Avenue at Bryan Avenue
- Dakota Avenue at Grantland Avenue
- Dakota Avenue at Bryan Avenue
- Shields Avenue at Grantland Avenue
- Clinton Avenue at Grantland Avenue

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee 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, based on vesting rights, prior to issuance of building permits.

4. The proposed project shall pay the \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to Traffic Operations and Planning Division.
5. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Bryan and Ashlan Avenues prior to issuance of the building permit for the 101 dwelling unit. The traffic signal shall be installed at the ultimate and may require the acquisition of right-of-way.
6. The proposed project shall install an all-way stop control at the intersection of Bryan Avenue at Gettysburg Avenue. The intersection shall include school crosswalks and signage.
7. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
8. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations & Planning Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov.

Sincerely,



Jill Gormley, TE
City Traffic Engineer / Traffic Operations & Planning Manager
Public Works Department, Traffic Operations & Planning Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Harman Dhaliwal, PE
Andrew Benelli, Assistant Director
Francisco Magos, Engineering Services Manager
Jason Camit, Chief Surveyor

Public Utilities – Planning & Engineering

March 4, 2020
Kevin Gray

Comments

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 21-inch over size sewer main located in the West Dakota Alignment and a 60-inch sewer trunk located in North Grantland Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
2. All underground utilities shall be installed prior to permanent street paving.
3. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
4. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review.
5. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
6. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
7. Installation of sewer house branch(s) shall be required.
8. Separate sewer house branches are required for each lot.
9. Sanitary sewer connection to the existing Rehabbed 60-inch Trunk shall be required to be constructed by machine coring and epoxy coating the area of the 60-inch Trunk.

10. Street work permit is required for any work in the Right-of-Way.
11. Abandon any existing on-site private septic systems.
12. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 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 #39.
3. Wastewater Facilities Charge (Residential Only)
4. Trunk Sewer Charge: Grantland



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

Public Utilities – Water

March 5, 2020
Robert Diaz

Comments

1. The proposed development is in Growth Area 1.
2. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
3. Installation of a 16-inch water main (including installation of City fire hydrants) in North Grantland Avenue from West Ashlan Avenue south across the project frontage.
4. Installation of a 16-inch water main (including installation of City fire hydrants) in the West Dakota Avenue alignment from North Dakota Avenue east to North Hayes Avenue.
5. Installation of a 16-inch water main (including installation of City fire hydrants) in North Hayes Avenue from the West Dakota Avenue alignment north to West Ashlan Avenue.
6. Separate water services with meter boxes shall be provided to each lot.
7. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
8. 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.
9. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
10. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

The water supply requirements for this project are as follows:

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

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

File No. 210.45

Page 1 of 5

PUBLIC AGENCY

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

DEVELOPER

MICHAEL BLAS, PRECISION CIVIL ENGINEERING
1234 "O" STREET
FRESNO, CA 93721

PROJECT NO: 6237

ADDRESS: 3326 N. GRANTLAND AVE.

APN: 512-141-33, 512-141-47

SENT: 3/11/2020

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
CD	\$15,744.00	NOR Review	\$1,240.00 To be paid prior to release of District comments to Public Agency and Developer.
CG	\$363,337.00	Grading Plan Review	\$3,460.00 Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$379,081.00		Total Service Charge: \$4,700.00	

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 2/28/21 based on the site plan submitted to the District on 2/11/20 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. 6237

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 5

FR TRACT No. 6237

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 MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

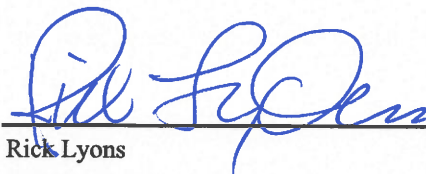
Page 3 of 5

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.
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.

FR
TRACT
No. 6237



Peter Sanchez
District Engineer



Rick Lyons
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 5

CC:

JEFF ROBERTS, ASSEMI GROUP, INC.

1396 W. HERNDON AVE.

FRESNO, CA 93711

DOMINIC MIRELES, PRECISION CIVIL ENGINEERING, INC.

1234 "O" STREET

FRESNO, CA 93721

FR TRACT No. 6237

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

Page 5 of 5

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. FR TRACT 6237

Name / Business MICHAEL BLAS, PRECISION CIVIL ENGINEERING

Project Address 3326 N. GRANTLAND AVE.

Project APN(s) 512-141-33, 512-141-47

Project Acres (gross) 28.83

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Description	Qty	Unit	Price	Amount

Storm Drain Facilities Cost Sheet
15" Concrete Pipes \$79.00 LF
18" Concrete Pipes \$83.00 LF
24" Concrete Pipes \$94.00 LF
30" Concrete Pipes \$111.00 LF
36" Concrete Pipes \$131.00 LF
42" Concrete Pipes \$152.00 LF
48" Concrete Pipes \$178.00 LF
54" Concrete Pipes \$217.00 LF
60" Concrete Pipes \$255.00 LF
66" Concrete Pipes \$301.00 LF
72" Concrete Pipes \$347.00 LF
84" Concrete Pipes \$388.00 LF
96" Concrete Pipes \$420.00 LF
15" Jacked Pipes \$555.00 LF
18" Jacked Pipes \$608.00 LF
24" Jacked Pipes \$687.00 LF
30" Jacked Pipes \$766.00 LF
36" Jacked Pipes \$846.00 LF
42" Jacked Pipes \$898.00 LF
48" Jacked Pipes \$951.00 LF
54" Jacked Pipes \$1,031.00 LF
60" Jacked Pipes \$1,110.00 LF
66" Jacked Pipes \$1,216.00 LF
72" Jacked Pipes \$1,374.00 LF
84" Jacked Pipes \$1,533.00 LF
Manholes \$4,600.00 EA
Inlets & Laterals \$4,450.00 EA
Outfalls \$11,500.00 EA
Canal Outfalls \$15,000.00 EA
Basin Excavation \$0 75 CY
IMPROVEMENTS ADJACENT TO BASIN
Fence, Pad, and Gate \$20.00 LF
Mowstrip \$20.00 LF
Arterial Paving \$82.00 LF
Local Paving \$53.00 LF
Curb and Gutter \$30.00 LF
Sidewalk \$60.00 LF
Sewer Line \$30.00 LF
Water Line \$31.00 LF
Street Lights \$65.00 LF
Pump Station/Intake \$500,000.00 EA

FR TRACT No. 6237

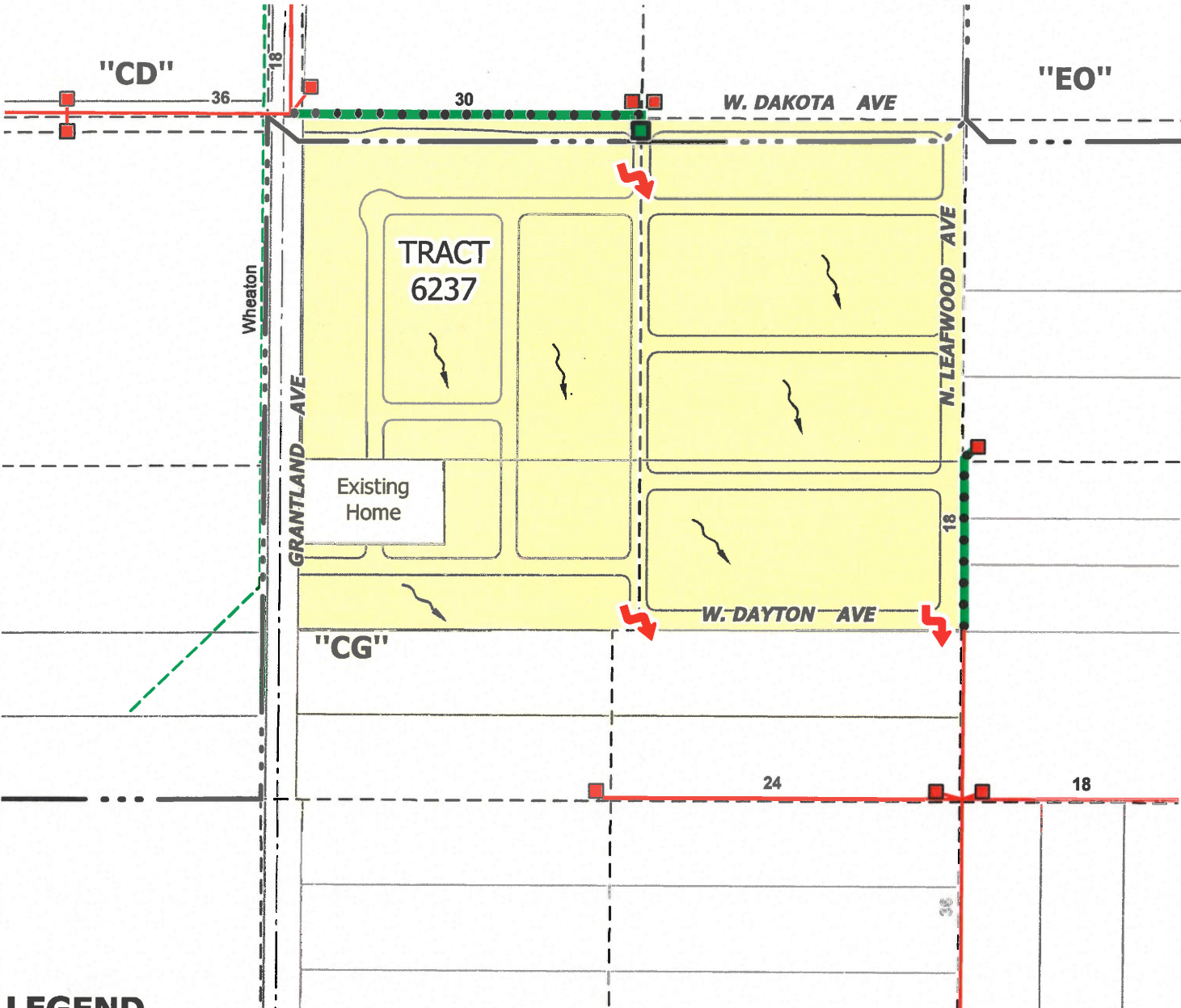
Estimated Construction Cost _____

Fee equals lesser of

375.00 plus 3% of the estimated construction costs _____ Total (300.00 gross per acre) **\$8,649.00**

Amount Due _____

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



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Future Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Existing FID Facilities
- Direction Of Drainage
- Limits Of Tract 6237
- Major Storm Breakover



TRACT 6237
DRAINAGE AREAS "CD" & "CG"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS
EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City/County or District.

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

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

Tract 6237 shall not block the historical drainage pattern of the existing home to remain within the related project. The developer shall verify and/or provide improvements to the satisfaction of the District that runoff from the existing home has the ability to surface drain to adjacent streets.

Development No. Tract 6237



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

Fresno County Environmental Health

February 21, 2020
Public Health

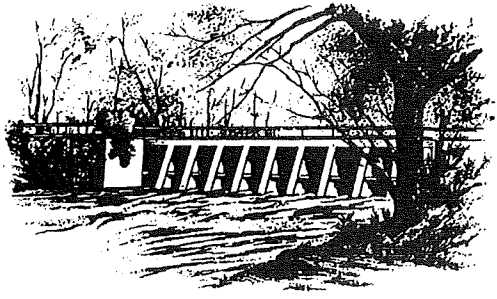
Comments

1. Construction permits for the proposed project 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 project 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. Should a public swimming pool/spa be proposed, then 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 shall also apply for and obtain a permit to operate a public swimming pool/spa 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. If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they 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. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5. The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code and the Fresno County Ordinance Code.

6. 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.
7. 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 Certified Unified Program Agency at (559) 600-3271 for more information.

The following comments pertain to the demolition of existing structure(s):

1. Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
2. In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
3. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
4. If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structure(s), then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
 - a. California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - b. United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - c. State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

May 21, 2019

Jarred Olsen
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application Rezone P18-01089
N/E Shields and Grantland avenues

Dear Mr. Olsen:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application Rezone P18-01089 for which the applicant proposes to redesignate approximately 19.55-acres of land designated for medium residential and 9.77-acres of land designated for high density residential to 29.32- acres designated medium-low residential, APNs: 512-141-33, 46, 47 . FID has the following comment:

1. FID does not own, operate or maintain any facilities on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, a private facility known as the Wheaton No. 518 runs southerly along the west side of Grantland Avenue just west of the subject property. FID's records indicate this private facility is active and should be treated as such. FID can supply the City with a list of known users upon request.
3. FID is concerned that the proposed development may negatively impact local groundwater supplies. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

G:\Agencies\FresnoCity\Plan Amendment\P18-01089.doc

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

Jarred Olsen
Re: P18-01089
May 21, 2019
Page 2 of 2

4. 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 should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

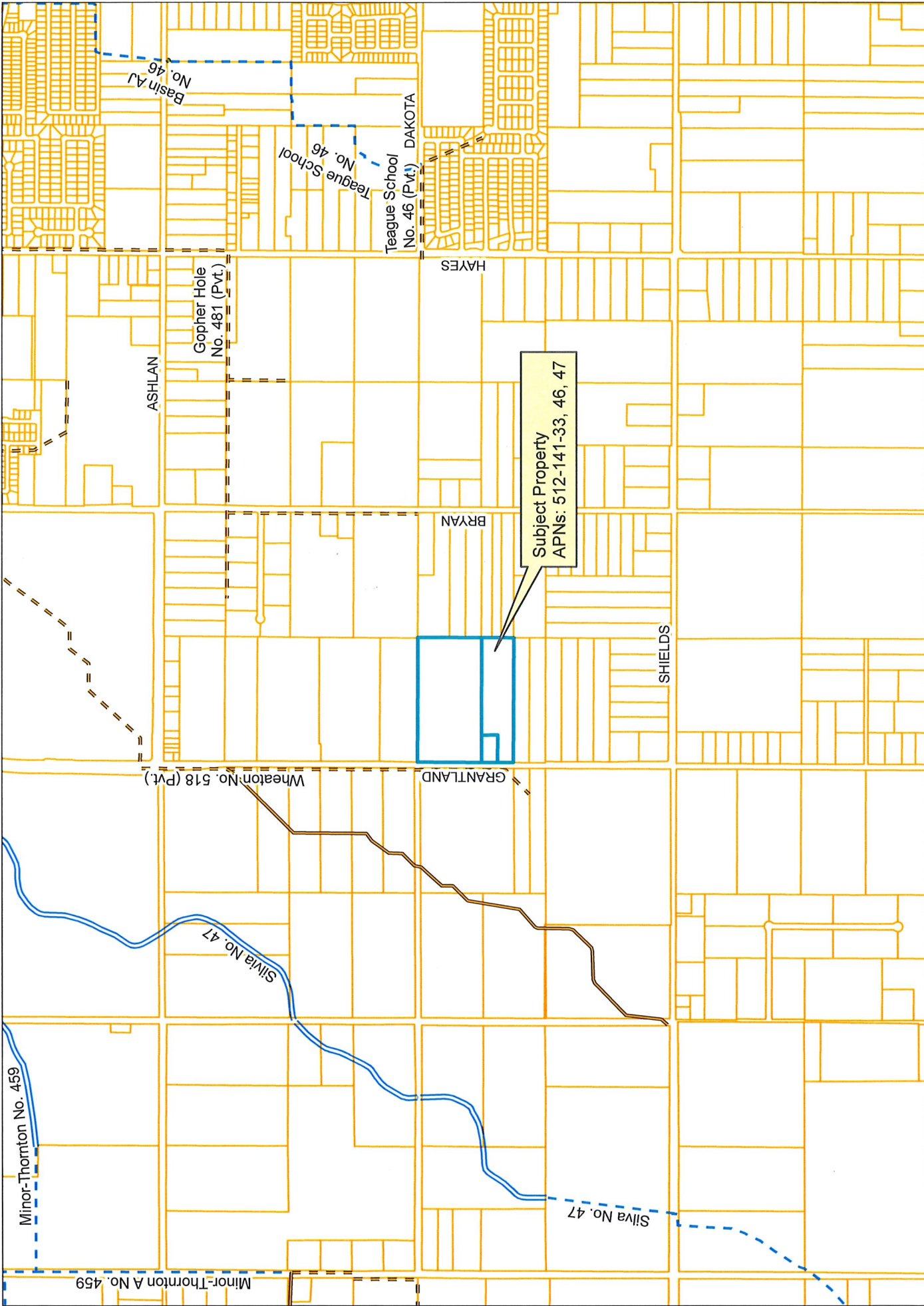
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Legend

- Parcel
- Stream Group
- FID Pipeline
- FID Canal
- Abandoned Canal
- Other-Creek/River
- Other-Pipeline
- Private Pipeline
- Private Canal
- Abandoned Pipeline
- FMFCD Acquired Basins
- FMFCD Proposed Basins
- FID Boundary
- Railroad
- Streets & Hwys

0 625 1,250 Feet
1 inch = 1,267.31 feet

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FRESNO IRRIGATION DISTRICT
1875 N. G ST. • FRESNO, CA 93703

May 31, 2019

Jarred Olsen
City of Fresno
Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

**Project: P18-01089, Re-designate and pre-zone 29.32 acres to
Medium-Low Density Residential**

District CEQA Reference No: 20190633

Dear Mr. Olsen:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above proposing to re-designate approximately 19.55 acres of land designated for Medium Density Residential and 9.77 acres of land designated for High Density Residential to Medium-Low Density Residential and pre-zone 29.32 acres from Rural Residential to Residential, Single Family, Medium-Low Density (Project). The re-designation and pre-zone will not have an impact on air quality. However, if approved, future development will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions. The District offers the following comments:

1. Future development may require further environmental review and mitigation. Referral documents for those projects should include a project summary detailing, at a minimum, the land use designation, project size, and proximity to sensitive receptors and existing emission sources.
2. District Rule 9510 (Indirect Source Review) is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees.

Future individual development project(s) within the Project would be subject to District Rule 9510 (Indirect Source Review) if (1) upon full build-out the project would receive a project-level discretionary approval from a public agency and would equal or exceed any one of the applicability thresholds below for example, or (2) would equal or exceed any of the applicability thresholds in section 2.0 of the rule:

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) 230-6000 FAX: (559) 230-6061

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

- 50 dwelling units
- 2,000 square feet of commercial space;
- 25,000 square feet of light industrial space;
- 100,000 square feet of heavy industrial space;
- 20,000 square feet of medical office space;
- 39,000 square feet of general office space; or
- 9,000 square feet of educational space; or
- 10,000 square feet of government space; or
- 20,000 square feet of recreational space; or
- 9,000 square feet of space not identified above

District Rule 9510 also applies to any transportation or transit development projects where construction exhaust emissions equal or exceed two (2.0) tons of NO_x or two (2.0) tons of PM₁₀.

In the case the individual development project(s) are subject to District Rule 9510, an Air Impact Assessment (AIA) application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

District staff is available to provide assistance with determining if future individual development projects will be subject to Rule 9510, and can be reached at (559) 230-6000 or by email at ISR@valleyair.org.


3. Individual development projects may also be subject to the following District rules: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
4. The above list of rules is neither exhaustive nor exclusive. 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 Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
5. 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 call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet
Director of Permit Services



 Brian Clements
Program Manager

AM: sy



**CENTRAL UNIFIED SCHOOL DISTRICT
FACILITY PLANNING**

4605 N. Polk Avenue · Fresno, CA 93722

Phone: (559) 274-4700 · Fax: (559) 275-0394

Joseph Martinez, Director, Facility Planning
Tatum Toste, Facilities Planning Manager
John Rodriguez, Construction Projects Coordinator

March 4, 2020

ATTN: Robert Holt, Planner III
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

Subject: Re-designate 29.32 acres to Medium-Low Density
3326 N Grantland Fresno, CA 93722
P18-01089 and P19-01338

This letter is in response to the proposed re-zone of medium- high density dwelling units to medium-low density residential dwelling units at 3326 N. Grantland, TTM no. 6237. The District has reviewed the requests concerning the above referenced development and currently has no intention of pursuing this property for a school site in our Facilities Master Plan.

The proposed development, at maximum density of 6 units per acre, will produce approximately 175 dwelling units. The current accumulated student generation rate for Central Unified School District is approximately 0.713. The breakdown per grade level is as follows:

Grade Level	Units	Generation Rate	Students Generated	School of Attendance
K-6	175	.39	68	Harvest Elementary School
7-8	175	.112	20	Glacier Point Middle School
9-12	175	.211	37	Central High School

The assumed 175 unit development, in conjunction with the Districts 0.713 current student generation rate, will produce approximately 125 students. Of those 125 students, 68 will be in the K-6 grade level, 20 will be in the 7-8 grade level, and 37 will be in the 9-12 grade level. With the Districts current attendance area boundaries students from this development will be attending Harvest Elementary School, Glacier Point Middle School, and Central High School. Attendance area boundaries are utilized to balance enrollment and are therefore subject for change.



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Impacts from the proposed single family development may result in the need for additional classroom(s). The Districts current Developer Fee Rates fall under Level II at \$5.16 per square foot for residential developments and \$.61 per square foot for commercial developments. Developer Fees are assessed annually are subject to change based on factors that impact growth within the District.

Should you need further information or have any questions, please contact me by phone (559) 274-4700 ext. 63100 or by email tatumtoste@centralusd.k12.ca.us.

Regards-

Tatum Toste
Central Unified School District
Facilities Planning Manager