

Exhibit L



DATE: July 8, 2024

TO: John George, Planner III
Planning and Development Department

THROUGH: Jill Gormley, TE, Assistant Director
Public Works Department, Traffic and Engineering Services

FROM: Angela Reis, Chief Engineering Technician
Public Works Department, Traffic Planning Section

SUBJECT: Public Works Conditions of Approval
T-6432 / P23-02255 a 44-lot single family subdivision / private unit development
260 S Peach
Golden State Developers, LLC / Precision Civil Engineering

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.

General Conditions:

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Right of way: All right-of-way "outside" of the subdivision border shall either be acquired **prior** to recordation of Final Map, or a deposit equal to the value of the right-of-way and an estimate of the City staff time necessary to acquire the right-of-way shall be submitted **prior** to recordation of the Final Map.
3. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval **prior** to recordation of the Final Map. Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
4. Sidewalks shall not exceed a 5% longitudinal slope. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
5. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from centerline to centerline.
6. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of *City Administrative Order 8-1*, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report

shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.

7. Encroachment Covenants: The construction of any private overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
8. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
9. 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.
10. Private Irrigation Pipe: If not abandoned, all piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Services Division for review and approval and provide an encroachment covenant for all crossings, if applicable.
11. Backing onto a major street: Backing onto a major street is prohibited.
12. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
13. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard P-6*.
14. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
15. Provide an entry gate detail on the map with dimensions.
16. When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per *Public Works Standard P-97* for review and approval from Public Works, if applicable.
17. Identify all easements on the map.
 - Local Streets: If constructed **42'** or **50'**, a **1'** pedestrian easement is required on streets with driveway approaches.

Frontage Improvement Requirements:

Public Streets:

Peach Avenue: 4-Lane Arterial

1. Dedication Requirements:
 - a. If not existing, dedicate a corner cut for public street purposes at the intersection of Peach Avenue and Private Street C.
 - a. Relinquish direct access rights to Peach Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
 - b. Construct standard curb ramps per *Public Works Standards* at all intersections.
 - Entry: **R=20', P-29, P-32**
 - c. Construct an underground street lighting system to *Public Works Standard E-1 and E-7A, E-7B*, within the limits of this subdivision. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in *Section 3-3.17* of the *City Specifications and Standard Drawings E-15, E-17 and/or E-18* or as approved by the City Engineer.
 - d. Site Plan approval of a street type approach per *Public Works Standard P-77* is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. If grades are not sufficient, construct to *Public Works Standard P-1, P-2, P-3, P-4 and P-6*.
 - e. Remove existing driveway approaches not identified for utilization as noted on the map and 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.

Interior Streets: Private

1. Entry Gate: Provide a minimum of **50'** from the proposed gate to the back of walk, for vehicle stacking and provide for an onsite turnaround. Where the entry is divided, each side shall provide for a minimum opening of 16' each. Where it is not divided, the gate shall be a minimum of 20' wide.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **12'** visibility triangle at all driveways.

Specific Mitigation Requirements:

Within the subdivision border-

1. Relinquish direct vehicular access rights to:
 - a. the north property line of lot 1.
2. The intersection of:
 - a. Peach and Private Street C shall be limited to right-in and right-out turns.

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 **Infill Area**; therefore, pay all applicable 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.



DATE: July 8, 2024

TO: John George, Planner III
Planning and Development Department

FROM: Adrian Gonzalez, Supervising Engineering Technician
Public Works Department, Land Planning & Subdivision Inspection Section

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT
MAP NO. 6432 REGARDING MAINTENANCE/SERVICE REQUIREMENTS (P23-02255)

LOCATION: 260 South Peach Avenue
APN: 463-140-01

The Public Works Department, Land Planning & Subdivision Inspection Section, 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, Land Planning & Subdivision Inspection Section prior to final map approval.			
X	CFD Annexation Request Packages (CFD 11 and 18)	Adrian Gonzalez	(559) 621-8693 Luis.Gonzalez@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.**

2. The Property Owner's Services Requirements

The recurring expenditures related to Public Safety Services, police and fire safety/protection/suppression ("Services"), provided by the City that are associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 18 ("CFD No. 18").

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

- The services to be funded, in whole or in part, by the District include all direct and incidental costs related to providing for the funding of public safety services within the area of the District.

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

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, Land Planning & Subdivision Inspection Section 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.
- c. The Property Owner may petition the City of Fresno to request annexation to CFD No. 18 by completing and submitting an Annexation Request Package to the Public Works Department, Land Planning & Subdivision Inspection Section for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Land Development.
 - **Proceedings to annex the final map to CFD No. 18 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 18 are not subject to change and after acceptance for processing.**

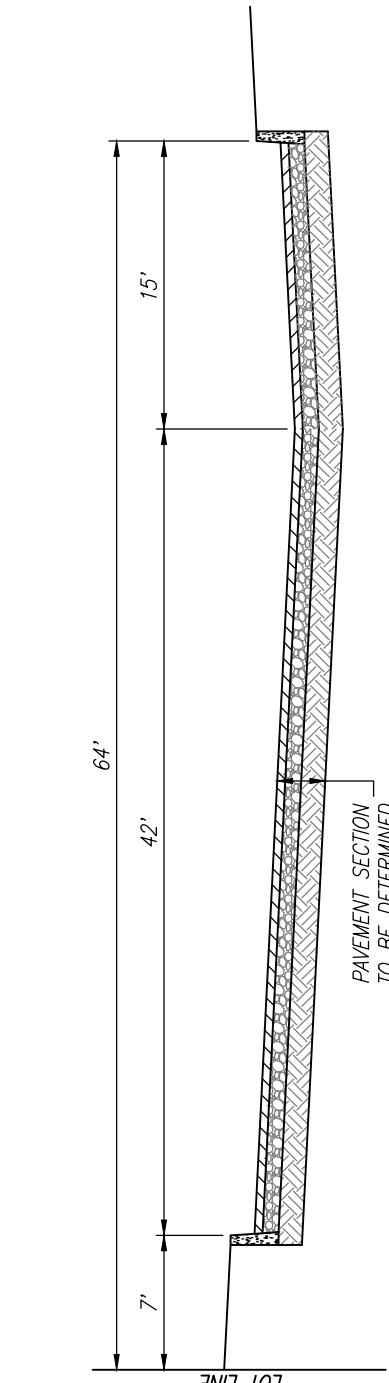
For questions regarding these conditions please contact Adrian Gonzalez at (559) 621-8693 or Luis.Gonzalez@fresno.gov

ABBREVIATIONS	
AC	ASPHALT CONCRETE (PAVEMENT)
BW	BACK OF WALK
EG	EDGE OF GUTTER
FL	FLOWLINE
GB	GRADE BREAK
GRD	GROUND
LE	LANDSCAPE EASEMENT
ORFC	OFFICIAL RECORDS FRESNO COUNTY
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB

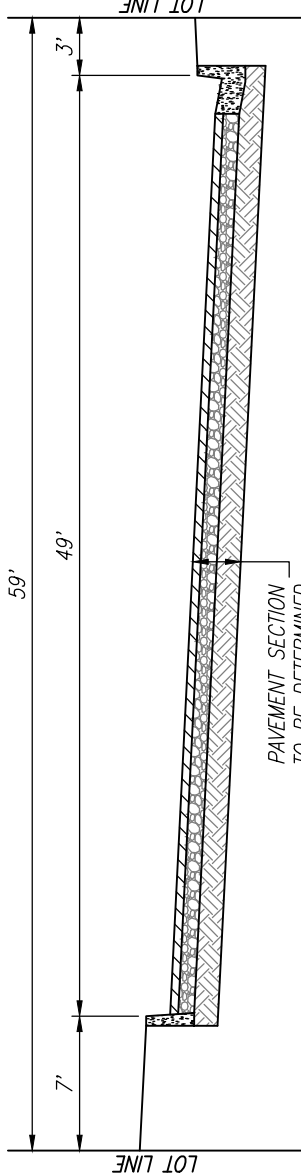
SYMBOLS

GRANTED TO THE CITY OF FRESNO
EASEMENT FOR PUBLIC STREET PURPOSES GRANTED BY COUNCILMAN-AT-LARGE
RECORDED JULY 14, 2010, DOCUMENT NO. 2010-080802, ORFC

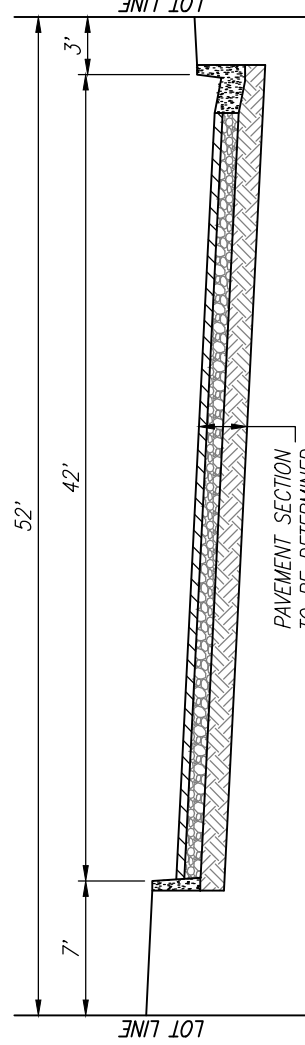
- WATER VALVE
- WATER METER
- ELECTRICAL MANHOLE
- ELECTRICAL RISER
- MAILBOX
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PULLBOX
- TRAFFIC SIGNAL PULLBOX
- STREETLIGHT
- SIGN
- TREE STUMP
- EXISTING TREE (SIZE WAKES)
- WAIVER OF DIRECT ACCESS
- SUBJECT PROPERTY BOUNDARY
- SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING SANITARY SEWER MAIN



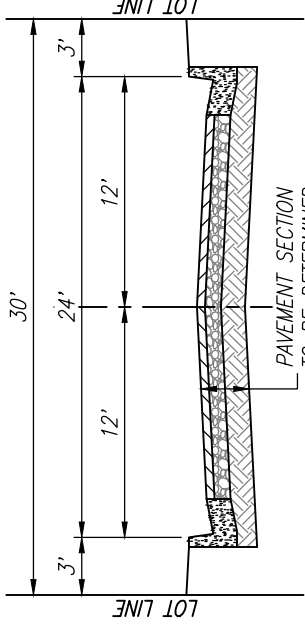
PRIVATE STREET C
NOT TO SCALE
LOOKING NORTH



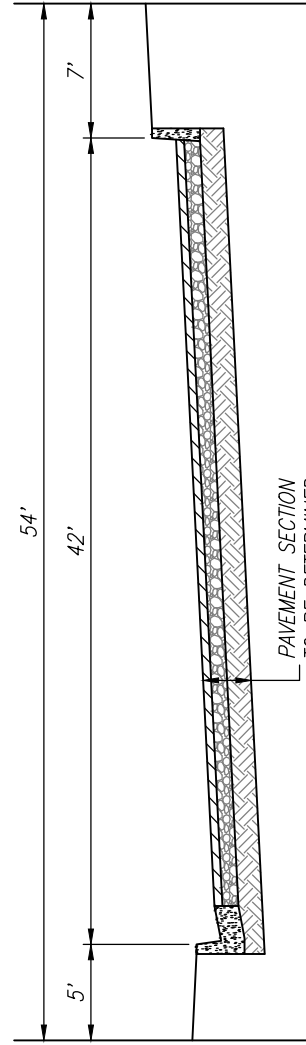
PRIVATE STREET C
NOT TO SCALE
LOOKING NORTH



PRIVATE STREET C
NOT TO SCALE
LOOKING NORTH



PRIVATE STREETS A & B
NOT TO SCALE
LOOKING EAST

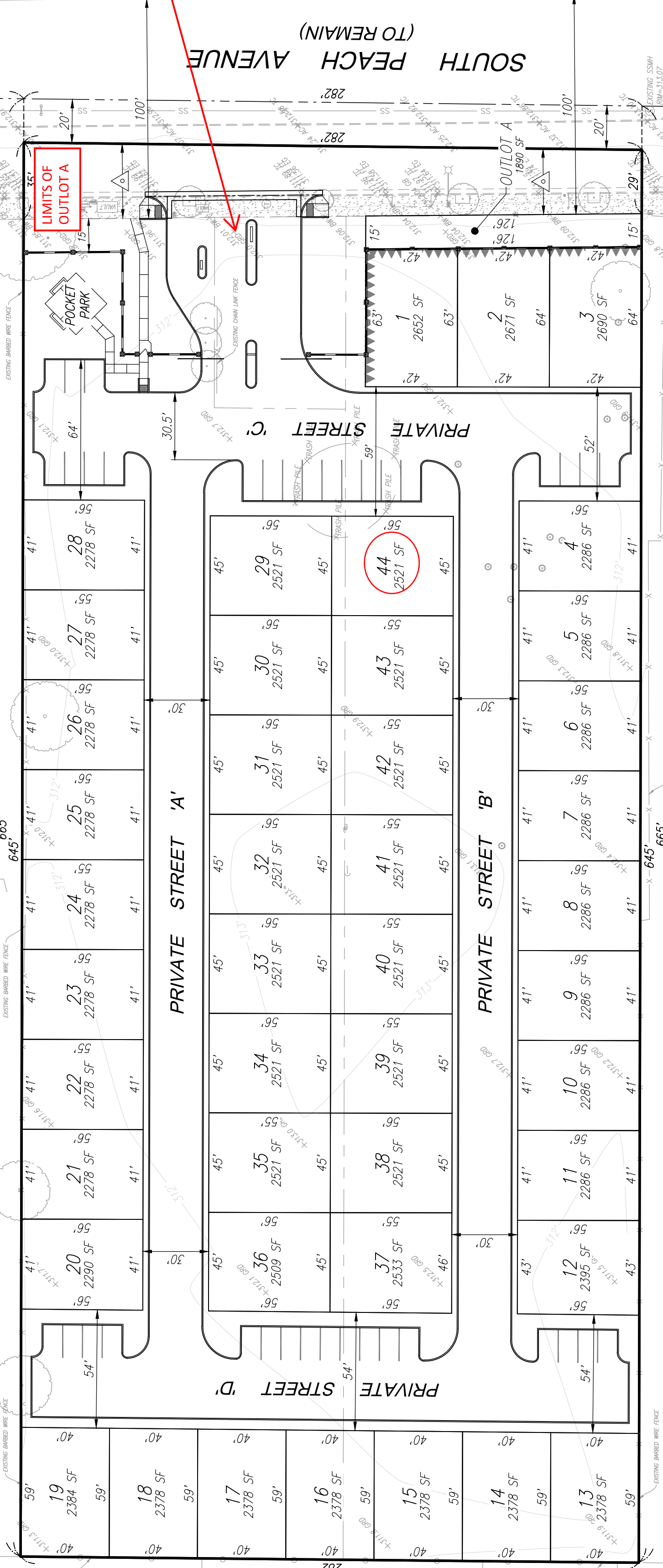


PRIVATE STREET D
NOT TO SCALE
LOOKING NORTH

EAST TULARE AVENUE

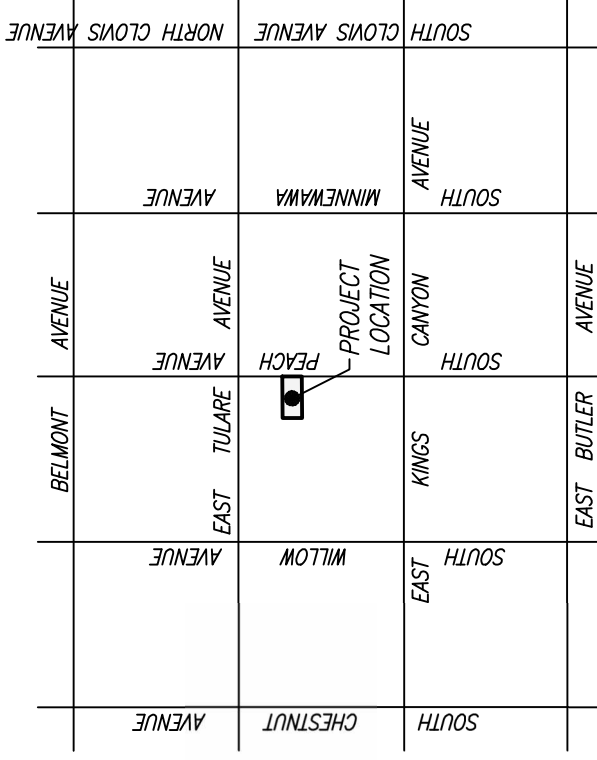
EAST 1/4 CORNER OF SECTION 6-14,21

RS-5 SINGLE FAMILY RESIDENTIAL
(CITY OF FRESNO)

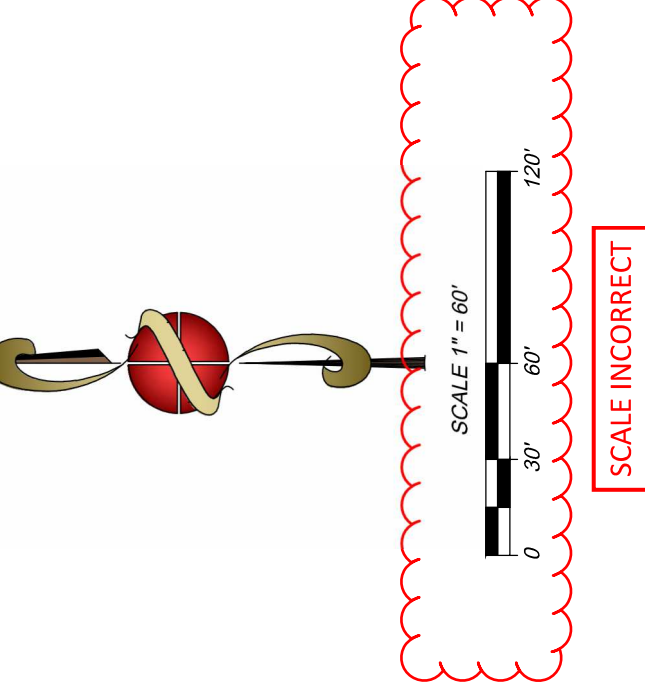


AL20 - LIMITED AGRICULTURE
(COUNTY OF FRESNO)

RA NB - SINGLE FAMILY RESIDENTIAL/AGRICULTURE
(COUNTY OF FRESNO)



VICINITY MAP
NOT TO SCALE



PROVIDE GATE
DETAIL WITH
DIMENSIONS

GENERAL NOTES:

- ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
- EXISTING ZONING IS R-1 (FRESNO COUNTY).
- THE EXISTING USE OF THE PROPERTY IS AGRICULTURE.
- THE EXISTING USE OF THE PROPERTY IS AGRICULTURE.
- SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO.
- SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO.
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR THE PROPOSED SUBDIVISION TO BE AGRICULTURE.
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR THE PROPOSED SUBDIVISION TO BE AGRICULTURE.
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR THE PROPOSED SUBDIVISION TO BE AGRICULTURE.
- ALL PUBLIC UTILITIES (POLE, SDC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALKS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- DEVELOPER TO CONSTRUCT 6-FOOT DECORATIVE WALL AT THE BACK OF THE LANDSCAPE.
- THIS TRACT IS NOT WITHIN THE RIGHT OF WAY OF ANY HIGHWAY, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.

ADDITIONAL NOTES:

- OUTLOT A IS TO BE DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE AND PEDESTRIAN PURPOSES.
- ALL EXISTING ADJACENT AGRICULTURAL UTILITIES TO BE UNDERGROUND AND POLES TO BE REMOVED.
- WATER MAIN TO BE CONNECTED
- SEWER MAIN TO BE CONNECTED
- STORM DRAIN MAIN TO BE CONNECTED

LEGAL DESCRIPTION

4.418 ACRES IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT Diablo BASE AND MERIDIAN

OWNERS/SUBDIVIDER

GOLDEN STATE DEVELOPERS, LLC
680 P STREET, SUITE 210
FRESNO, CALIFORNIA 93721

APPL. NO. P23-02255 EXHIBIT A-1 DATE 06/10/2024
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

APPL. NO. P23-02255 EXHIBIT A-2 DATE

REVISED

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

THE VINCENT COMPANY

ARCHITECTS, INC.

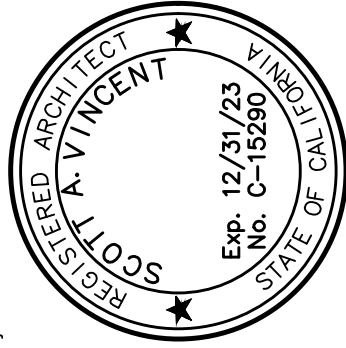
1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions

Date

PROPOSED PLANNED DEVELOPMENT FOR:
GOLDEN STATE DEVELOPERS, LLC.
680 "P" STREET
FRESNO, CALIFORNIA 93721



Project Architect:

Issues:

DESIGN REVIEW

PLAN CHECK

BACK CHECK

PERMITS

CONSTRUCTION

AS BUILT

Date:

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

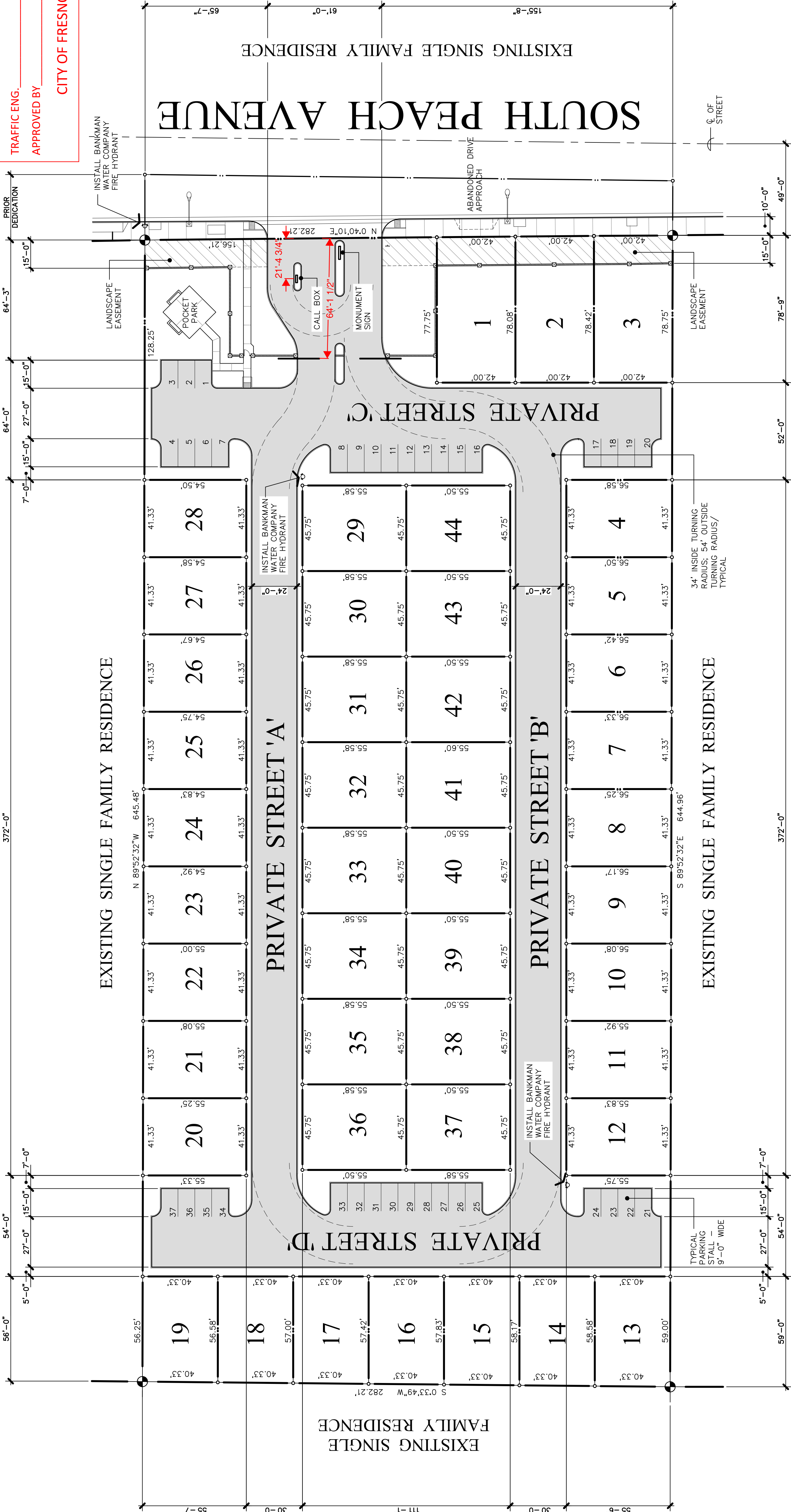
Project Name: GOLDEN STATE
FRESNO, CALIFORNIA

Project Number: 0210102
Plot Date: 05.10.23

Sheet Number:

CP1

Sheets

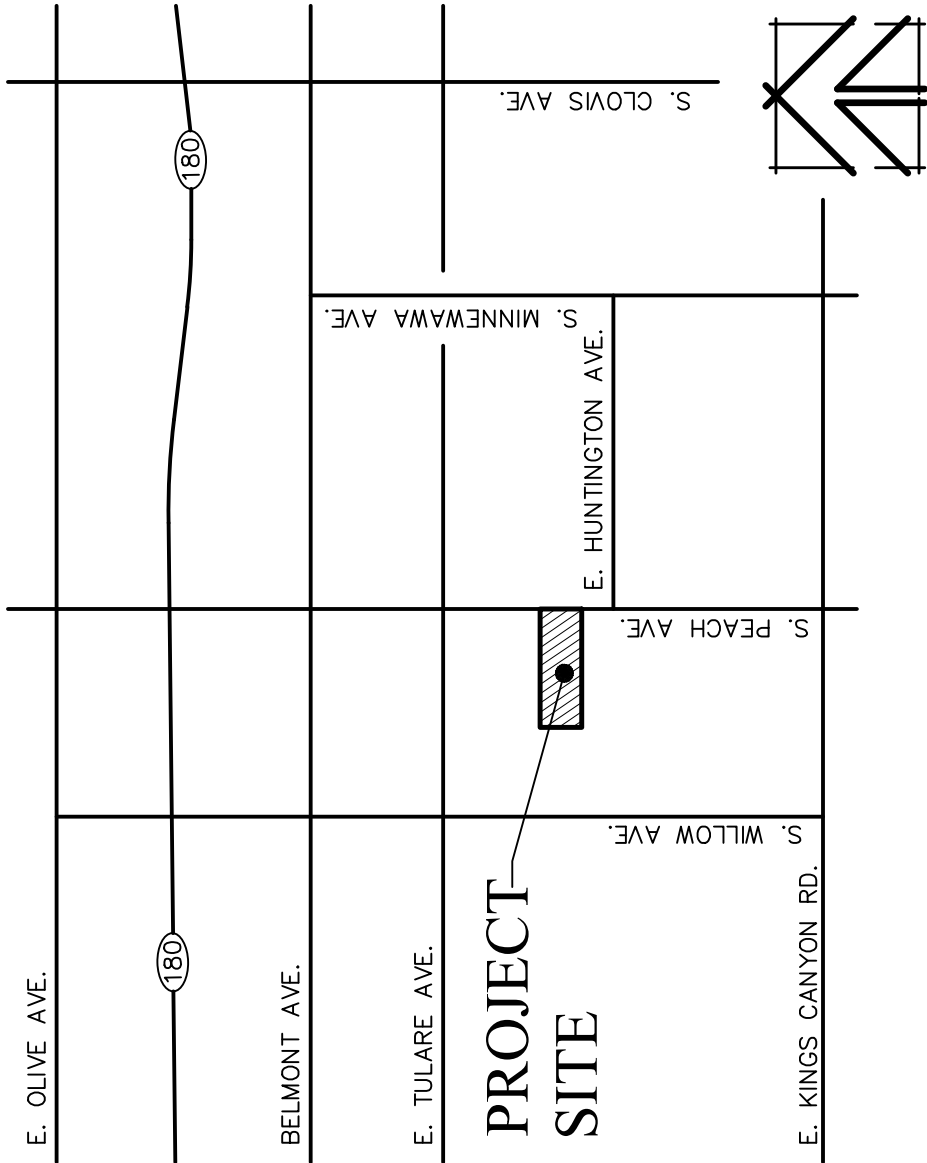


CONCEPT MAP EXHIBIT

1" = 30'-0"

OPERATIONAL STATEMENT

PROJECT STATISTICS:		PROJECT CHARACTERISTICS:		ENVIRONMENTAL IMPACTS:	
a. PROJECT DEVELOPER:	GOLDEN STATE DEVELOPERS, LLC 680 P STREET, SUITE 210 FRESNO, CALIFORNIA 93721 559.497.9000	k. PROPOSED USE	44 UNIT MARKET RATE SINGLE-FAMILY DETACHED RENTAL RESIDENTIAL DEVELOPMENT	THIS PROJECT WILL REQUIRE THE PROCESSING OF AN APPLICATION FOR THE 10TH EDITION OF THE ITE TRIP GENERATION MANUAL, WHICH INDICATES THE A FACTOR OF 10.0 TRIPS PER UNIT WILL BE GENERATED BY SINGLE-FAMILY RESIDENTIAL UNITS, WITH 0.96 PEAK MORNING TRIPS PER UNIT AND 0.96 PEAK AFTERNOON TRIPS. THESE LEVELS INDICATE TRIP UNITS PRO GENERATED TO TOTAL TRIPS PER DAY. THESE LEVELS ARE BELOW THE THRESHOLDS FOR ANALYSIS OF VEHICLE MILES TRAVELED (VMT) OR FOR REQUIRING THE PREPARATION OF A TRAFFIC IMPACT STUDY.	
b. PROJECT LOCATION:	EAST SIDE OF NORTH PEACH AVENUE SOUTH OF EAST TULARE AVENUE, FRESNO, CA	l. ADJACENT USES	RESIDENTIAL (RS-1 DESIGNATION) RESIDENTIAL (RS-1 DESIGNATION) RESIDENTIAL (RS-1 DESIGNATION) RESIDENTIAL (RS-1 DESIGNATION)	THE PROJECT WILL CONSIST OF 44 SINGLE-FAMILY DETACHED FRAMED BUILDINGS UTILIZING THREE BEDROOM TWO AND ONE-HALF BATH AND FOUR BEDROOM TWO AND ONE-HALF BATH UNITS. THESE BUILDINGS WILL INTEGRATE AN ARCHITECTURAL THEME INTENDED TO BLEND WITH RECENTLY BUILT PROJECTS FOUND IN THE NEIGHBORHOOD, INCLUDING A MIX OF ROOFS, ADDITIONAL ACCENTS WILL BE ADDED TO THE BUILDINGS ELEVATIONS THROUGH THE ADDITION OF PANELS UTILIZING ALTERNATE FINISHES AND TEXTURES, AND THE USE OF ACCENT COLORS ON THE ELEVATIONS TO BREAK WALL SURFACES AND ADD INTEREST.	
c. CURRENT PROJECT ADDRESS(ES)	302 SOUTH PEACH AVENUE FRESNO, CALIFORNIA 93727	m. PROPOSED UNIT MIX:	24 UNITS 20 UNITS	AS INDICATED ON THE TYPICAL SITE PLAN, EACH INDIVIDUAL RESIDENTIAL UNIT WILL BE PROVIDED WITH A COVERED OUTDOOR PATIO AND FENCED REAR YARDS TO PROVIDE APPROXIMATELY 500 SQUARE FEET OF OPEN SPACE PER UNIT.	
d. ASSESSOR'S PARCEL(S)	463-140-01, 02 & 03	n. PARKING PROVIDED:	90 STALLS 37 STALLS 127 STALLS 2.89 STALLS PER UNIT	THIS PROJECT WILL GENERATE 450 TOTAL TRIPS PER DAY. 43 TRIPS PER UNIT WILL BE GENERATED BY SINGLE-FAMILY RESIDENTIAL UNITS. THIS TRANSLATES TO APPROXIMATELY 25,500 SQUARE FEET OF PRIVATE RECREATION SPACE, WHICH TRANSLATES TO SIXTEEN PERCENT (16%) OF THE TOTAL SITE AREA.	
e. PARCEL SIZES:	1. ORIGINAL PARCEL SIZE 174,240 SF / 4.00 ACRES 2. PREVIOUS DEDICATION 13,940 SF / 0.32 ACRES 3. TOTAL PROPOSED SITE SIZE 160,300 SF / 3.68 ACRES	o. SITE COVERAGE:	55,224 SF (34.5%) 43,814 SF (27.3%) 61,262 SF (38.2%)	THE PROJECT WILL BE PROVIDED WITH PUBLIC ACCESS FROM SOUTH PEACH AVENUE, AND WILL BE GATED FOR PROJECT SECURITY. IN ORDER TO MINIMIZE MAINTENANCE OF THE GATE OPERATORS, THE GATES WILL BE OPEN DURING DAYLIGHT HOURS (GENERALLY FROM 7:00 AM TO 7:00 PM). VISITORS CAN ACCESS THE SITE THROUGH THE USE OF A CALL BOX (LOCATED IN A PULL-OUT TO ALLOW FOR THROUGH TRAFFIC OF RESIDENTS) CONNECTED TO THE RESIDENTIAL UNITS. EMERGENCY VEHICLE ACCESS WILL BE PROVIDED AS REQUIRED BY CITY OF FRESNO FIRE DEPARTMENT STANDARDS. PARKING WILL INCLUDE 37 STALLS AND 90 STALLS PROVIDING AN OVERALL PARKING RATIO OF OVER 2.89 STALLS PER UNIT.	
f. COMMUNITY PLAN	ROOSEVELT	p. SITE DENSITY	12.00 UNITS PER ACRE 11.96 UNITS PER ACRE		
g. GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL (COUNTY DESIGNATION)	1. ALLOWED DENSITY (PER RS-5 DISTRICT) 2. PROPOSED DENSITY (44 UNITS / 3.68 NET ACRES)			
h. CURRENT ZONING:	R-1 SINGLE FAMILY RESIDENTIAL (COUNTY DESIGNATION)				
i. CURRENT USE:	VACANT				
j. PROPOSED ZONING:	RS-5 MEDIUM RESIDENTIAL, SINGLE-FAMILY (MULTI-FAMILY ALLOWED)				



VICINITY MAP



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: August 13, 2025

TO: JUAN LARA – Planner III
Planning & Development Department – Current Planning

FROM: DENISE SORIA, MSCE, PE, Licensed Professional Engineer
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: UPDATED DPU CONDITIONS OF APPROVAL FOR P23-02255
TENTATIVE TRACT MAP 6432 – APNs 463-140-01 THROUGH 463-140-03 (cross-reference P23-02269)**

Background

The Project is located in an unincorporated section of Fresno County, within the City of Fresno's Sphere of Influence. Vesting Tentative Tract Map (VTTM) No. 6432 pertains to the subdivision of a property into 44-lot single-family residential development with private streets.

The DPU Conditions of Approval for P23-02255 were previously dated July 5, 2025. These DPU Conditions of Approval dated August 13, 2025, provide editorial and/or clarifying changes to the Conditions of Approval dated July 5, 2025.

This entitlement (DPU Conditions of Approval) is contingent upon the Project being annexed into the City of Fresno.

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way. Contact the Department of Public works at DPWPermits@fresno.gov or (559) 621-8800 for an encroachment/street work permit.
5. All underground utilities shall be installed prior to permanent street paving.

6. **Attached to these DPU Conditions of Approval is a preliminary review of the VTTM for the Project (as such VTTM was available on Accela as of the date of these Conditions of Approval). Final Map review will be conducted after an update based on these and other conditions for the Project.**

Water Service Requirements and Water Supply Requirements

1. The Project is located within the Bakman Water District service area. It is anticipated that Bakman Water Company will provide **water** services (potable water and fire protection) to the Project. The applicant should contact Bakman Water District for water conditions and/or restrictions.
2. Destroy any existing on-site well(s), **if any**, in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California Department of Water Resources, and City of Fresno Public Works Standard Drawing **W-45** and Standard Specifications Section **32**. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.

Sewer Service Requirements

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

1. On-site sanitary sewer utilities in private streets within the gated Project shall be private to be operated and maintained by the applicant.

Note: As depicted on the Map Exhibit uploaded to Accela on June 10, 2024, the Project will consist of private streets and gates at the entrance of the development.

2. Sanitary sewer utilities in public streets shall be City of Fresno utilities to be operated and maintained by the City.
3. All sanitary sewer mains shall be extended within the Project to provide service to each lot.
4. Installation of separate sewer service branch(es) to each lot shall be required.
5. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property.
6. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

Note: According to aerial images from 1992 to 2005, there were residential structures on APNs 463-140-02 and 463-140-03. DPU's Utilities Planning and Engineering Division's records do not indicate the former residential structures were connected to the City's sewer system.

Sanitary Sewer Fees

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

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

Solid Waste Service Requirements

This location (Tact Map 6432) will be serviced as a Single-Family Residential property with Basic Container Service. Each unit will receive 3 containers to be used as follows: 1 (one) Gray container for solid waste, 1 (one) Green container for green waste, and 1 (one) Blue container for recyclable material.

1. Provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around in accordance with Public Works Standard Drawing **P-34**.
2. Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide per Public Works Standard Drawing **P-34**.
3. The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing **P-34**.

Note: As currently depicted on the Map Exhibit uploaded to Accela on June 10, 2024, the locations of lots 3, 13, and 19 exceed the maximum 45-foot back-up distance allowed for a solid waste vehicle. The Map Exhibit shall be revised to meet the safe back up limit for solid waste vehicles. Alternatively, a covenant will be required for the following lots. The covenant will require that lots in question place their solid/green/recyclable waste containers in front of the adjacent lot on service days in accordance with City of Fresno and Solid Waste Division standards.

- i. Lot 3: place containers in front of lot 2
 - ii. Lot 13: place containers in front of lot 14
 - iii. Lot 19: place containers in front of lot 18
4. On solid waste service collection days provide access to gates by 5:30 AM. Alternatively, provide a lock box with key, remote control access, or access code

(same as for the Fire Department).

Other Information

As-built drawings for utilities in the right-of-way may be requested by submitting a filled-out Information Request Intake Form to dpu.plan@fresno.gov.

Attachments: DPU Redlines dated August 13, 2025
 Information Request Intake Form

VESTING TENTATIVE SUBDIVISION MAP FOR TRACT NO. 6432

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA

SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE	SOURCE OF TELEPHONE
MEDIUM DENSITY RESIDENTIAL	SBC
SOURCE OF WATER	ASSESSOR'S PARCEL NUMBERS
CITY OF FRESNO	463-140-01, 463-140-02, 463-140-03
SOURCE OF SEWAGE DISPOSAL	SITE AREA
CITY OF FRESNO	GROSS AREA = ±4.18 ACRES / NET AREA = ±3.97 ACRES
SOURCE OF ELECTRICITY	NUMBER OF LOTS
PG&E	44
SOURCE OF GAS	DENSITY
PG&E	11 UNITS PER ACRE
SOURCE OF CABLE TV	MINIMUM LOT SIZE
COMCAST	2278 SQUARE FEET

GENERAL NOTES:

1. ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
2. EXISTING ZONING IS R-1 (FRESNO COUNTY).
3. PROPOSED ZONING IS R-5 (CITY OF FRESNO).
4. THE EXISTING USE OF THE PROPERTY IS VACANT.
5. SOURCE OF WATER SUPPLY SHALL BE THE CITY OF FRESNO.
6. SOURCE OF SEWER DISPOSAL SHALL BE THE CITY OF FRESNO.
7. SITE AREA IS ±4.18 ACRES (GROSS), ±3.97 ACRES (NET).
8. ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
9. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES SUCH AS 32 NORTH/SOUTH FACING LOTS (73% OF TOTAL LOT COUNT).
10. ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
11. ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
12. DEVELOPER TO CONSTRUCT 6-FOOT DECORATIVE WALL AT THE BACK OF THE LANDSCAPE EASEMENT ALONG THE REAR OF LOTS 1, 2, 3, 29 AND 30.
13. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
14. NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.

ADDITIONAL NOTES:

OUTLOT A IS TO BE DEDICATED TO THE CITY OF FRESNO FOR LANDSCAPE AND PEDESTRIAN PURPOSES.

ALL EXISTING ABOVE-GROUND ELECTRICAL UTILITIES TO BE UNDERGROUND AND POLES TO BE REMOVED.

WATER MAIN TO BE CONNECTED

SEWER MAIN TO BE CONNECTED

STORM DRAIN MAIN TO BE CONNECTED

LEGAL DESCRIPTION

±4.18 ACRES IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN

OWNER/SUBDIVIDER

GOLDEN STATE DEVELOPERS, LLC
680 P STREET, SUITE 210
FRESNO, CALIFORNIA 93721

APPL. NO. P23-02255 EXHIBIT A-1 DATE 06/10/2024

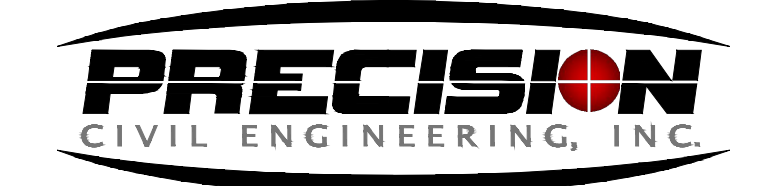
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PREPARED BY:



1234 O STREET, FRESNO, CA. 93721
(559) 449-4500 FAX: (559) 449-4515

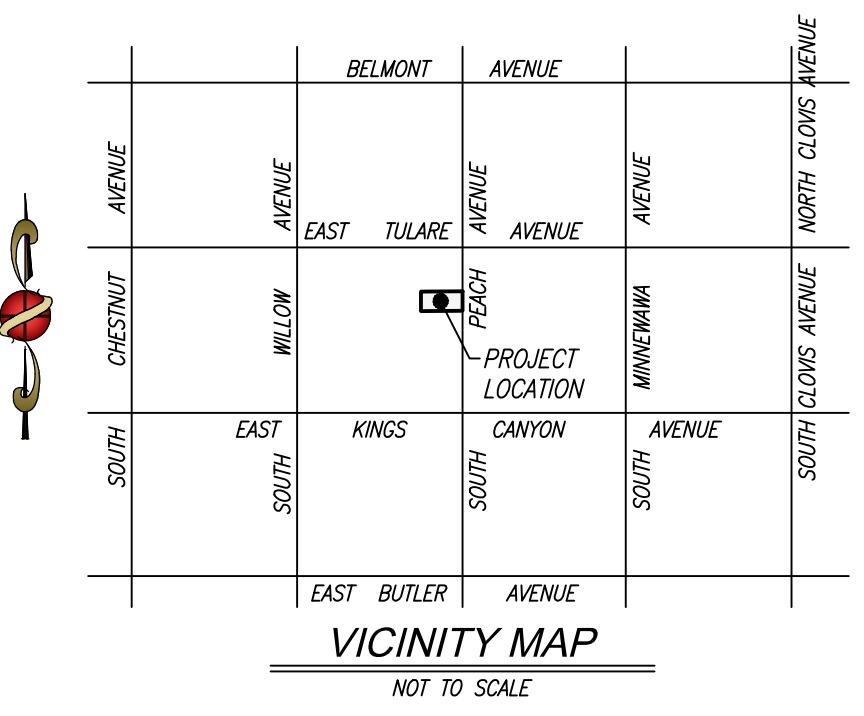
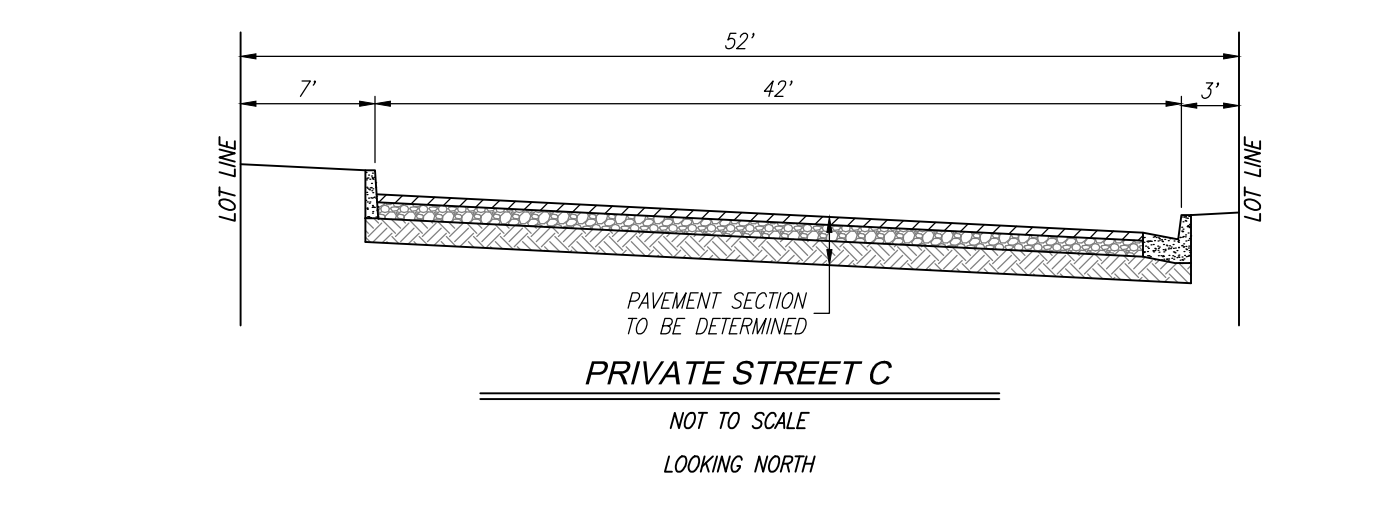
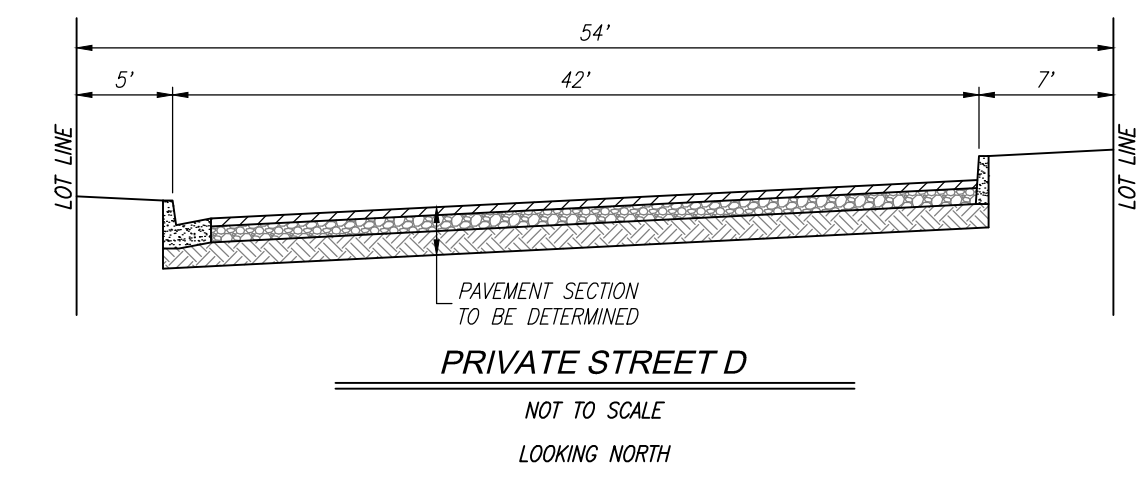
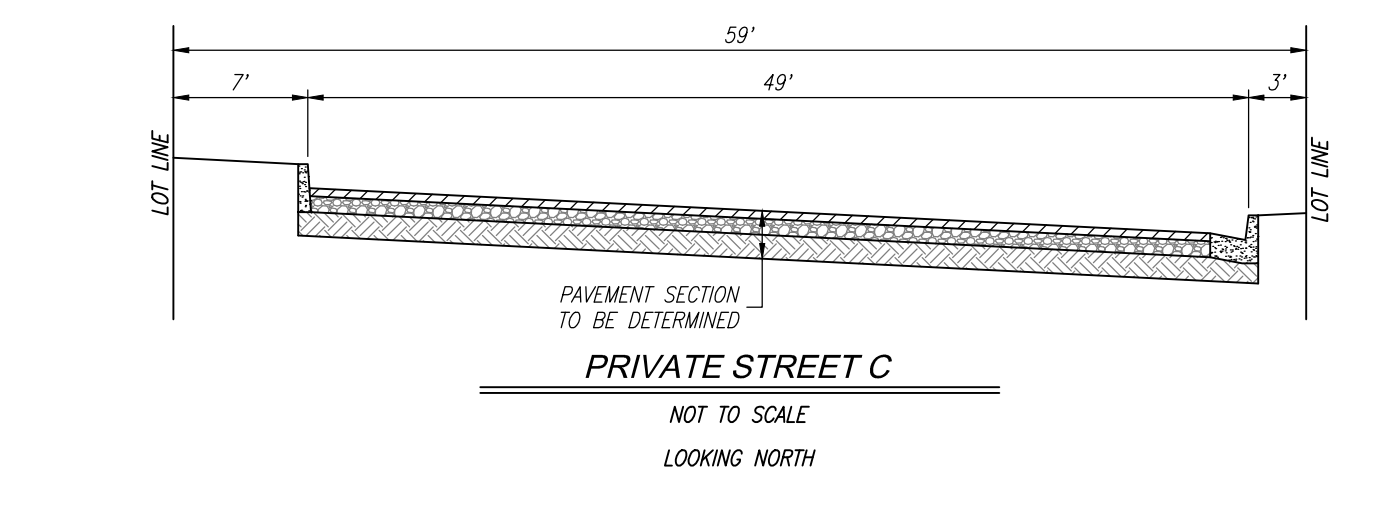
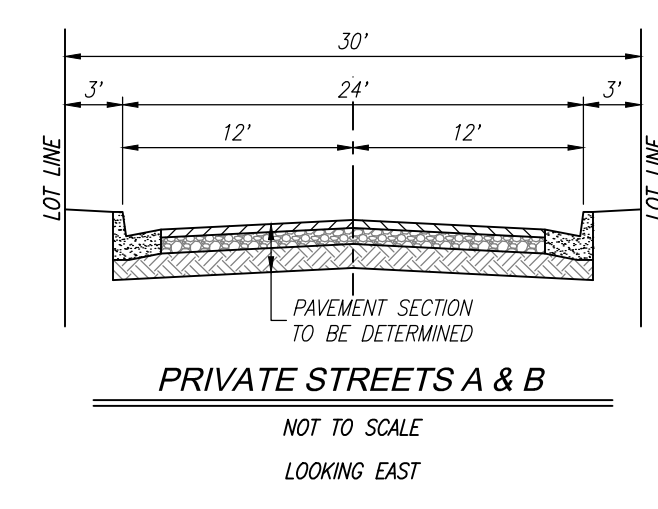
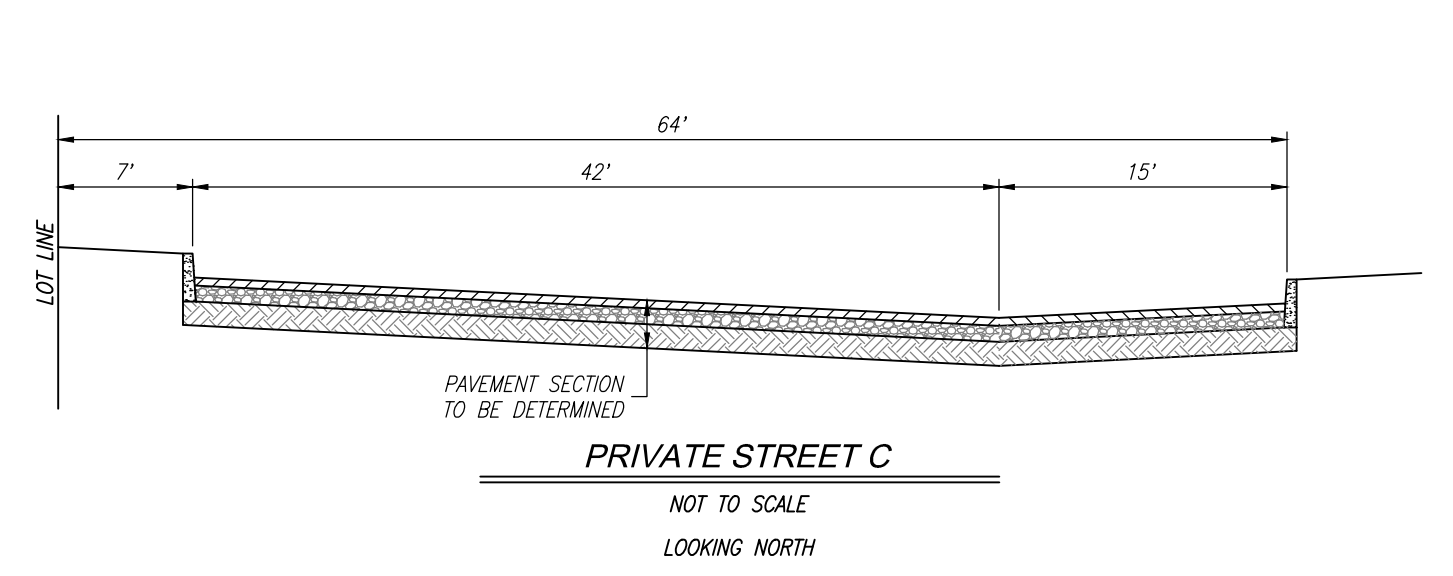
PREPARED ON:
JANUARY 27, 2023
PCE JOB NO. 22-054

ABBREVIATIONS

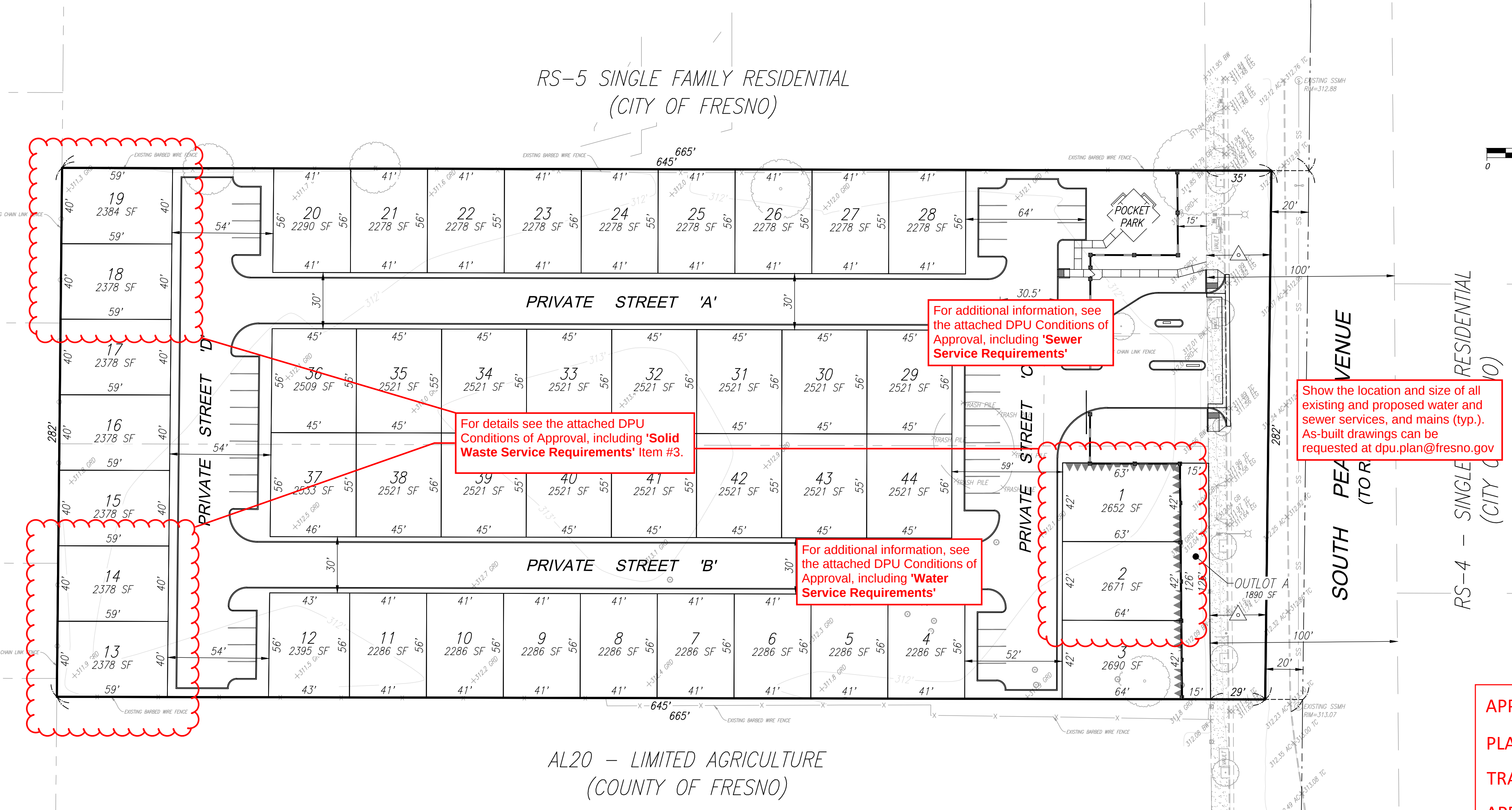
AC	ASPHALT CONCRETE (PAVEMENT)
BW	BACK OF WALK
EG	EDGE OF GUTTER
FL	FLOWLINE
GB	GRADE BREAK
GRD	GROUND
LE	LANDSCAPE EASEMENT
ORFC	OFFICIAL RECORDS FRESNO COUNTY
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB

SYMBOLS

	EASEMENT FOR PUBLIC STREET PURPOSES GRANTED TO COUNTY OF FRESNO, RECORDED JULY 14, 2010, DOCUMENT NO. 2010-0089092, ORFC
	BACKFLOW PREVENTOR
	WATER VALVE
	WATER METER
	ELECTRICAL MANHOLE
	ELECTRICAL RISER
	MAILBOX
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE PULLBOX
	TRAFFIC SIGNAL PULLBOX
	STREETLIGHT
	SIGN
	TREE STUMP
	EXISTING TREE (SIZE VARIES)
	WAIVER OF DIRECT ACCESS
	SUBJECT PROPERTY BOUNDARY
	SECTION LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING SANITARY SEWER MAIN



EAST TULARE AVENUE



For additional information, see the attached DPU Conditions of Approval, including 'Sewer Service Requirements'

For details see the attached DPU Conditions of Approval, including 'Solid Waste Service Requirements' item #3.

For additional information, see the attached DPU Conditions of Approval, including 'Water Service Requirements'

Show the location and size of all existing and proposed water and sewer services, and mains (typ.). As-built drawings can be requested at dpu.plan@fresno.gov



FIRE DEPARTMENT

MEMORANDUM

DATE: June 19, 2024

TO: ROBERT HOLT, Supervising Planner
Planning & Development Dept/Current Planning

FROM: Justin H. Beal, Fire Prevention Engineer
Fresno Fire Department

SUBJECT: TENTATIVE TRACT MAP COMMENTS – TRACT MAP 6432 - P23-02255

The Fresno Fire Department has the following comments related to the above-mentioned project.

1. *This is a 44-lot proposed subdivision with new private streets. There are no relevant Public Works Standards for the private streets shown on the plan and these should be required to be placed on the map prior to any final approval of this map. FFD staff are unable to determine if there will be any on-street parking restrictions.*
2. *These lots are within the City of Fresno / Fresno Co. Fire Protection District "Station 15" contract service area, and all parcels are within the fire 4-minute response time.*
3. *These lots are within the extended service area (between 2 and 3 miles) of Fire Station 15 and there are no development restrictions related to fire department emergency services response.*
4. *Any lots proposed for annexation to the City of Fresno have the potential to increase call volume related to fire and emergency medical incident response. Within this area, the Fire Department can currently meet the projected demands for emergency response service. The overall effect of future development on service delivery can assume that calls for service and response times will likely increase as a denser population develops; this will be monitored closely as development occurs in this area. Increased service demand may necessitate the need for additional staffing and fire apparatus at the impacted, existing fire stations. Additional Fire Prevention Division staff will also be required to maintain existing levels of service for inspections of new buildings during construction, and maintenance inspections after buildings are constructed.*

MEMORANDUM

Robert Holt, Supervising Planner

Subject: Tract 6342 / P23-02255

June 19, 2024

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5. *Each of the lots shown on the map are currently in the County and will have to be annexed to the City of Fresno. Payment of a fire service transition fee to the Fresno County Fire Protection District may be required.*
6. *Each lot will be subject to the citywide fire service delivery impact fee. Each lot will be subject to the city-wide fire protection impact fee paid to the Planning and Development Department. UGM Fee Requirements & Development restrictions related to fire services can be found in the Fresno Municipal Code.*
7. *All buildings are sited so that all building openings are within 650 feet (450 feet max driving distance, plus 200 feet of hose pull) of the property entrance drive approach. Allowing for a single point of access per FFD Policy 403.002.*
8. *Prior to final map approval, the permit applicant must note that a Public Works approved "NO OUTLET" sign will be installed on the entrance gate.*
9. *Prior to final map approval, the permit applicant must designate all fire lanes. These fire lane designations shall include marking details to include red curbs and NO PARKING FIRE LANE in 3 in white letters 50 feet on center as required by fire department policy and the California Vehicle Code (CVC).*
10. *Prior to final map approval, the permit applicant must note that a CVC §22658 Fire Lane/Towaway warning sign will be installed at the entrance drive approach.*
11. *Prior to final map approval, the permit applicant must note that a graphic address directory will be provided at the driveway per Development Policy G-002.*
12. *On the proposed map, there is a divided drive entrance but there are no gate, road, or curblin dimensions shown. Divided drives, gates, etc. must comply with fire department policy prior to final map approval.*
13. *Since this location is equipped with electric gates, Click-2-Enter and Fire X1 bypass hardware, etc. will be required. Electric gates must also be equipped with a battery backup.*
14. *Click-2-Enter installation requires a separate permit from the Fire Department issued to the gate installation contractor.*
15. *No phasing of construction has been proposed by developer.*
16. *Under "General Notes" water service is shown as the City of Fresno. This must be confirmed and coordinated prior to any final approval of this map as this area may be serviced by the Bakman Water Co.*
17. *There are no COF water mains in this area of S. Peach.*

MEMORANDUM

Robert Holt, Supervising Planner

Subject: Tract 6342 / P23-02255

June 19, 2024

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18. *Compliant hydrant spacing is shown. Bakman Water Co. and FFD compliant fire hydrants shall be installed per fire department requirements for residential subdivisions. Each hydrant shall provide a minimum fire flow of 1500 gpm at a residual pressure of 20 psi with two points of water main connection.*
19. *Fire hydrants must be inspected and in service (approved) prior to the delivery of combustible material to the location.*
20. *There is no COF water main in S. Peach in this area, and no water mains are shown on the plans.*
21. *Fire hydrants shall be in service, and compliant all-weather access shall provided, and maintained during all stages of construction.*
22. *Dwelling units require an NFPA 13D residential fire sprinkler system supplied from the domestic water supply to each dwelling unit.*
23. *It is the permit applicant's obligation to confirm and comply with all fire & life safety provisions per '22 CFC §106.2.3 3*
24. *With 30 foot wide drive aisles, fire lanes are required to be identified throughout the subdivision. With no parking permitted outside of approved designated parking stalls.*
25. *Required fire lanes shall be designated by painting the curb red (top and side) and stenciling "Fire Lane No Parking" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "Fire Lane" in 3-inch white letters at least every 50 feet.*
26. *Signs may be used in conjunction with, or in lieu of, curb painting. The curbside signs should be at a minimum:*
 1. *The sign should be at a minimum of 12 x 18 inch with a white reflective background.*
 2. *The sign should read "FIRE LANE NO PARKING" in minimum 3-inch red letters.*
 3. *Signs should be placed at the beginning and end of the designated fire lane and be at 50 foot intervals. Directional arrows should be placed on the signs to indicate the extent and direction of the fire lanes (----->, <-----, <-----).*
 4. *Signs should be set at least 18 inches but not more than 24 inches from the curb and must have a finished height of 7 feet to the bottom of the sign when adjacent to sidewalks.*
 5. *Signs should not be obstructed by landscaping or street fixtures and should be readily visible from a vehicle.*
27. *In addition, In order to comply with CVC, Section 22658 requirements allowing towing from private property, signs shall be installed at all public*

MEMORANDUM

Robert Holt, Supervising Planner

Subject: Tract 6342 / P23-02255

June 19, 2024

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entrance driveways.

Fresno County Environmental Health

June 24, 2024

Comments

Recommended Conditions of Approval:

1. Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for the proposed development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
3. Due to the location, the proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City of Fresno municipal code and Fresno County Ordinance Code.
4. Prior to the issuance of building permits for the proposed pool, 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. Contact the Recreational Health Program at (559) 600-3357 for more information.
5. Prior to operation of the swimming pool, the applicant shall apply for and obtain a permit to operate a public swimming 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.
6. 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.

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.
8. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
9. The following comments pertain to the demolition of any existing structure(s):
10. 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.
11. In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
12. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
13. If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to remodel/demolishing work the contractor should contact the following agencies for current regulations and requirements:

California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at
(560) 620-5600.

United States Environmental Protection Agency, Region 9, at (415) 947-8000.

State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

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

File No. 210.45

Page 1 of 3

PUBLIC AGENCY

JOHN GEORGE
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

CAMERON GRAHAM, GOLDEN STATE
DEVELOPERS LLC
680 P ST.
FRESNO, CA 93721

PROJECT NO: **6432**

ADDRESS: **302 S. PEACH AVE**

APN: **463-140-01, 02, 03, 04**

SENT: **July 31, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
Y	\$24,288.00	NOR Review	\$179.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$500.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$24,288.00		Total Service Charge: \$679.00		

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 2/28/25 based on the site plan submitted to the District on 6/10/24 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**FR
TRACT
No. 6432**

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

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**FR
TRACT No. 6432**

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

1. ☐ a. Drainage from the site shall
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☐ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☒ Final Map
☒ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:
☒ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ d. See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

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

Page 3 of 3

**FR
TRACT No. 6432**

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: 7/31/2024 4:08:19 PM

CC:

BONIQUE EMERSON

1234 O STREET

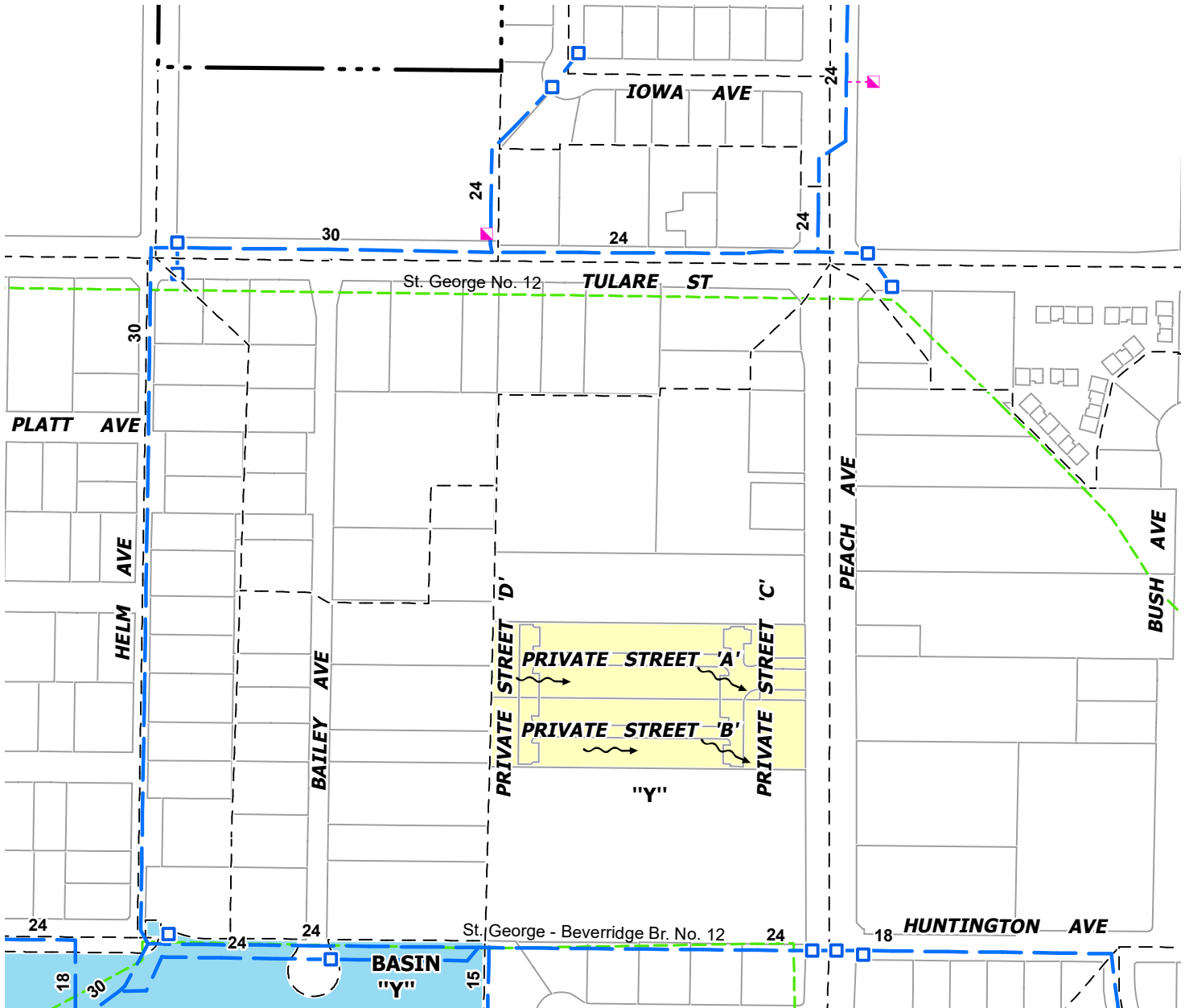
FRESNO, CA 93721



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 7/24/2024 2:45:13 PM

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



LEGEND

- Existing Master Plan Facilities
- Private Facilities
- - - - Inlet Boundary
- ← Direction Of Drainage
- Existing FID Facilities
- Limits Of TRACT 6432



1 " = 300 '

TRACT 6432
DRAINAGE AREA "Y"



EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: alexm
Date: 7/15/2024
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6432.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

The minimum finish floor elevation shall be 315.44 (U.S.G.S. Datum).

The District's existing Master Plan drainage system is designed to serve medium-low density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed high-density residential land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed high-density residential land use to a rate that would be expected if developed to medium-low density residential land use. 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 high-density residential density development, to a two-year discharge, which would be produced by the property if developed medium-low density residential. Implementation of the mitigation measures may be deferred until the time of development. However, the District requests that the grading Engineer contact the District as early as possible to review the proposed site grading for verification and acceptance of mitigation design prior to preparing a grading plan.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

June 28, 2024

John George
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Tentative Tract Map Application No. P23-02255, Tract 6432
S/W Tulare and Peach avenues

Dear Mr. George:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map Application No. P23-02255 (TM6432) for which the applicant proposes a 44-lot single-family residential private gated subdivision, APNs: 463-140-01, 02, and 03. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Ventura No. 13 runs westerly along the north side of Kings Canyon Boulevard and crosses Peach Avenue approximately 1,630 feet south of the subject property, as shown on the attached FID exhibit map. Should this project require any street and/or utility improvements along Kings Canyon Boulevard, Peach Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. For informational purposes, a private facility known as the St. George No. 12 runs westerly and along the south side of Tulare Avenue and crosses Peach Avenue approximately 620 feet north of the subject property. As shown on the attached FID exhibit map. FID records indicate this facility is active and should be treated as such.
4. For informational purposes, a private facility known as the St. George – Beveridge Br. No. 12 runs westerly crossing Peach Avenue approximately 800 feet south of the subject property and along the west side of Peach Avenue approximately 300 feet south of the subject property, as shown on the attached FID exhibit map. FID records indicate this facility is active and should be treated as such.

G:\Agencies\FresnoCity\Tract Map\P23-02255 - TM6432\TM6432, P23-02255 FID Comments.doc

BOARD OF DIRECTORS

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

5. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with minimal to no water use. 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.
6. 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.

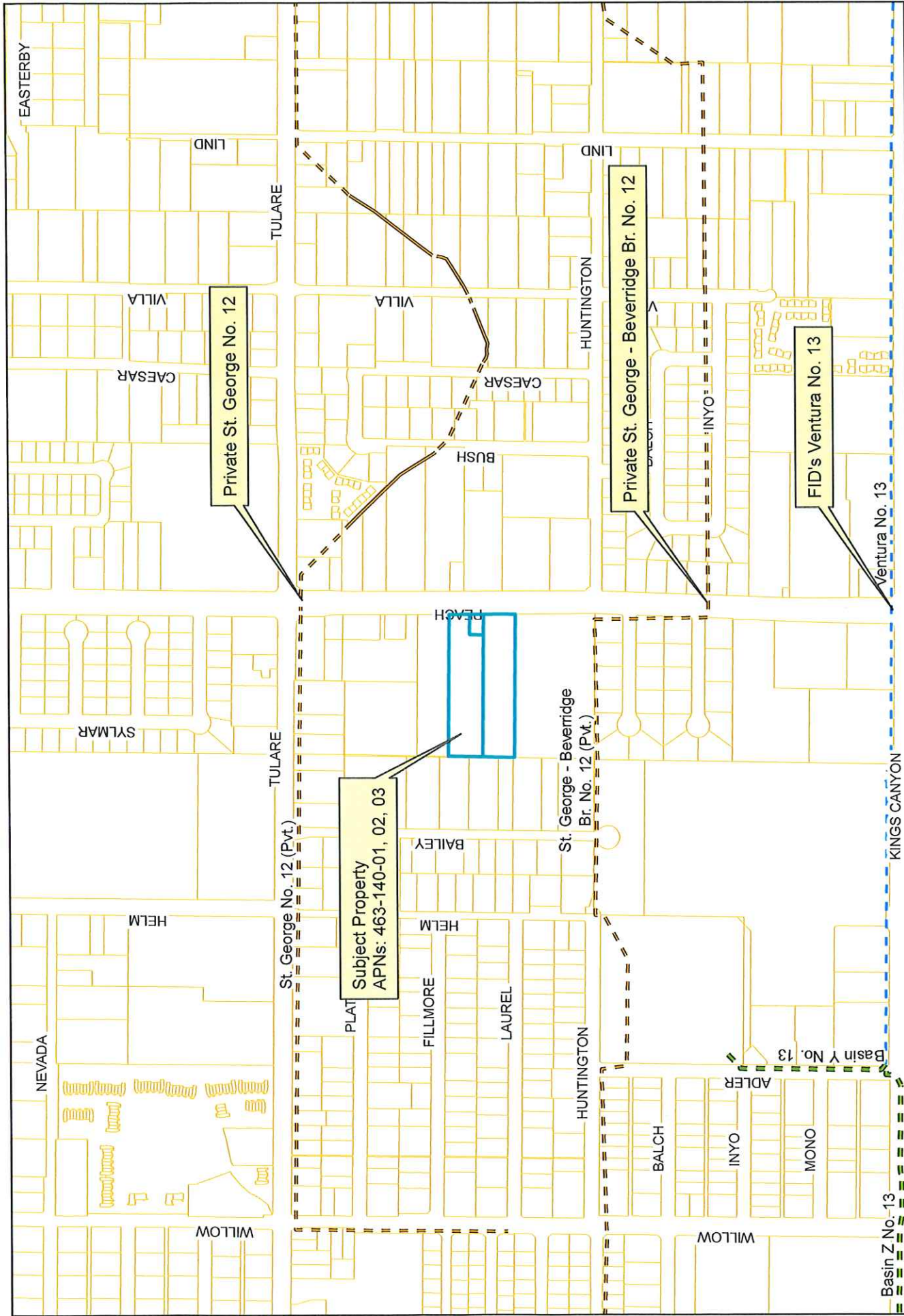
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



Legend

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

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.

Path: G:\Figs\2024\0220 FID Compact.mxd
 Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 5404

FRESNO IRRIGATION DISTRICT
 2877 9th St
 Fresno, CA 93703

Basin Z No. 13

Basin Y No. 13



June 27, 2024

John George
City of Fresno
Planning & Development Department
2600 Fresno Street
Fresno, CA 93721

Project: Tract-6432 – Huntington & Peach, P23-02255

District CEQA Reference No: 20240685

Dear Mr. George:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Tentative Map Tract (TMT) from the City of Fresno (City) for the project mentioned above. Per the TMT, the project consists of the development of 44 single family residential homes on approximately 3.97 acres (Project). The Project is located 260 S. Peach Avenue in Fresno, CA 93727.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):
<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

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

2) 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: <https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/>.

3) 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 incorporating solar power systems as an emission reduction strategy for the Project.

4) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required 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 the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

5) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating

Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

5a) District Rule 9510 - Indirect Source Review (ISR)

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 for a residential development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

5b) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

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*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For

additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

5d) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at:
<https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/>

5e) Other District Rules and Regulations

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

6) 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,

Tom Jordan
Director of Policy and Government Affairs

A handwritten signature in blue ink, appearing to read 'Tom Jordan', with a stylized flourish at the end.

For: Mark Montelongo
Program Manager



BOARD OF EDUCATION

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Keshia Thomas

INTERIM SUPERINTENDENT

Mao Misty Her

June 12, 2024

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

SUBJECT: **APPLICATION NO. P23-02255**
PROPOSED 44-UNIT SINGLE FAMILY DEVELOPMENT
WEST SIDE OF PEACH AVE. BETWEEN TULARE AVE. & HUNTINGTON AVE.

Dear John George,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced planning application. The applicant proposes the tentative tract map preceding the construction of a 44-unit single-family neighborhood to be located on the west side of Peach Avenue, between Tulare Avenue and Huntington Avenue.

Any urban residential development occurring as a result of project approval will have an impact on the District's student housing capacity. The District, through local funding, is in a position to partially mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed, under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50's Level 1, 2 and 3 developer fee legislative provisions.

New development on the above referenced property is subject to development fee rates in effect at the time of payment and are currently \$4.79 per square foot for residential development. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

The project is presently within the attendance areas of the schools identified below.

Elementary School: Easterby
Middle School: Kings Canyon
High School: Sunnyside

This project could potentially generate 28 TK-12 students, including approximately 16 elementary school students. If the assigned neighborhood schools cannot accommodate the increased number of students, current school assignments may be evaluated for potential adjustments.

The district appreciates the opportunity to comment on the proposed project. Please contact our office at 457-6113 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Chief Executive
Facilities Management and Planning

DWC

AB:sdr



July 2, 2024

Re: P23-02255
Vesting Tentative Tract Map 6432

Dear City of Fresno,

Thank you for providing PG&E the opportunity to review the proposed plans for P23-02255 dated 6/10/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

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

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

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

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

Sincerely,

PG&E Plan Review Team
Land Management