

Exhibit I

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Development Services Coordinator
DARM, Planning Division

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

DATE: May 29, 2021

SUBJECT: **P21-02862; TRACT 6238**; 11479 N. Willow Ave. (APN: 579-074-54s) located on the south side of N. Alicante Dr. Ave. north of the traffic calming circle leading to N. Willow Ave.. The Department of Public Works has reviewed the site plan from Gary Gianetta dated May 20, 2021 and 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 in the Downtown Area by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. This subdivision is already being covered under another project (PW File No. 11741) for East Alicante Avenue Crest View Drive to Willow Ave. street plans #15-C-17715 to 17723)
3. Wood Architecture submitted landscape and irrigation plans on April 7, 2021 and redlines were returned on May 25, 2021. These plans are still in process waiting for the corrected submittal.

PLANS SUBMITTAL

1. All landscaping and irrigation plans within the City right-of-way are to be submitted to dpwplansubmittal@fresno.gov to the scale of 1"=20' prior to the installation of any landscaping.



DATE: June 30, 2021 **Supersedes any previous Conditions**

TO: Israel Trejo, 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. 6238 REGARDING MAINTENANCE REQUIREMENTS (P21-
02862)

LOCATION: 11479 North Willow
APN: 579-075-45S

MAINTENANCE REQUIREMENTS OF PUBLIC IMPROVEMENTS

1. Vesting Tentative Tract Map No. 6238 is within the boundaries of Community Facilities District No. 15 (CFD No. 15) and will share the costs for maintenance of certain public improvements based the special tax rates as defined in the CFD No. 15 District Report on file in the City of Fresno City Clerk's Office.

For questions regarding these conditions please contact **Ann Lillie at (559) 621-8690 / ann.lillie@fresno.gov**

Fire Department

July 9, 2021

Byron Beagles

Comments

1. This is a proposed private street, gated community.
2. All streets are proposed with a 36 foot width measured to the flow line and there are no on street parking restrictions.
3. This tract is within the primary service area of Fire Station 17 and there are no issues related to emergency response to the tract.
4. Each lot in the tract is subject to the city-wide fire service delivery impact fee.
5. Provide approved no parking signs each side of the EVA gate per FFD access policies. Manual EVA gates shall have a fire X-1 access padlock installed so that it is openable from both sides of the gate. Indicate this on the gate detail.
6. No reference is made to the required EVA P-67 approaches.
7. Electric gates shall have Fire X-1 and Click2Enter radio frequency gate opening hardware as well as battery backup for gate power. Modify note 7 on the site plan to indicate this and that an FFD installation permit is required for Click2Enter which must be obtained by the installing sub-contractor.
8. Provide a note on the site plan indicating that fire hydrants shall be in service and all-weather fire access shall be provided before delivery of combustible material to the job site.
9. Indicate on the site plan that the proposed water service will be public in an approved easement and that public fire hydrants will be installed per Public Utilities requirements and Public Works Standards.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: November 5, 2021

TO: MINDI MARIBOHO – Development Services Coordinator
Planning & Development Dept/Current Planning

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

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

**SUBJECT: DPU CONDITIONS OF APPROVAL P21-02862 TENTATIVE TRACT
MAP 6238 APN 579-075-45S**

Water Service Requirements

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Separate water services with meter boxes shall be provided to each lot.
3. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Department of Public Utilities Assistant Director.
4. 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.
5. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
6. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

November 5, 2021

DPU CONDITIONS OF APPROVAL P21-02862 Tract Map 6238

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Water Supply Requirements

7. The water supply requirements for this project are as follows:
 - a. 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.
 - i. 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.
 - ii. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - b. In lieu of the foregoing water requirements in Paragraph 7.a., Developer may submit available Project Water EDUs (credits) in accordance with the Copper River Ranch Water Supply Implementation Agreement dated November 17, 2016, as amended.
8. 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.
9. 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.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 15-inch sewer main located in Alicante Drive at the traffic circle northwest of the proposed map. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 15-inch sanitary sewer main (including sewer house branches to adjacent properties) in Alicante Drive from the existing 15-inch sewer main located west of the proposed project in the easterly direction.
2. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in Alicante Drive from the proposed 15-inch sewer main at the center of the map to the eastern parcel line.
3. All underground utilities shall be installed prior to permanent street paving.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

November 5, 2021

DPU CONDITIONS OF APPROVAL P21-02862 Tract Map 6238

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4. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
5. 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.
6. 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.
7. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
8. Installation of sewer house branch(s) shall be required.
9. Separate sewer house branches are required for each lot.
10. All sewer main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8 feet of the sewer main.
11. The proposed public sewer system shall be housed in a full street easement at 'Outlot A'. Provide a full street easement with easement along the center of the proposed public sewer system. Easement shall be clearly marked with signage above indicating the exact location and type of facility below.
12. In the event City damages any street, sidewalk, landscaping or other improvements in exercising reasonable care, use and enjoyment of the Sewer Main Easement, City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. City shall have the right, without notice and at the property owner's expense, to remove from the Sewer Main Easement any building, fence, tree, or other encroachment not approved by City's Director of Public Utilities.
13. The Sewer Main Easement shall be maintained by the property owner free of any surface obstructions, except for those that may be approved by City's Director of Public Utilities, so that City may have vehicular access to and through the Sewer Main Easement at all times.
14. Street work permit is required for any work in the Right-of-Way.
15. Abandon any existing on-site private septic systems.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

November 5, 2021

DPU CONDITIONS OF APPROVAL P21-02862 Tract Map 6238

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Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Wastewater Facilities Charge (Residential Only)
4. Copper Avenue Sewer Lift-Station Benefit Service Area Fee.
5. In lieu of the foregoing sewer requirements, Developer may submit available Project Sewer EDUs (credits) in accordance with the Copper River Ranch Wastewater Capacity Supply Implementation Agreement dated July 15, 2015, as amended
6. The North Fresno Water Reclamation Facility (NFWRF) was built sufficient to provide 0.83 million gallons per day (MGD) of wastewater treatment capacity. Copper River Development Company, Inc., (CCR Inc.) secured through on-site and off-site facilities and legal rights a disposal capacity of 0.71 MGD. Although the 0.71 MGD of treatment and disposal capacity is sufficient to treat the Project at full build out of 3,182 equivalent dwelling units ("EDUs"), CCR Inc. also desired the NFWRF to be able to serve an additional approximate 500 EDUs for properties and potential developments that could be integrated into/with the Project. This additional 500 EDUs along with the Project's 3,182 EDUs requires the NFWRF to be able to treat and dispose of 0.83 MGD. "Full Build Out of the Project" means development that equates to 3,682 EDUs in the "Project Area" as designated on the Map in Exhibit "B" of the Transfer Agreement between the City of Fresno and Copper River Development Company, Inc.. The agreement provides the CCR Inc. a reserved capacity of 0.83 MGD within the "Project Area". An additional 0.42 MGD of capacity is to be constructed to serve development outside the "Project Area", but within the NFWRF service area and 764 units South of Copper Avenue that were to originally be served by the Copper Avenue Lift Station.

Solid Waste Requirements:

Tract Map #6238 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: November 4, 2021

TO: Israel Trejo, Supervising Planner
Planning and Development Department

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

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

SUBJECT: Public Works Conditions of Approval
T-6238 / P21-02862 a **47-lot** single family subdivision
Planned Unit Development: **P21-02863**
Plan Amendment / Rezone: **P21-01875**
11930 North Alicante Avenue
McDonald Homes / Giannetta

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.

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

1. Provide a corrected siteplan.
2. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
3. Outlot B: Identify the proposed use on the map.
4. When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per *Public Works Standard P-97* for review and approval from Public Works.
5. Identify all easements on the map. Specify existing and proposed street easements. Provide a street dedication from the existing right of way to Willow.
6. Note 13: Revise spelling error.
7. Provide a map with a legend to identify the ongoing projects and the associated totals for the Average Daily Trips to calculate the timing of the required improvements in the EIR.
8. Redesign the area near lot 23 to accommodate the Trail Facility in CFD 15.

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.
4. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from centerline to centerline.
5. 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.
6. Encroachment Covenants: 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, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
7. Street widening and transitions shall also include utility relocations and necessary dedications.
8. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
9. Backing onto a major street: Backing onto a major street is prohibited.
10. 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.
11. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
12. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard P-6*.

Frontage Improvement Requirements:

Public Streets:

Alicante Drive: 2-Lane Divided Collector

1. Dedication Requirements:
 - a. Dedicate **47'** of property, from centerline, for public street purposes, within the limits of this application, per *Public Works Standards*.
 - b. Relinquish direct access rights to Alicante Drive from all residential lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and a **6'** minimum sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **22'** residential pattern to match the adjacent improvements (**6'- 10'** sidewalk – **6'**).
 - b. Construct **20'** of permanent paving per *Public Works Standard P-50* (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
 - c. Construct standard curb ramps per *Public Works Standards* at all intersections.
 - Entry: **R=20'** minimum, **P-28 / P-29**.
 - d. Construct an underground street lighting system to *Public Works Standard E-1 and E-7A and/or E-7B*, within the limits of this subdivision. 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-17 and E-18* or as approved by the City Engineer.
 - e. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.
 - e. PUD: 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-2 and P-6*.

Interior Streets: Private

1. Entry Gate: Provide a minimum of **50'** from the proposed gate to the back of walk, for vehicle stacking at both entrances and redesign to provide for an onsite turn around.
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 east property line of lot 1.
 - b. the west property line of lot 36.

Outside of the subdivision border-

1. Dedicate and construct full offsite improvements on the south side of Alicante between Crest View and the border of this map.
2. Dedications: Dedicate the ultimate street right of way on Alicante from Crest View to Willow.(94'-104')

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 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.

See the attached EIR conditions from the Traffic Engineer, dated September 28, 2021.

Provide a map with a legend to identify the ongoing projects and the associated totals for the Average Daily Trips to calculate the timing of the required improvements.

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:

Alicante Avenue: 2-Lane Collector (New Growth Area)

1. Dedicate and construct a raised **14'** concrete median island with **250'** left turn pockets at all major intersections (where applicable), (1) **12'** center section travel lanes and **5'** shoulders in each direction within the limits of this subdivision and continue to Willow Avenue. 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.45

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PUBLIC AGENCY

ISRAEL TREJO
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

BRET GIANNETTA
1119 "S" STREET
FRESNO, CA 93721

PROJECT NO: 6238

ADDRESS: 11479 N. WILLOW AVE.

APN: 579-075-45S

SENT: November 05, 2021

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
DN	\$362,749.00	NOR Review	\$643.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,795.00 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: \$362,749.00		Total Service Charge: \$2,438.00	

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 2/28/22 based on the site plan submitted to the District on 6/17/21 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. 6238

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 5

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 Non 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 NON-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.

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.

FR TRACT No. 6238

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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FR
TRACT No. 6238

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.



Brent Sunamoto
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 11/5/2021 11:28:49 AM



Mikel Meneses-Arias
Engineer I

Digitally signed by Mikel Meneses-Arias Date: 11/5/2021 10:40:57 AM

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

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CC:

GARY MCDONALD

11861 ALICANTE DRIVE

FRESNO, CA 93730

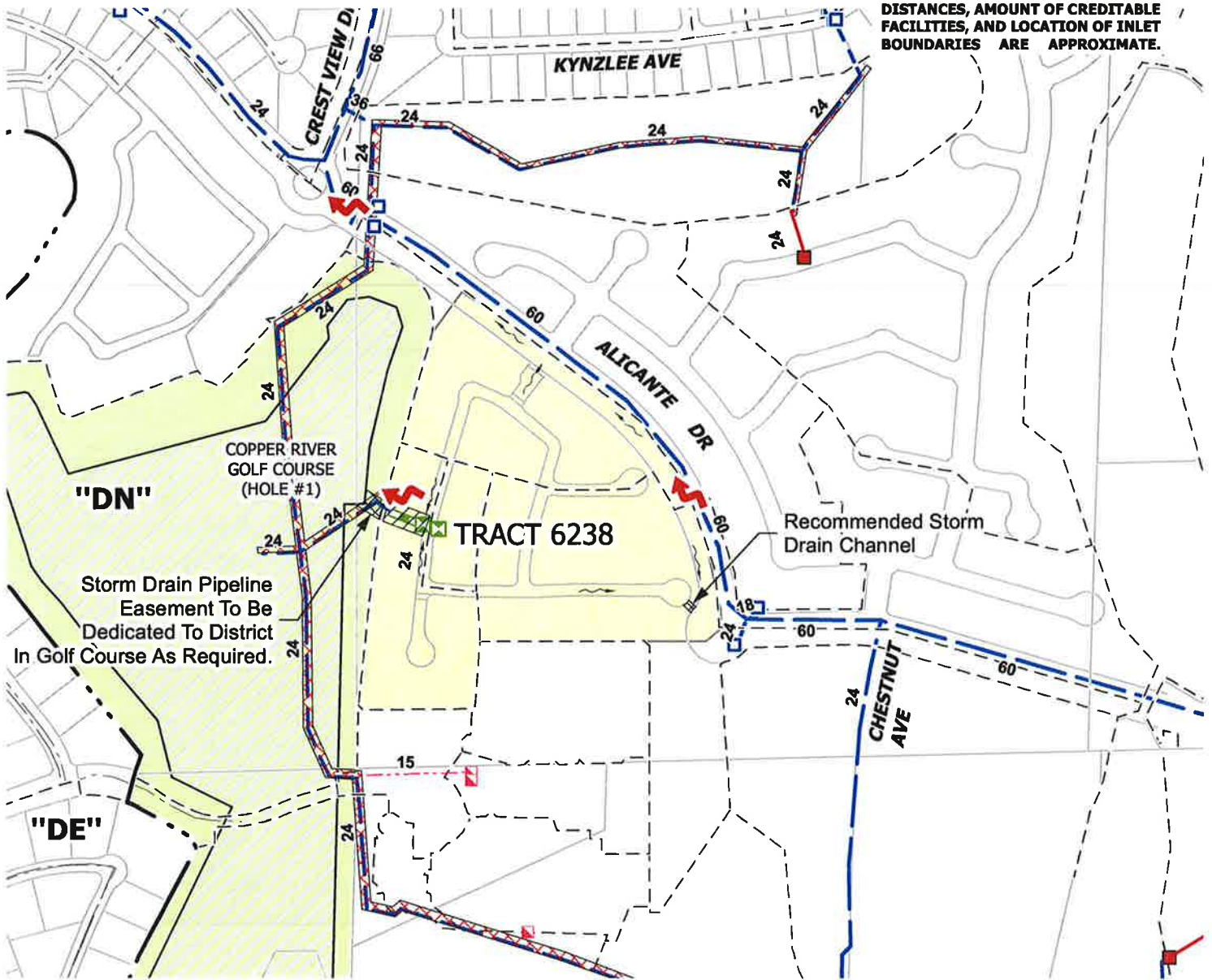
CRD EAST INC.

1396 W. HERNDON, #101

FRESNO, CA 93711

FR TRACT No. 6238












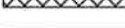
NOTE: THIS MAP IS SCHEMATIC. DISTANCES, AMOUNT OF CREDITABLE FACILITIES, AND LOCATION OF INLET BOUNDARIES ARE APPROXIMATE.



Storm Drain Pipeline Easement To Be Dedicated To District In Golf Course As Required.

Recommended Storm Drain Channel

LEGEND

-  Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
-  Existing Master Plan Facilities
-  Future Master Plan Facilities
-  Private Facilities
-  Inlet Boundary
-  Direction Of Drainage
-  Major Storm Breakover
-  Minimum 15' Wide Storm Drain Pipeline And Channel Easement To Be Dedicated To District By Developer
-  Existing Storm Drain Pipeline Easement
-  Existing Surface Drainage Easement
-  Proposed Storm Drain Channel Easement To Be Dedicated To District By Developer
-  Copper River Golf Course



1" = 400'

TRACT 6238 DRAINAGE AREA "DN"



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

EXHIBIT NO. 1

OTHER REQUIREMENTS

EXHIBIT NO. 2

The developer shall dedicate a minimum fifteen foot (15') wide storm drain pipeline and channel easement, as shown on Exhibit No. 1, as a condition of the final map. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The developer shall dedicate a storm drain channel easement for major storm flows for the area between the existing surface drainage easement located in Copper River Golf Course's Hole #1 and the proposed minimum fifteen foot (15') wide storm drain and channel easement, as shown on Exhibit No. 1. No objects shall be placed in the storm drain channel easement that reduce the design capacity of the channel.

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.



June 21, 2021

Israel Trejo
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: P21-02862; APN 579-075-45S
TM 6238; 47 Lot Single Family Residential

Dear Mr. Trejo:

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

1. Elementary School Information:

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

School Name: *Fugman Elementary*
Address: *10825 N Cedar Ave Fresno CA 93730-3586*
Telephone: *(559) 327-8700*
Capacity: *875*
Enrollment: *821 (CBEDS enrollment 2019-20 school year)*

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

Governing Board

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Corrine Folmer, Ed.D.
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

2. Intermediate School Information:

School Name: *Granite Ridge Intermediate*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *1512*
Enrollment: *1283 (CBEDS enrollment 2019-20 school year)*

3. High School Information:

School Name: *Clovis North High School*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *2700*
Enrollment: *2523 (CBEDS enrollment 2019-20 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.94 per square foot (as of July 1, 2020) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

July 7, 2021

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

RE: Tentative Tract Map No. 6238 (P21-02862)
N/W Copper and Willow avenues

Dear Mr. Young:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map 6238 (P21-02862) for which the applicant proposes to construct a 47 lot single family residential gated subdivision, APN: 579-075-45S. FID has the following comments:

1. FID previously reviewed and commented on the subject property on April 27, 2021, as Plan Amendment and Rezone Application P21-01875. Those comments and conditions still apply and a copy has been attached for your reference.

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

Sincerely,

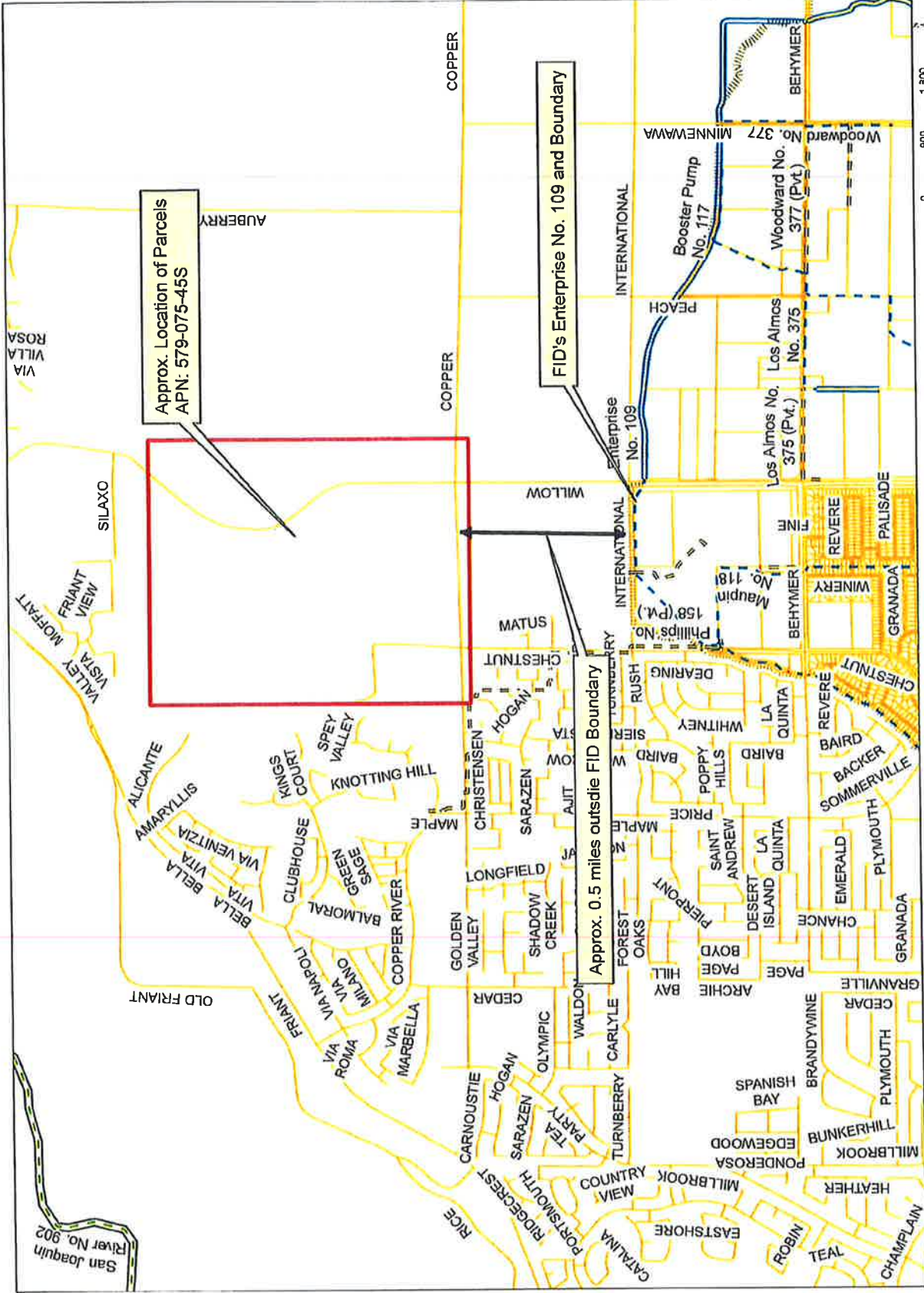
Laurence Kimura, P.E.
Chief Engineer

Attachment

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BOARD OF DIRECTORS

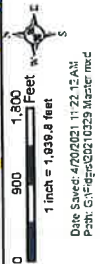
President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH



Approx. Location of Parcels
APN: 579-075-455

FID's Enterprise No. 109 and Boundary

Approx. 0.5 miles outside FID Boundary



- Legend**
- FID Canal
 - Private Canal
 - Abandoned Canal
 - FID Pipeline
 - Private Pipeline
 - Abandoned Pipeline
 - Stream Group
 - Chen-Creek/Over
 - Other-Pipeline
 - FID Boundary
 - Railroad
 - Streets & Hwys
 - Parcel
 - FIMCD Acquired Basins
 - FIMCD Propose 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) 233-7151 for further information on FID facilities.



FRESNO IRRIGATION DISTRICT

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

April 27, 2021

Israel Trejo
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment and Rezone Application P21-01875
N/W Copper and Willow avenues

Dear Mr. Trejo:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment and Rezone Application P21-01875 for which the applicant proposes to modify the existing general plan designations to reflect both the actual built out of Copper River Ranch and to identify proposed land use for the future, APN: 579-075-45S. 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. The subject property is located approximately 0.5 miles outside the FID Boundary.
2. 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 an increased use of groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
3. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

G:\Agencies\FresnoCity\Plan Amendment\P21-01875\P21-01875 FID Comment.doc

BOARD OF DIRECTORS

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GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH

Israel Trejo
Re: P20-01875
April 27, 2021
Page 2 of 2

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

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment