

Exhibit M

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Development Services Coordinator
Planning and Development

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

DATE: **June 24, 2019** **UPDATED JUNE 1, 2020**

SUBJECT: **Tract 6276**; (APN: 512-021-26 & 50S) located on the northwest corner of N. Grantland Ave. and W. Gettysburg Ave. Alignment. The Department of Public Works has reviewed the Tentative Subdivision Tract Map submitted by Gary G. Gianetta on plans dated January 24, 2020. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.

The designated street tree for North Grantland Avenue (Outlot A) is:

To be determined based on the proximity to the 60" sewer main, 14" water main, 48", FID pipeline and overhead utilities. This is a designated trail section and the map shows a 12'/12'/12' pattern (to be verified by Traffic Engineering) with a 26' wide median island.

Section A-A on Loop Road shows a 12'/12'/12' sidewalk pattern with a 14' wide median island.

There is no designated street tree for Loop Rd. at this time.

Outlots B & C may or may not have street tree requirements based on the location of the FID canal and other underground utilities.

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."

- c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
- d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
- e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

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

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23 and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.
4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

OUTLOTS

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

TRAIL REQUIREMENTS

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

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

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

October 23, 2020

Chris Lang, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED NOVEMBER 27, 2020 FOR THE PROPOSED PARC WEST DEVELOPMENT LOCATED ON THE NORTHWEST QUADRANT OF GRANTLAND AVENUE AND ASHLAN AVENUE TIS 20-010, P19-00417

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Traffic Engineering, Inc. for the proposed Parc West Development , “project”, which plans to develop up to 722 single-family dwelling units and a 1.819 acre neighborhood park on the northwest quadrant of Grantland Avenue and Ashlan Avenue. The approximately 160 acre site is currently vacant.

The project is proposing to amend the General Plan for approximately 11 acres of the 160 acre site to allow the northwest corner of Grantland Avenue at Ashlan Avenue to be developed with

The TIA evaluated the impacts of the project by analyzing 17 intersections and 12 roadway segments in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 10th Edition. The table below includes the daily (ADT), AM and PM peak hour trips projected to be generated by proposed project as shown in the TIS.

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing General Plan Designations								
Single Family Detached Housing (ITE Code 210)	678 DU	6,396	125	376	501	423	248	671
Shopping Center (ITE Code 820)	125,780 SF	4,748	73	45	118	230	249	479
Total		11,144	198	421	619	653	497	1,150
Proposed General Plan Designations								
Phase I								

Single Family Detached Housing (ITE Code 210)	84 DU	793	15	47	62	52	31	83
Phase II								
Single Family Detached Housing (ITE Code 210)	381 DU	3,597	71	211	282	238	139	377
Remaining Build-Out Phase								
Single Family Detached Housing (ITE Code 210)	379 DU	3,578	70	210	280	236	139	375
Public Park (ITE Code 411)	1.819 acres	1	0	0	0	0	0	0
Total at Build-Out	844 DU	7,968	156	468	624	526	309	835
Difference		-3,176	-42	47	5	-127	-188	-315

DU = dwelling units SF = square feet

GENERAL COMMENTS and CONDITIONS

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

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

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

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

- Garfield Avenue at Shaw Avenue
- Grantland Avenue at Barstow Avenue
- Grantland Avenue at Shaw Avenue
- Grantland Avenue at Ashlan Avenue
- Grantland Avenue at Dakota Avenue
- Grantland Avenue at Shields Avenue
- Veterans Boulevard at Gettysburg Avenue

- Veterans Boulevard at Shaw Avenue
 - Bryan Avenue at Shaw Avenue
 - Bryan Avenue at Gettysburg Avenue
 - Bryan Avenue at Ashlan Avenue
 - Hayes Avenue at Shaw Avenue
 - Hayes Avenue at Ashlan Avenue
 - Polk Avenue at Ashlan Avenue
 - Cornelia Avenue at Ashlan Avenue
2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
 3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
 4. Effective July 1, 2020 the City's Master Fee Schedule has been revised to show updated fees for Traffic Study review. The proposed project shall pay the \$1,055 Traffic Study review fee for review of the document. Proof of payment shall be provided to the Traffic Operations and Planning Division.
 5. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Grantland Avenue and the Loop Road/Indianapolis Avenue alignment prior to the issuance of building permits for 100 homes. This improvement will improve the crossing conditions for students. The traffic signal poles shall be installed in the ultimate location and may require the acquisition of right-of-way. The intersection shall be constructed to include the following configuration:
 - Eastbound – one (1) left-turn lane and one (1) shared through-right turn lane
 - Westbound – one (1) left-turn lane and one (1) shared through-right turn lane
 - Northbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
 - Southbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
 - Bike lanes shall be provided in all directions
 6. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Grantland Avenue and Ashlan Avenue prior to the issuance of building permits for 200 homes. This improvement will improve the crossing conditions for students. The traffic signal poles shall be installed in the ultimate location and may require the acquisition of right-of-way. The intersection shall be constructed to include the following configuration:
 - Eastbound – one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
 - Westbound – one (1) left-turn lane, one (1) through lane and one (1) right-turn lane

- Northbound – one (1) left-turn lane, two (2) through lanes and one (1) right turn lane
 - Southbound – one (1) left-turn lane, two (2) through lanes and one (1) right turn lane
 - Bike lanes shall be provided in all directions
7. The proposed project shall construct the intersection of Grantland Avenue at Gettysburg Avenue, including the installation a traffic signal with protected left-turn phasing per City of Fresno standards, prior to the issuance of building permits for 450 homes. These improvements will improve the crossing conditions for students. The intersection and the traffic signal poles shall be constructed/installed in the ultimate location and may require the acquisition of right-of-way. The intersection shall be constructed to include the following configuration:
- Eastbound – one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
 - Westbound – one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
 - Northbound – one (1) left-turn lane, two (2) through lanes and one (1) right turn lane
 - Southbound – one (1) left-turn lane, two (2) through lanes and one (1) right turn lane
 - Bike lanes shall be provided in all directions
8. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Grantland Avenue and Shields Avenue prior to the issuance of building permits for 650 homes. The traffic signal poles shall be installed in the ultimate location and may require the acquisition of right-of-way. The intersection shall be constructed to include the following configuration:
- Eastbound – one (1) left-turn lane, one (1) through lane and one (1) right turn lane
 - Westbound – one (1) left-turn lane, one (1) through lane and one (1) right turn lane
 - Northbound – one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
 - Southbound – one (1) left-turn lane, one (1) through lane and one (1) right-turn lane
9. The proposed project shall construct the roadway segment of Veterans Boulevard from Gettysburg Avenue to Shaw Avenue prior to the issuance of 650 building permits. The segment shall be constructed to include one (1) 17' travel lane in each direction, shoulders and a median island.
10. The City of Fresno is currently partnering with Caltrans to identify feasible design options to improve operations at the State Route 99 at Shaw Avenue interchange and Polk Avenue at Shaw Avenue area.

11. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
12. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations and Planning Division, Traffic Planning Section.

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

Sincerely,

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

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

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

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

November 19, 2020

Chris Lang, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED NOVEMBER 27, 2019 FOR THE PROPOSED TRACT 6276 LOCATED ON THE SOUTHWEST CORNER OF GRANTLAND AVENUE AND GETTYSBURG AVENUE ALIGNMENT
TIS 20-022, P20-01202

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Traffic Engineering, Inc. for the Tract 6276 , “project”, which plans to develop up 83 single-family dwelling units on the southwest corner of Grantland Avenue and the Gettysburg Avenue alignment. The project is part of the 160 acre Parc West development. The approximately 14-acre site is currently vacant.

The TIA evaluated the impacts of the project by analyzing 17 intersections and 12 roadway segments in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 10th Edition. The table below includes the daily (ADT), AM and PM peak hour trips projected to be generated by proposed project as shown in the TIA.

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached Housing (ITE Code 210)	83 DU	784	15	46	61	52	30	82

DU = dwelling units

GENERAL COMMENTS and CONDITIONS

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

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the

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

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

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

- Garfield Avenue at Shaw Avenue
 - Grantland Avenue at Barstow Avenue
 - Grantland Avenue at Shaw Avenue
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 4. Effective July 1, 2020 the City's Master Fee Schedule has been revised to show updated fees for Traffic Study review. The proposed project shall pay the \$780 Traffic Study review fee for review of the document. Proof of payment shall be provided to the Traffic Operations and Planning Division.

5. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Grantland Avenue and the Loop Road/Indianapolis Avenue alignment. This improvement will improve the crossing conditions for students. The traffic signal poles shall be installed in the ultimate location and may require the acquisition of right-of-way. Traffic signal improvements at this intersection are not included in the current TSMI Fee and are not reimbursable. The intersection shall be constructed to include the following configuration:
 - Eastbound – one (1) left-turn lane and one (1) shared through-right turn lane
 - Westbound – one (1) left-turn lane and one (1) shared through-right turn lane
 - Northbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
 - Southbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane
 - Bike lanes shall be provided in all directions
6. Traffic signal plans shall be submitted and approved prior to processing of the final map.
7. The proposed project shall comply with the traffic conditions of approval for the Parc West Development issued October 23, 2020.
8. The City of Fresno is currently partnering with Caltrans to identify feasible design options to improve operations at the State Route 99 at Shaw Avenue interchange and Polk Avenue at Shaw Avenue area.
9. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
10. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations and Planning Division, Traffic Planning Section.

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

Sincerely,

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

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



DATE: November 20, 2020

TO: Chris Lang, Planner III
Planning and Development Department

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

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

SUBJECT: Public Works Conditions of Approval for **T-6276 / P20-01202** an **83**-lot single family subdivision at 4445 North Grantland Avenue (Granville / Giannetta 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.

Attention Planner: Applicant to provide the following information prior to submitting the Final Map.

This can result in additional conditions of approval.

1. The assessor's parcel numbers provided do not match the configuration of the proposed map: **512-021-26** and **512-021-50s**. APN **512-010-33s** is shown within the border but is not included on the map or in Accela. Should this be an outlot? Verify all numbers.
2. Revise street cross sections to Public Works Standards or resubmit cross sections to meet our minimum requirements as shown on the standards. Provide cross sections on the map for all streets that are not proposed to a Public Works Standard.
 - "E" Avenue: Provide a cross section that meets minimum standards.
 - Grantland Avenue cross section: Revise to read "Veteran's Boulevard" and identify the trail with a **26'** Bike, Pedestrian and Landscape Easement (**BPLE**). Identify r/w and delete PL. Widen at intersection. Provide reference to Public Works Standards. Delete reference to "sidewalk".
 - Redesign Veteran's / Grantland Transition, "temporary road" to meet a **55 mph** design with standard taper per the Caltrans HDM. Show right of way and pedestrian access.
 - Local Streets: Revise the cross sections to provide a minimum of **7'** from flow line to back of walk, where sidewalk **and** utilities are to be constructed.
 - Indianapolis alignment / Loop Road: Obtain a street name. Revise map to show the "Loop Road" constructed with a Class I Trail that includes a **26' BPLE**. Revise to **36'** street easement on south side. Delete the reference to "sidewalk". Provide a cross section for the Loop Road at the intersection of Veteran's Boulevard. Identify right turn and bus bay. Reference Public Works Standards.

3. Identify the second point of access.
4. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
5. Outlot B and D: FID/City agreement required.
6. A General Plan Amendment is required. If not existing prior to final map, submit a new application to the Planning and Development Department for processing.
7. Identify a temporary onsite storm water basin per Public Works Standard **P-97** for review and approval from Public Works.
8. Notes: Verify that note 5 is accurate. (underground structures)
9. Loop Road: Match T-6212, T-6276 and GPA cross sections to match these conditions of approval.
10. Veteran's Boulevard: Identify bus bay and right turn lane at the intersection.

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. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from center line to center line.
4. Traffic Calming: Traffic calming shall be provided for local street lengths exceeding **800'** and four way intersections. Design to be approved on the street plans.
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 offsite overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
9. Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Public Works Department. 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. Identify the proposed easement and provide a final cross sectional detail on the map.
10. 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.
11. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
12. Backing onto a major street: Backing onto a major street is prohibited.
13. 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.
14. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.

Frontage Improvement Requirements:

Public Streets:

Veteran's Boulevard: Super Arterial

1. Dedication Requirements:
 - a. Dedicate **67' – 74'** of property, from center line, for public street purposes, **within the limits of this application**, per *Public Works Standard P-51, P-69 and P-70*. Center line shall be established per *Official Plan Line, book 8, page 34*.
 - b. Dedicate **26'** (minimum) for Bike, Pedestrian and Landscape Easement (**BPLE**) purposes **only**. Utilities shall be located between the face of curb and the right of way. Additional right of way may be required for grading and drainage purposes. Reference *Public Works Standard P-60*.
 - a. Relinquish direct access rights to Veteran's Boulevard from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb and gutter to *Public Works Standards P-5 and P-52*. The curb shall be constructed to a **10'** pattern.
 - b. Construct standard dual curb ramps per Public Works Standard **P-30** at the proposed Loop Road (collector, both sides) Major street to major street: **R=30'**.

- c. Construct a **12'** wide Bike and Pedestrian **Class I Trail**, complete with lighting, signing, striping and landscaping, per the *Fresno General Plan*, the *Public Works Standards P-58, P-60, P-61* and the *Caltrans Highway Design Manual*. Identify route on the map plan complete with a cross section. Construct an expressway barrier fence, per *Public Works Standards P-74, P-75* and the *Caltrans Highway Design Manual*, as applicable.
- d. Construct **20'** of permanent paving per *Public Works Standard P-50* within the limits of this subdivision and transition paving, as necessary.
- e. Construct an **80'** bus bay curb and gutter at the southwest corner of Veteran's Boulevard and the "Loop Road" (collector) to *Public Works Standard P-73*, complete with a **10'** monolithic sidewalk.
- f. Construct an underground street lighting system to *Public Works Standards E-1 and E-7*, 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-18* or as approved by the City Engineer.

Loop Road: modified 2-lane Collector w/median (GPA required) North side

1. Dedication Requirements:
 - a. Dedicate **42.5' – 50.5'** of property, from center line, for public street purposes, within the limits of this application, per modified Public Works Standard **P-54, P-69** and **P-70**.
 - b. Dedicate corner cuts for public street purposes at all intersections.
 - c. Relinquish direct access rights to the Loop Road from all lots within this subdivision.
2. Construction Requirements:
 - a. North side: Construct concrete curb, gutter and a **6'** sidewalk to *Public Works Standard P-5 and P-53*. The curb shall be constructed to a **12'** residential pattern (**5.5' – 6' - .5'**).
 - b. Construct standard curb ramps per Public Works Standard **P-28** at all intersections.
 - c. Construct an **80'** bus bay curb and gutter at the northwest corner of the Loop Road and Veteran's Boulevard to *Public Works Standard P-73*, complete with a **12'** monolithic sidewalk.
 - d. Construct **19'** 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.
 - e. Construct an underground street lighting system to *Public Works Standards E-1 and E-8*, 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-18* or as approved by the City Engineer.

Interior Streets: Dedicate and Construct within the boundaries of the map.

1. Entry Street, North "A" Avenue: Dedicate **66'** of property for street right of way as shown in the cross section.

2. **47.2' Interior Streets:** Local Street with parking on both sides: The proposed cross section is not part of the Public Works Standards. Dedicate **49'** for public street purposes. Revise the cross section to provide a minimum of **7'** from the flow line to the back of easement to accommodate sidewalks with utilities.
3. **West "E" Avenue:** Parking 1-side. Dedicate and construct to meet Public Works minimum standards. Provide a cross section. (28' minimum curb to curb.)
4. **North "D" Avenue:** Parking one side. Dedicate **45'** to provide for **24.5'** minimum on the west side.
5. Dedicate, design and construct all ramps, curb, gutter, sidewalk, permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to *Public Works Standards P-4, P-5, P-6, P-18, P-28, P-50, E-2 and E-9.*
6. 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.
7. Provide a **10'** visibility triangle at all driveways.
8. Design local streets with a minimum of **250'** radius.
9. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the *Public Works Standard P-100.*

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 83.
2. Loop Road:
 - a. Major Street non-reimbursable.
 - b. Provide a barricade at the west end of the intersection of the Loop Road and North "A" Avenue.

- **Inside and Outside of the subdivision border-**

Comply with the mitigation measure requirements of the Traffic Operations and Planning Manager in the Development Departments FAASTER System. Reference **TIS 20-010.**

Grantland Avenue:

1. Vacation Requirements:
 - a. A vacation of excessive street right of way is required along Grantland Avenue between the Loop Road and the Gettysburg alignment. A feasibility study for the required vacation of the existing public rights of way is required to be completed **prior to the processing of the final map.** Submit an application to Public Works to initiate

a feasibility study for the proposed vacations. Contact Jason Camit at **621-8681** for details.

Intersection of Veterans Boulevard / Loop Road:

1. Dedication Requirements:
 - a. Dedicate the entire intersection, complete with ramps, right turn lanes and bus bays, if not existing.
2. Construction Requirements:
 - a. Construct the entire intersection, if not existing.
 - b. The intersection of Veteran's Boulevard and the Loop Road shall be designed with a full median opening to allow for left turns-in and left turns-out.
 - c. Construct all four curb returns at the ultimate location.
 - d. Provide north-bound and south-bound left turn lanes.

Veterans / Grantland Transition: Temporary Road (Redesign required)

1. Dedication Requirements: (Design speed **55** mph)
 - a. Where missing, dedicate street right of way,
West side: from **67' to 21'** from centerline
East side: from **67' to 17'** from centerline
2. Construction Requirements:
 - a. Construct from: 6-lane w/median to: **34'** (17'-17') of permanent paving with an asphalt concrete dike on each side, per Public Works Standard **P-50**, transition paving, as necessary.
 - b. West side: Construct a **4'** minimum asphalt concrete safe route to school.
 - c. Construct an underground street lighting system to *Public Works Standards E-2 and E-9, within the limits of this roadway*. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in *Section 3-3.17* of the *City Specifications and Standard Drawings E-15, E-18* or as approved by the City Engineer.

• **Outside of the subdivision border-**

Loop Road: modified 2-lane Collector w/median (GPA required) South Side

1. Dedication requirements:
 - a. Dedicate **36'- 44'** of property, from center line, for public street purposes, within the limits of this application, per modified Public Works Standard **P-54, P-69 and P-70**.
 - b. Dedicate (2) corner cuts for public street purposes on the south side.
2. Construction requirements:
 - a. Major Street non-reimbursable.
 - b. Construct concrete curb and gutter to *Public Works Standard P-5 and P-53*. (Provide a 10' pattern.)

- c. Construct **(2)** ramps on the south side per Public Works Standard **P-28**.
- d. Construct **19'** of permanent paving per *Public Works Standard P-50* (measured from face of curb) from Veteran's Boulevard to the western boundary of this map, transition paving, as necessary.

Veteran's Boulevard:

1. Dedication Requirements:
 - a. **APN: 512-070-55** – Dedicate a **26'** BPLE from the edge of the map to the temporary road.
2. Construction Requirements:
 - a. Extend the construction of the trail from the edge of the map to the proposed temporary road from Veterans to Grantland.

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.

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 be not be required to construct them, but would be required to pay the applicable fee.

Fresno Major Street Impact (FMSI) Requirements:

Veteran's Boulevard: Super Arterial, Regional Street

1. Dedicate and construct within the limits of this subdivision:
 - a raised **26'** concrete median island with **250'** left turn pockets at all major intersections (where applicable)
 - **(3) 12'** travel lanes (west side) with **5'** shoulder,
 - **(1) 12'** travel lane (east side) with a **5'** shoulderDetails of said street shall be depicted on the approved tentative tract map. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed.
2. If not existing, dedicate sufficient right-of-way and construct additional paving for southbound to northbound U-turns at the loop road per Public Works Standard **P-66**.

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.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: November 20, 2020

TO: CHRIS LANG – Planner III
Planning & Development Dept/Current Planning

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

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

SUBJECT: DPU CONDITIONS OF APPROVAL P20-01202 TRACT 6276

Water Requirements

City of Fresno Water Division approves of the proposed project, subject to the following water conditions listed below:

1. Install a 16-inch water main (including installation of City fire hydrants) in Loop Road from the existing 14-inch water main located in North Grantland Avenue, west across the project frontage.
2. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
3. Installation of water service(s) & meter box(es) shall be required.
4. Construct a water supply well(s) on a site(s) dedicated to the City of Fresno. The well(s) shall be capable of producing a total of 1,875 gallons per minute. Well sites shall be of a size and at a location acceptable to the Water Systems Manager. The cost of acquiring the well site(s) and construction of the well(s) shall be reimbursed from the UGM Water Supply Well Service Area Fund 301s, in accordance with established UGM policies.
5. Water well construction shall include wellhead treatment facilities, if required. The cost for constructing wellhead treatment facilities shall be reimbursed from UGM Wellhead Treatment Service Area Fund 301s, in accordance with established UGM policies.
6. 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.

MEMORANDUM

CHRIS LANG – Planner III

Planning & Development Dept/Current Planning

November 20, 2020

DPU CONDITIONS OF APPROVAL FOR P19-02634 TRACT 6276

Page 2 of 4

7. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
8. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.
9. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
10. The water supply requirements for this project are as follows:
11. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
12. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code

Sewer Requirements

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

MEMORANDUM

CHRIS LANG – Planner III

Planning & Development Dept/Current Planning

November 20, 2020

DPU CONDITIONS OF APPROVAL FOR P19-02634 TRACT 6276

Page 3 of 4

1. Construct a 10-inch sanitary sewer main (including sewer house branches to adjacent properties) in East “Loop Road” from the existing 60-inch trunk located North Grantland Avenue to the west property line of said project.
2. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
3. All underground utilities shall be installed prior to permanent street paving.
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. Sanitary sewer connection to the existing Rehabbed 60-inch sewer trunk shall be required to be constructed by machine coring and epoxy coating the area of the 36-inch Trunk.
11. Connection to the existing 60-inch sewer trunk in S. Grantland Avenue shall be oversized sewer manhole connection per Public Works Standards S-4.
12. 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.
13. Future sewer easement may be required pending on alignment of final map in reference to existing 60-in sewer trunk. Proposed easement will be decided during the plan check process.

MEMORANDUM

CHRIS LANG – Planner III

Planning & Development Dept/Current Planning

November 20, 2020

DPU CONDITIONS OF APPROVAL FOR P19-02634 TRACT 6276

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14. The configuration of the proposed sound wall intersects the existing alignment of the 60-inch sewer trunk at two points. Therefore, the wall shall be panelized for future access regarding operation and maintenance.
15. 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.
16. 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.
17. Street work permit is required for any work in the Right-of-Way.
18. On-site sanitary sewer facilities shall be private.
19. Abandon any existing on-site private septic systems.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area #39.
3. Wastewater Facilities Charge (Residential Only)
4. Trunk Sewer Charge: Grantland

Solid Waste Requirements:

- Tract Map #6276 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.

DPU Solid Waste

June 19, 2020

Kevin Gray

Comments:

Solid Waste Requirements

Tract 6276 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.

Fresno Fire Department

June 11, 2020

Byron Beagles

Comments:

1. This tract is within 3.0 miles of permanent fire station 18 currently under construction at 6605 W. Shaw Ave and is currently also within 3 miles of temporary FS 18.
2. Each lot is subject to the city wide Fire Service Impact Fee.
3. Provide public fire hydrants with two sources of water per Public Utilities and FFD Standards.
4. Fire hydrants shall be in service and all-weather access with two points of connection to public streets shall be provided before delivery of combustible material to the jobsite.
5. If this tract is proposed to start construction before the adjacent "Loop Road" is completed to a second point of access, a temporary EVA will be needed to access N. Grantland from North "D" Ave. The EVA needs to be located at least 150 feet north of the loop road. This EVA could also be utilized to access the existing 14" public water main in N. Grantland Ave for a permanent or temporary second source of water. A connection to West "G" Avenue through Outlot A would be acceptable.
6. The east side of North "D" Avenue and the north side of West Avenue "E" must have east curbs painted red or posted with no stopping any time/tow-away signs per Public Works standards. The curbs on the opposite side of the median entry street also need to be marked in a similar manner.
7. Proposed interior streets with the exception of "D" and "E" are proposed with wedged curbs and a street width of 35 feet and parking on both sides is acceptable.

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

PUBLIC AGENCY

CHRIS LANG
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

REYNA REYES, GRANVILLE HOMES
1368 W. HERNDON, #101
FRESNO, CA 93711

PROJECT NO: **6276**

ADDRESS: **4445 N. GRANTLAND AVE.**

APN: **512-021-26, 50S**

SENT: **July 01, 2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CD	\$164,072.00	NOR Review	\$617.00	To be paid prior to release of District comments to Public Agency and Developer.
EN	\$6,544.00	Grading Plan Review	\$1,722.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$170,616.00		Total Service Charge: \$2,339.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District’s Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District’s reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/21 based on the site plan submitted to the District on 5/29/20 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

FR TRACT No. 6276

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

FR TRACT No. 6276

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 4

FR
TRACT
No. 6276

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: 7/1/2020 4:17:29 PM



Anthony Zaragoza
Engineer II

Digitally signed by Anthony Zaragoza Date: 6/30/2020 11:01:52 AM

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

REYNA REYES

777 E. FAIRMONT AVE.

FRESNO, CA 93704

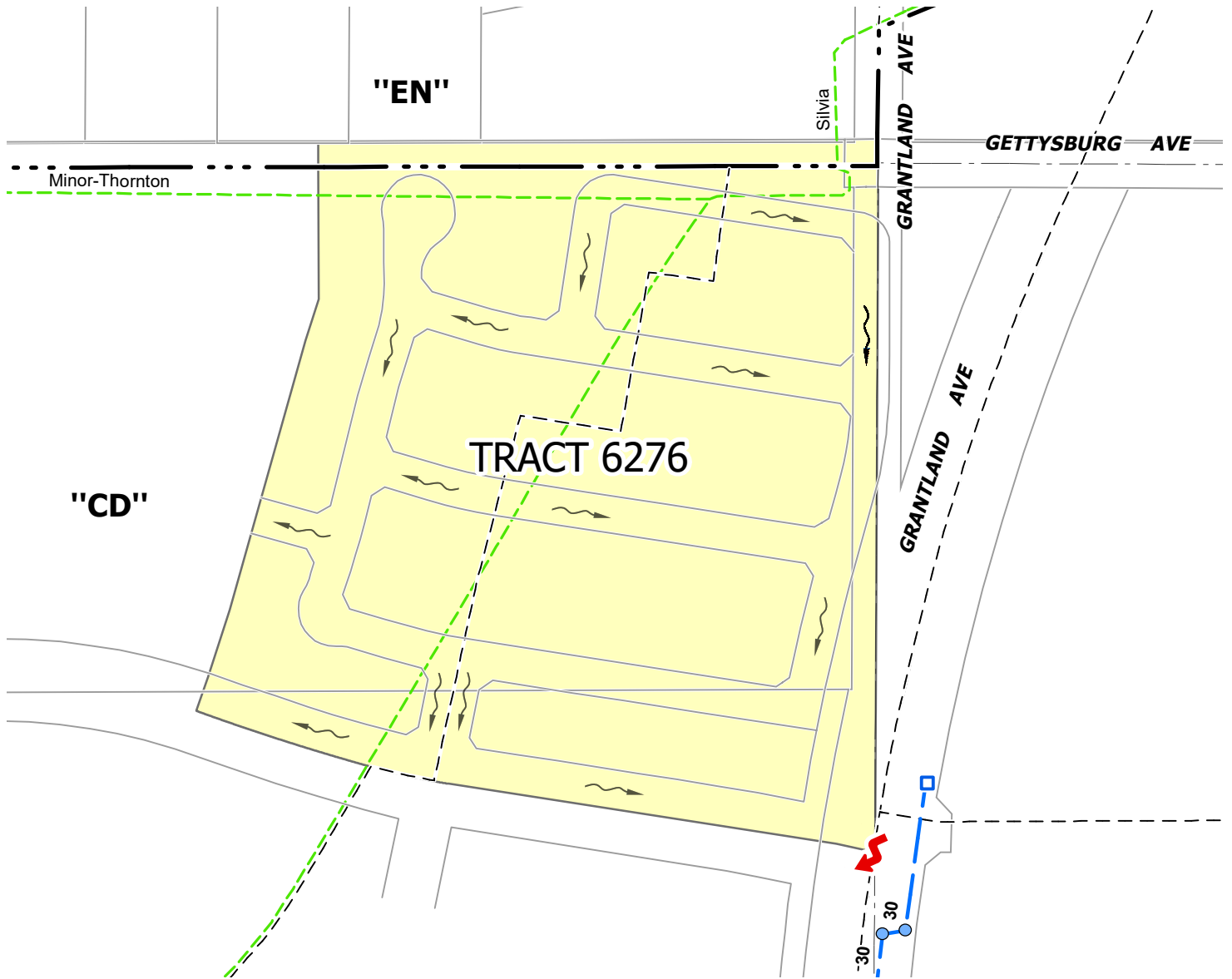
RHONDA HILL, GRANVILLE HOMES, INC.

1396 W. HERNDON, #101


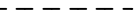




FRESNO, CA 93711

FR TRACT No. 6276

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



LEGEND

-  Existing Master Plan Facilities
-  Inlet Boundary
-  Drainage Area Boundary
-  Direction Of Drainage
-  Existing FID Facilities
-  Major Storm Breakover



1" = 200'

TRACT 6276

DRAINAGE AREAS "CD" & "EN"



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS

EXHIBIT NO. 2

The proposed development will receive runoff from a large area to the northeast that will pass over Grantland Avenue near the southeast corner of the development during major storm events. The grading of the proposed site shall be designed such that there are not adverse impacts to the passage of said major storm water from said areas.

The current 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. The major storm flow breaks through the proposed project and as such streets with wedge curb may not be able to accommodate these larger flows

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.

County Health

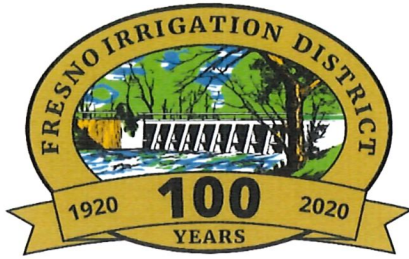
June 3, 2020

Fresno County Environmental Health Department

Comments:

Recommended Conditions of Approval:

- Construction permits for the 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.
- Construction permits for 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.
- Should the applicant propose a pool/spa, they shall submit complete pool/spa facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant shall also obtain a permit to operate a public swimming pool/spa from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- 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. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The future construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code.
- 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.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.



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

A Century of Commitment, Conveyance & Customer Service

June 17, 2020

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

RE: Tentative Tract Map No. 6276, Planning Application P20-01202
N/W Ashlan and Grantland avenues

Dear Mr. Young:

The Fresno Irrigation District (FID) has reviewed the Tentative Tract Map No. 6276, Planning Application P20-01202 for which the applicant proposes to subdivide the property into a 83 lot single family residential unit development, APN: 512-021-26. FID has the following comments:

Summary of Requirements:

- Review and Approval of all Plans.
- Execute Agreement(s), as necessary.
- Plan Review Fees

Area of Concern

1. FID's Silvia No. 47 runs southwesterly along the northern portion of the subject property, as shown on the attached FID exhibit map, in a 40 feet wide exclusive easement recorded on December 20, 2013 as Document No. 2013-0170948, Official Records Fresno County, December 20, 2013 as Document No. 2019-0005648, Official Records Fresno County, December 20, 2013 as Document No. 2013-0170946, Official Records Fresno County, and December 20, 2013 as Document No. 20130170945, Official Records Fresno County, and will be impacted by the proposed project. Should this project include any street and/or utility improvements along Shields Avenue, Armstrong Avenue, or within the vicinity of this pipeline, FID requires it review and approve all plans.
2. FID's records for the Silvia No. 47 indicated this section of pipeline was installed in 2019 (1 years old) as 48-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP), which meets FID's current standards for (residential, industrial, commercial) developments and urban areas.

G:\Agencies\FresnoCity\Tract Map\P20-01202.doc

3. The tract map shows streets and/or public utility easements from the development to encroach on FID's exclusive easement(s). FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways. FID requires the developer to redesign the development so that the pipeline easement is not encroached upon by road right-of-way or utility easements.
4. FID will allow for its property to be in common use with landscape easements if the City of Fresno enters into the appropriate agreement.

General Comments

1. The proposed project is located within Growth Area 1 of the Cooperative Water Utilization and Conveyance agreement between the City of Fresno and FID.
2. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
3. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
4. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
5. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
6. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
7. Footings of retaining walls shall not encroach onto FID property/easement areas.
8. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from FID facilities. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
9. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically agricultural land and a significant portion of its water supply was imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the

City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

10. 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.
11. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
12. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

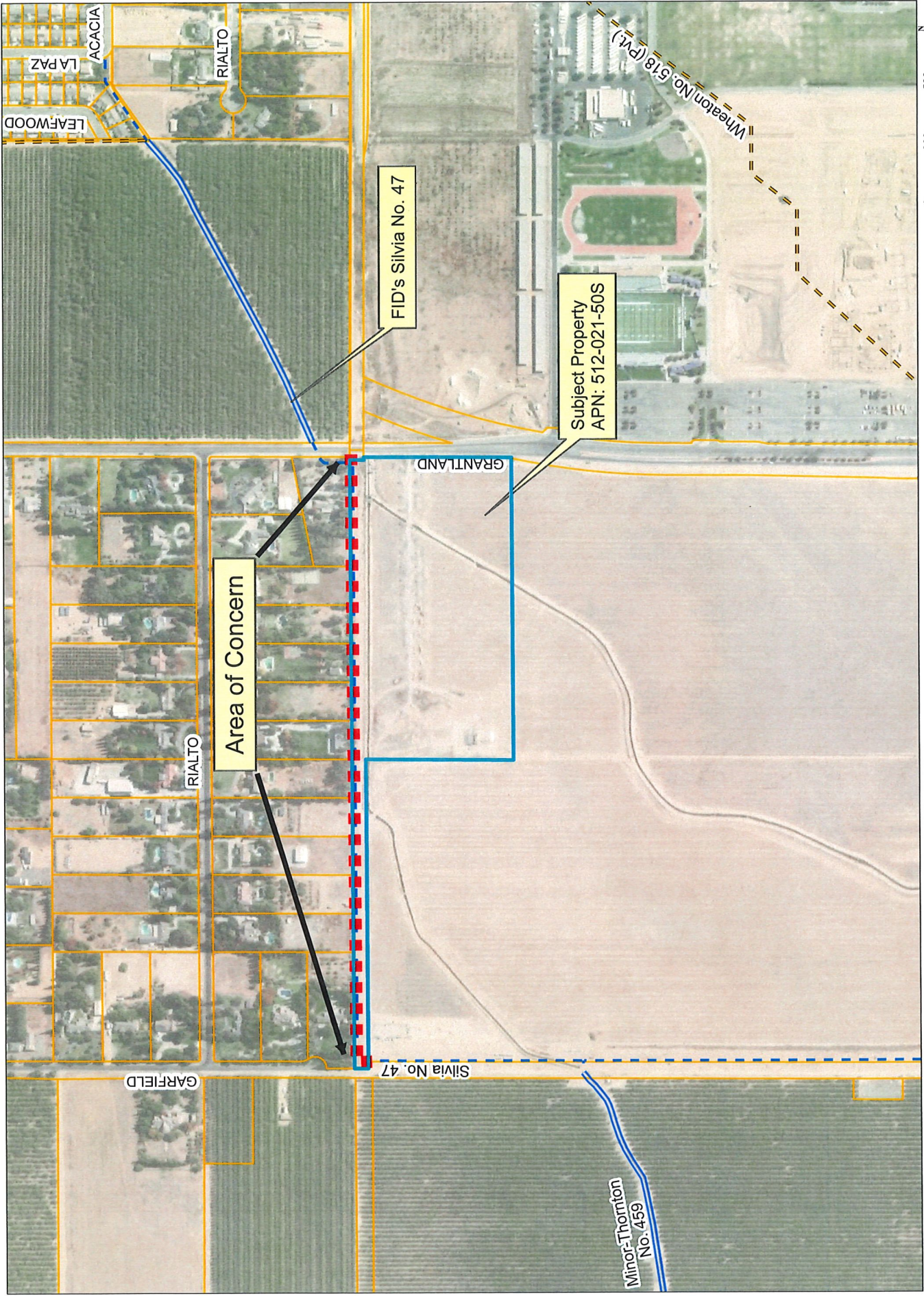
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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.

FRESNO IRRIGATION DISTRICT

Legend

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

Scale: 1 inch = 541,677 feet
 0 260 520 Feet W E

Date Saved: 5/14/2020 4:10:20 PM
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15



2019-0017974

FRESNO County Recorder
Paul Dictos, CPA

Friday, Feb 22, 2019 03:00:02 PM

Titles: 1 Pages: 15

Fees: \$0.00
CA SB2 Fee: \$0.00
Taxes: \$0.00
Total: \$0.00
FRESNO IRRIGATION DISTRICT

FREE RECORDING IN ACCORDANCE
WITH CALIFORNIA GOVERNMENT
CODE SECTIONS 6103 AND 27383

Documentary Transfer Tax -- \$0.00

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO
FOR THE BENEFIT OF

FRESNO IRRIGATION DISTRICT
2907 SOUTH MAPLE AVENUE
FRESNO CA 93725-2218

Recording Information

PIPELINE SUBSTITUTION AGREEMENT

LOCATION: S/W Gettysburg and Grantland avenues
APNs: 512-021-50, 512-021-26, 512-043-14, 512-043-13
CANAL: Silvia No. 47 & Minor-Thornton No. 459
PROJECT: Granville Tract 6500 (Westlake)

This Agreement and Easement is made effective as of February 6, 2019, by and between (i) the Fresno Irrigation District, a California irrigation district ("District") and (ii) GVM Investments, LLC, a California limited liability company ("Landowner" or "Grantor").

A. Landowner owns and/or plans to develop certain real property located in Fresno County, lying south of Gettysburg Avenue and west of Grantland Avenue, known as Tract 6500, which includes the real property described in Exhibit A to this Agreement (the "Property"). District facilities commonly known as the Silvia No. 47 & Minor-Thornton No. 459 Canals traverse the Property (the "Canal" and/or "Pipeline" and/or "Improvements").

B. Landowner needs District's consent in certain matters to develop Tract 6500. District is willing to provide such consent, subject to Landowner's providing or obtaining formal recorded and deeded easements for District's facilities, and provided that Landowner agrees to replace portion(s) of the Canal with underground pipeline built to the District's specifications.

C. Landowner has provided easements in favor of District recorded as Doc No. 2013-0170948, Doc. No. 2019-0005648, Doc. No. 2013-0170946, and Doc. No. 2013-0170945 O.R.F.C., as described in Exhibit B and shown in Exhibit C.

D. Landowner/Grantor is also willing to obtain recorded Subordination Agreements from any and all secured lenders or others having any senior recorded interests in the Landowner's/Grantor's land that will be subject to the easements granted hereunder; and, understands that without such Subordinations, that the District's easement could be subject to divestiture should a senior interest holder or lienholder foreclose on the subject Property and thereby eliminate the easements granted hereunder.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Pipeline Substitution of Canal. Landowner shall substitute pipe for the Canal over/within the areas described in Exhibits B and shown on Exhibit C as provided below.

(a) Landowner agrees at its expense to lay, construct, and install approximately 3,500 feet of forty-eight inch (48") diameter ASTM C-361, C-25 rubber-gasketed reinforced concrete pipe (RGRCP), 3,100 feet of thirty-six inch (36") diameter ASTM C-361, C-25 rubber-gasketed reinforced concrete pipe (RGRCP), and 80 feet of thirty-six inch (36") diameter ASTM C-361, D-25 rubber-gasketed reinforced concrete pipe (RGRCP), with such inlets, outlets, connections and other structures as may be specified by District (the "Project"). The Project shall be laid, constructed, installed, and backfilled in accordance with plans and specifications approved by District, and the top of said pipeline shall be no less than 36" below the surface of the surrounding ground and any proposed or existing roads, streets or alleys crossed thereby. All pipe shall be laid and installed in a good workmanlike manner.

(b) All precast concrete pipe, cast-in-place concrete pipe, and any other type of pipe to be installed shall meet the minimum requirements of the then most current "American Society of Testing and Materials" specifications, "The American Concrete Institute" specifications, and the specifications and requirements of District for the type and class of pipe agreed to be installed.

(c) The construction and installation of the Project shall not interfere with the flow, timing, or distribution of water through the present facilities as required by District. No work on the Project shall begin without the written permission of District. Landowner and District agree and acknowledge that the construction of the Project shall not occur during the normal irrigation season of District. Landowner shall not damage, destroy, alter, disrupt, discard, remove or connect to any existing facilities owned by District (other than the portion of the Canal to be replaced).

(d) Landowner agrees that the construction of the Project is subject to the District's review and approval, and that the Project must be

accepted by District in writing as complying with this Agreement and District specifications. Upon such written acceptance, the Project shall become and remain the property of District. The manner, method and time (timing) of conducting and discharging water through the Project shall be in the sole and absolute control of District.

(e) Prior to commencement of any work on the Project, Landowner shall furnish District with a surety bond in the amount of One Million Sixty Seven Thousand Seven Hundred Five and 00/100 Dollars (\$1,067,705.00) guaranteeing its timely performance under this Agreement, including payment of all amounts herein agreed to be paid by Landowner. District shall have the right to request a copy of Landowner's cost estimates and contracts for constructing the Project, including amounts payable to any contractors. If such cost is greater than Landowner's surety bond, District shall have the right to request an additional bond from Landowner, at Landowner's expense, to guarantee Landowner's timely performance. Said bond may be reduced to One Hundred Sixty Thousand One Hundred Fifty-Five and 75/100 Dollars (\$160,155.75) after the completion and acceptance of the Project and Landowner's payment of all costs associated with the Project. This reduced amount shall be for guaranteeing the maintenance and repair of the Project for a period of one (1) year from the date of District's written acceptance, as described below. The expense of such bonds shall be borne by Landowner. All bonds shall be executed by Landowner and a corporate bonding company licensed to transact such business in the State of California and acceptable to District. Evidence of authority of any attorney-in-fact acting for the corporate surety must be provided in the form of a certificate in effect as of the date of the bonds. The form of the bonds or any alternative security offered by Landowner shall be subject to the approval of the District.

(f) Within thirty (30) days after written acceptance of the Project by District, Landowner shall pay in full any and all costs associated with the Project, including, but not limited to, costs for labor, materials, equipment, installation, trenching, backfilling, leveling and testing. In the event Landowner fails to make such payments within the time required, District may, but shall not be obligated to, pay any outstanding costs associated with the Project. Landowner shall repay District for any amounts so expended with interest thereon at the rate of ten percent (10%) per annum.

(g) Landowner shall, at its own expense, procure a policy of title insurance issued to District with liability limited to One Million Sixty Seven Thousand Seven Hundred Five and 00/100 Dollars (\$1,067,705.00) showing District's interest in the property subject to the Easements to be free and clear of any liens or encumbrances which would in any way interfere with District's use of the Project. The date of such policy shall be not earlier than 90 days after District's acceptance of the Project.

(h) Landowner agrees to keep and maintain the Project in good operating condition and repair for a period of one (1) year after the acceptance thereof by District, and to pay all costs of such repairs and maintenance. In the event Landowner fails to repair, maintain or replace any part of the Project during such one (1) year period, District shall have the right, but shall not be obligated to, make any such repairs or replacements that it deems reasonably necessary, and Landowner shall repay District the cost of any such repairs or replacement with interest at the rate of ten percent (10%) per annum.

2. Indemnity. Landowner agrees to defend, indemnify and hold District harmless from and against any claim, liability, loss, cost, damage, attorneys' fees or expense arising out of Landowner's activities in the areas described in Exhibits B and shown on Exhibits C, and the performance of Landowner's obligations under this Agreement.

3. Improvements. All canals, pipes, pipelines, conduits and other facilities (Improvements) constructed, instated and/or placed by or for District upon and within said easements shall become and remain property of District and shall be maintained by District at District's expense and Grantor shall have no right, title or interest therein.

4. Costs. Landowner shall pay to District the cost of the preparation of this Agreement and any related agreements regarding the Project, the costs of District's review of the Landowner's proposed development of the Tract 6500, the costs of District's review of the plans and specifications for the new pipeline. Landowner agrees such fees are non-refundable and non-transferable, and the payment of such fees may not be deferred.

5. Subordination. District's obligations under this Agreement are conditioned upon Landowner obtaining the executed easement for Fresno County APNs 512-021-50, 512-021-26, 512-043-14, 512-043-13, and the subordination of any lien against such parcel and the Property, other than the lien for taxes not yet due, that could be foreclosed to eliminate District's recorded easement interests. District shall obtain a title report for the Property, at Landowner's expense, for the purpose of identifying such liens.

6. Specific Performance. Landowner agrees that District will not have an adequate remedy at law if this Agreement is not performed in accordance with its terms, and that any damages available at law for breach of this Agreement would not be an adequate remedy. Therefore, Landowner's obligations under this Agreement are enforceable by a decree of specific performance, and appropriate injunctive relief may be applied for and granted in connection therewith. These remedies and all other remedies provided for in this Agreement are cumulative and not exclusive and are in addition to any other remedies that District may have under this Agreement.

7. Further Assurances. From time to time and at any time after the execution and delivery hereof, each of the parties, at its own expense, shall execute, acknowledge and deliver any further instruments, documents and other assurances reasonably requested by the other party, and shall take any other action consistent with the terms of this Agreement that may reasonably be requested by the other party, to evidence or carry out the intent of this Agreement.

8. Assignment; Binding Effect. Neither party shall assign any interest in this Agreement without the express written consent of the other party, which shall not be unreasonably withheld. This Agreement shall "run with the land" and shall be binding upon the Property and shall inure to the benefit of the future owners of the Property.

9. Interpretation. This Agreement is the result of negotiations between the parties and has been reviewed by their respective counsel and is the product of their joint efforts. The parties agree that any rule of interpretation that automatically construes an ambiguous contract provision against the drafting party shall be of no effect.

10. Professionals' Fees. Should any action or proceeding be commenced between the parties hereto concerning this Agreement, or the rights and duties of any party in relation thereto, the party prevailing in such action or proceeding shall be entitled, in addition to such other relief as may be granted, to recover from the losing party a reasonable sum for its attorneys', paralegals', accountants', and other professional fees and costs incurred in connection with such action or proceeding.

11. Parties in Interest. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies on any persons other than the parties hereto and their respective successors and assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third person to any party to this Agreement, nor shall any provision give any third person any right of subrogation or action over and against any party to this Agreement.

12. Survival. Each of the terms, provisions, representations, warranties, and covenants of the parties shall be continuous and shall survive the closing or other consummation of the transactions contemplated in this Agreement.

13. Notices. All notices and other communications required under this Agreement shall be in writing and shall be deemed to have been duly given (i) on the date of service, if served personally on the person to whom notice is to be given, (ii) on the date of service if sent by telecopier, provided the original is concurrently sent by first class mail, and provided that notices received by telecopier after 5:00 p.m. shall be deemed given on the next business day, (iii) on

the next business day after deposit with a recognized overnight delivery service, or (iv) or on the third (3rd) day after mailing, if mailed to the party to whom notice is to be given by first class mail, registered or certified, postage-prepaid, and properly addressed as follows:

To District: Fresno Irrigation District
 2907 South Maple
 Fresno, CA 93725-2218
 Attn: General Manager

To Landowner: Granville Homes
 1396 W. Herndon Ave. #101
 Fresno, CA 93711
 Attn: Darius Assemi, Senior Vice President

A party may change its address for notices by providing notice to the other parties as provided above.

14. Miscellaneous. Time is of the essence of this Agreement and each and all of its provisions. The subject headings of the paragraphs and subparagraphs of this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions. Waiver of any breach of this Agreement by any party hereto shall not constitute a continuing waiver or a waiver of any breach of the same or another provision of this Agreement. This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument. If any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall remain in full force and effect and shall not be affected. This Agreement shall be governed by the laws of the State of California. All words used in this Agreement shall be construed to include the plural as well as the singular number and vice versa. Words used herein in the present tense shall include the future as well as the present.

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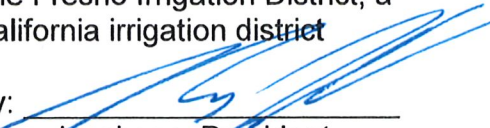
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IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date first above written.

"DISTRICT"

The Fresno Irrigation District, a California irrigation district


By: 
Ryan Jacobsen, President


By: 
William R. Stretch, Secretary

"GRANTOR"

GVM Investments, LLC, a California limited liability company

By: Assemi Group Inc., a California corporation, Its Sole Manager

By: 
Darius Assemi, Senior Vice President

By: 
Jason Hollrah, Chief Financial Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF Fresno)

On February 6, 2019 before me, Stacy-ann Terry-ann Benton, Notary Public, personally appeared Darius Asseni who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF Fresno)

On February 6, 2019 before me, Katrina Ingrao, Notary Public, personally appeared Jason Hillman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

On February 19, 2019 before me, Laurie Kiser, Notary Public,
(insert name and title of the officer)

personally appeared William R. Stretch, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Laurie Kiser

(Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Pipeline Substitution Agreement

Document Date: February 6, 2019

Number of Pages: 12 pages (7 plus exhibits A (2 pgs), B (2 pgs), & C)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

On February 19, 2019 before me, Laurie Kiser, Notary Public,
(insert name and title of the officer)

personally appeared Ryan Jacobsen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Pipeline Substitution Agreement

Document Date: February 6, 2019

Number of Pages: 12 pages (7 plus exhibits A (2 pgs), B (2 pgs), & C)

Exhibit A
Property Legal Descriptions
Page 1 of 2

PARCEL ONE:

Lot 12 of Bullard Lands Irrigation Subdivision No. 9, in the County of Fresno, State of California, according to the map thereof recorded in Book 8, Page 56 of Plats, Fresno County Records.

APN: 512-043-13

PARCEL TWO:

Lot 4 of Bullard Lands Irrigated Subdivision No. 9, in the County of Fresno, State of California, according to the map recorded in Book 8 Page 56 of Plats, Fresno County Records.

APN: 512-043-14

PARCEL THREE:

Lots 50, 55, 56, 57, 58, 63 and 64, as shown on the Map entitled "Plat of the Muscatel Estates", filed March 16, 1891, in Volume 4 of Maps at Page 67, Fresno County Records.

Said property being also described as:

The Southeast quarter of Section 17, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats.

EXCEPTING THEREFROM Lot 49, as shown on the Map entitled "Plat of the Muscatel Estates", filed March 16, 1891, in Volume 4 of Maps at Page 67, Fresno County Records.

APN: 512-021-26

Exhibit A
Property Legal Descriptions
Page 2 of 2

PARCEL FOUR:

Lot 49, as shown on the map entitled "Plat of the Muscatel Estates", filed March 16, 1891 in Volume 4 of Maps at Page 67, Fresno County Records.

Together with the South 30 feet of the North Half of Section 17, and the North 30 feet of the South Half of Section 17, all in Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the official Plat thereof.

APN: 512-021-50

Exhibit B
Easements Legal Descriptions
Page 1 of 2

PARCEL ONE:

Fresno Irrigation District Grant of Easement, recorded December 20, 2013 as Document No. 2013-0170945, Fresno County Records, described as follows:

The West 26.00 feet of Lot 4 of Bullard Lands Irrigated Subdivision No. 9, according to the map thereof recorded in Volume 8, Page 56 of Plats, Fresno County Records.

And

The West 26.00 feet of the North 58.00 feet of Lot 12 of Bullard Lands Irrigated Subdivision No. 9, according to the map thereof recorded in Volume 8, Page 56 of Plats, Fresno County Records.

PARCEL TWO:

Fresno Irrigation District Grant of Easement, recorded December 20, 2013 as Document No. 2013-0170946, Fresno County Records, described as follows:

The North 20.00 feet of Lot 50 of Muscatel Estates, according to the map thereof recorded in Book 4, Page 67 of Plats, Fresno County Records.

Also the West 26.00 feet of Lots 50, 55, 58 and 63 of said Muscatel Estates.

PARCEL THREE:

Fresno Irrigation District Grant of Easement, recorded January 18, 2019 as Document No. 2019-0005648, Fresno County Records, described as follows:

The South 30.00 feet of the North Half of Section 17, Township 13 South, Range 19 East, Mount Diablo Base and Meridian.

TOGETHER WITH the North 10.00 feet of the South Half of Section 17, Township 13 South, Range 19 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM the West 30.00 feet thereof.

ALSO EXCEPTING THEREFROM the East 55.00 feet thereof.

Exhibit B
Easements Legal Descriptions
Page 2 of 2

PARCEL FOUR:

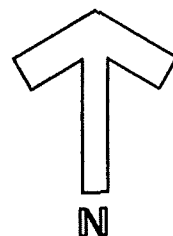
Fresno Irrigation District Grant of Easement, recorded December 20, 2013 as Document No. 2013-0170948, Fresno County Records, described as follows:

The South 20.00 feet of the North 30.00 feet of the South Half of Section 17, Township 13 South, Range 19 East, Mount Diablo Base and Meridian.

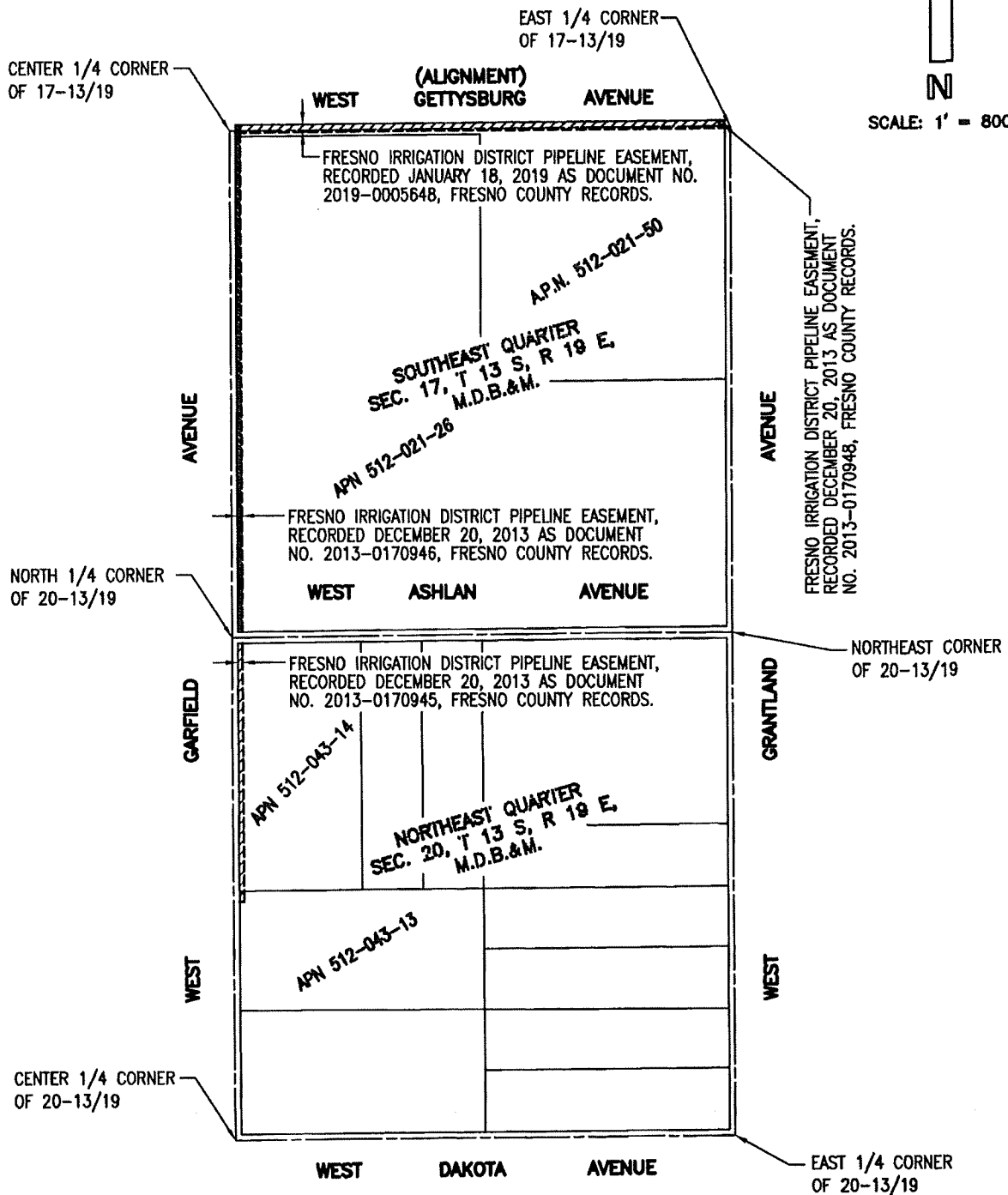
ALSO the West 25.00 feet of the East 55.00 feet of the South 30.00 feet of the North Half of said Section 17.

ALSO the West 25.00 feet of the East 55.00 feet of the North 10.00 feet of the South Half of said Section 17.

EXHIBIT "C"



SCALE: 1' = 800'



PREPARED BY:

GARY GIANNETTA
1119 "S" STREET
FRESNO, CA. 93721
(559) 264-3590

DATE: 1/28/19

15

FRESNO IRRIGATION DISTRICT PIPELINE PLAN FOR THE SILVIA NO. 47 AND MINOR-THORNTON NO. 459 FID JOB NO. 1981 PARC WEST

GENERAL NOTES AND MATERIALS:

- WORK ON EXISTING MANHOLE IN ACCORDANCE WITH GENERAL NOTES AND CALLOUTS REQUIREMENTS.
- REPAIRS TO EXISTING MANHOLE SHALL BE MADE BY THE EXISTING CONTRACTOR OR SUBCONTRACTOR.
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CONCRETE COLLAR

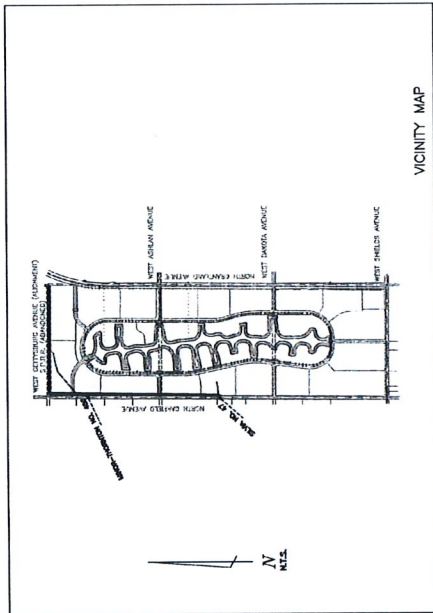
FRESNO IRRIGATION DISTRICT	DATE: JANUARY 2018	SCALE: 1/4" = 1'-0"
Your Most Valuable Resource - Water		

GENERAL NOTES AND MATERIALS:

- WORK ON EXISTING MANHOLE IN ACCORDANCE WITH GENERAL NOTES AND CALLOUTS REQUIREMENTS.
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- REPAIRS TO EXISTING MANHOLE SHALL BE MADE BY THE EXISTING CONTRACTOR OR SUBCONTRACTOR.

CONCRETE COLLAR

FRESNO IRRIGATION DISTRICT	DATE: JANUARY 2018	SCALE: 1/4" = 1'-0"
Your Most Valuable Resource - Water		



GIANNETTA ENGINEERING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590

ENGINEER: *Bret Giannetta* **R.C.E. 56567** **DATE:** 1/11/19

APPROVED: *Bret Giannetta* **DATE:** 1/11/19

FRESNO IRRIGATION DISTRICT

GENERAL NOTES AND MATERIALS:

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- REPAIRS TO EXISTING MANHOLE SHALL BE MADE BY THE EXISTING CONTRACTOR OR SUBCONTRACTOR.
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- REPAIRS TO EXISTING MANHOLE SHALL BE MADE BY THE EXISTING CONTRACTOR OR SUBCONTRACTOR.

CONCRETE COLLAR

FRESNO IRRIGATION DISTRICT	DATE: JANUARY 2018	SCALE: 1/4" = 1'-0"
Your Most Valuable Resource - Water		

GENERAL NOTES FOR CONSTRUCTION

FRESNO IRRIGATION DISTRICT

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

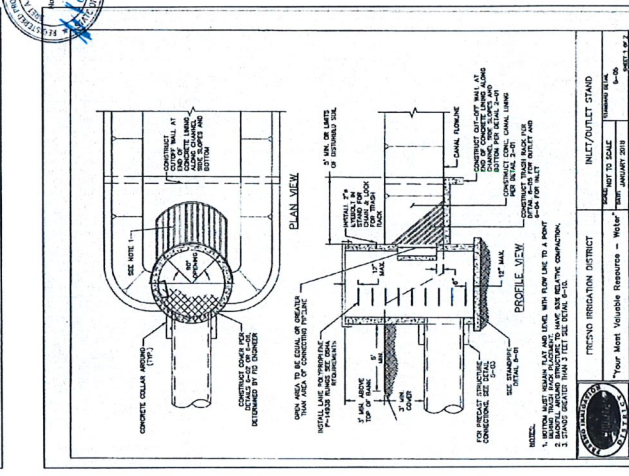
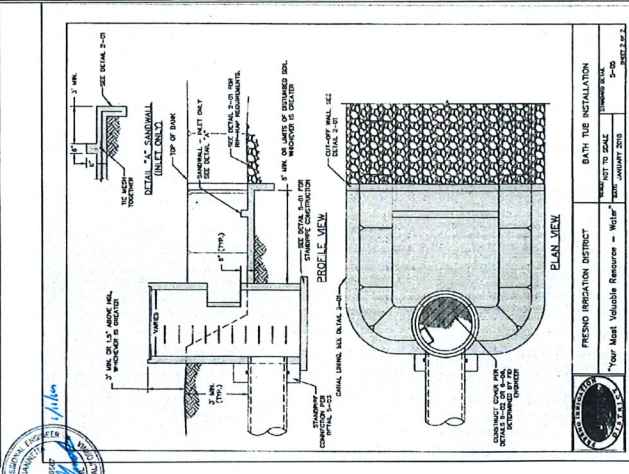
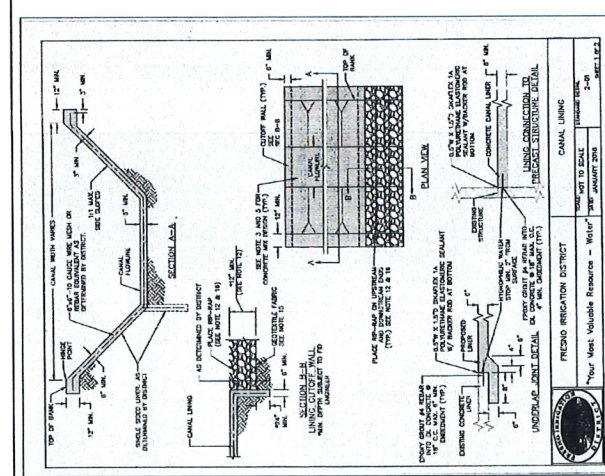
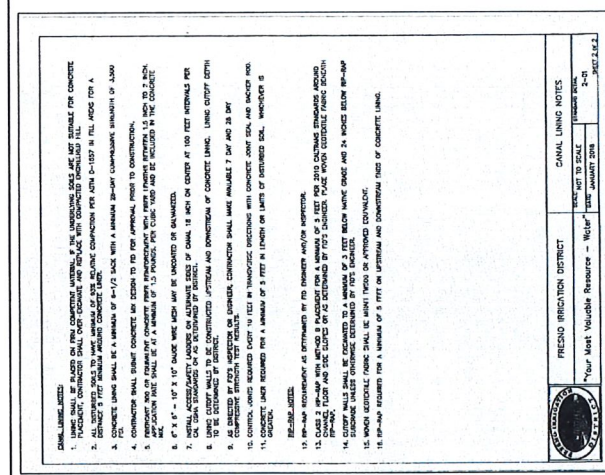
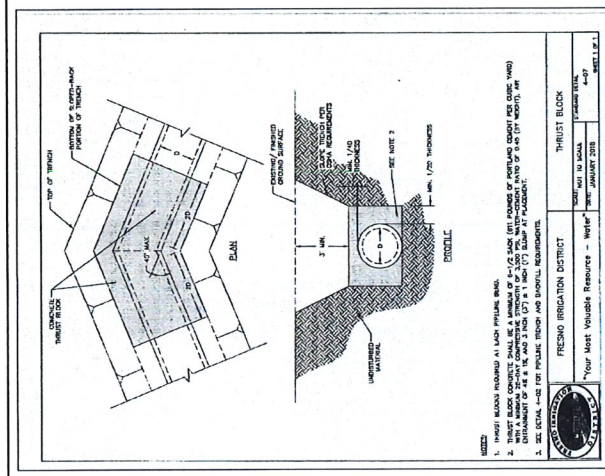
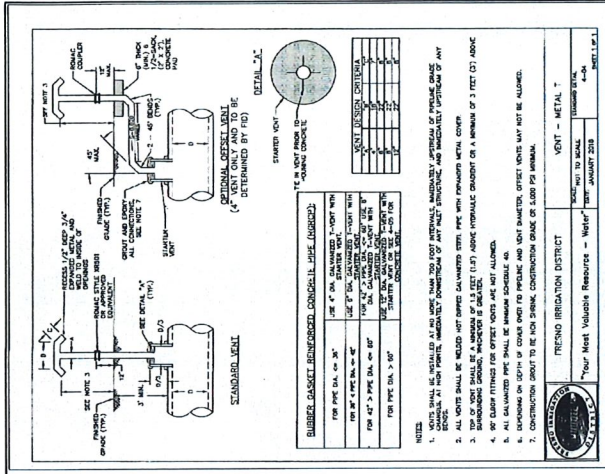
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

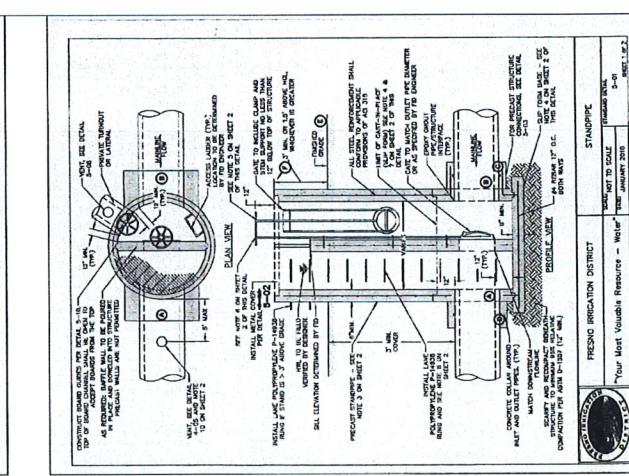
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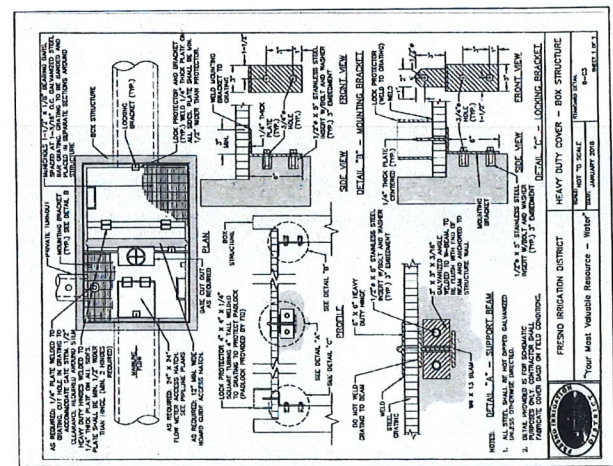
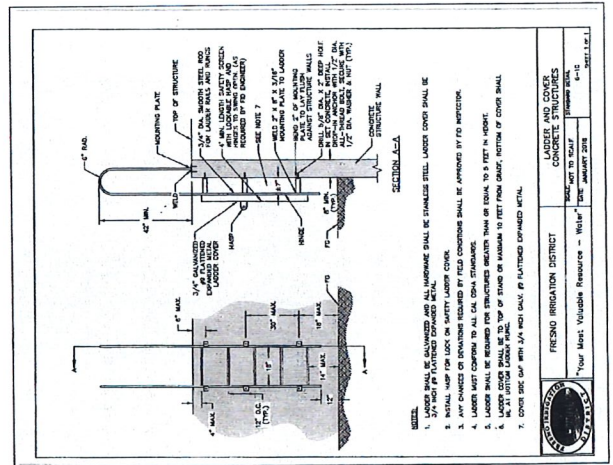
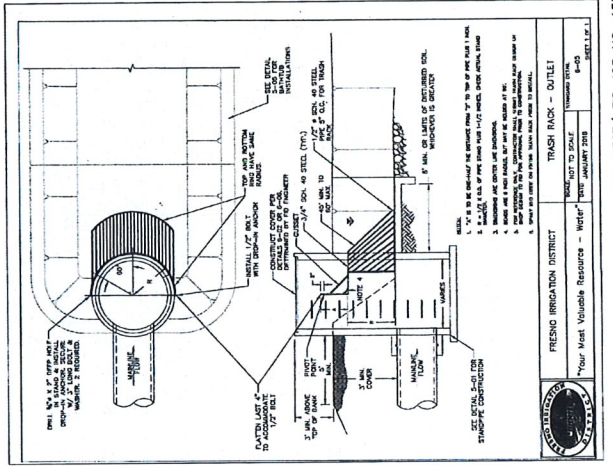
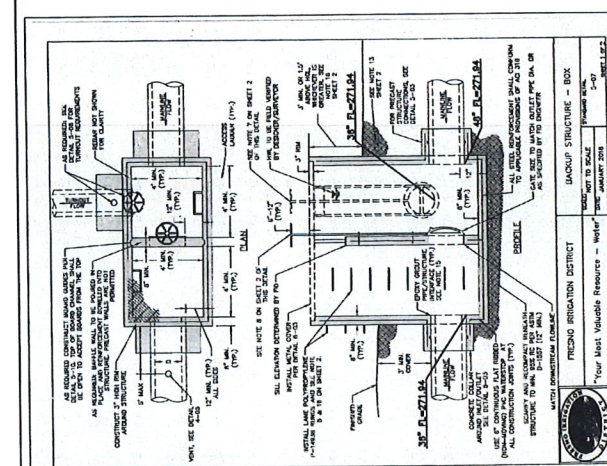
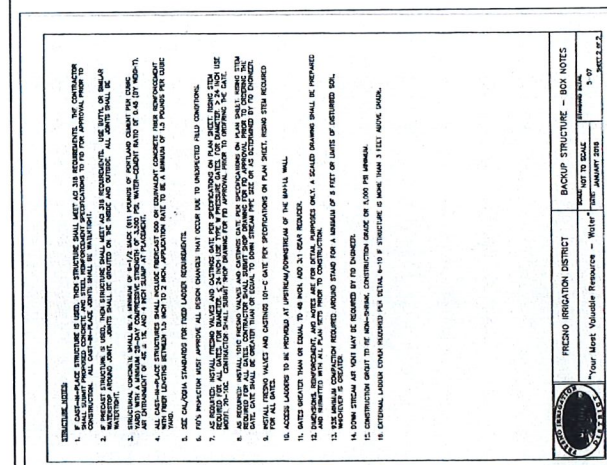
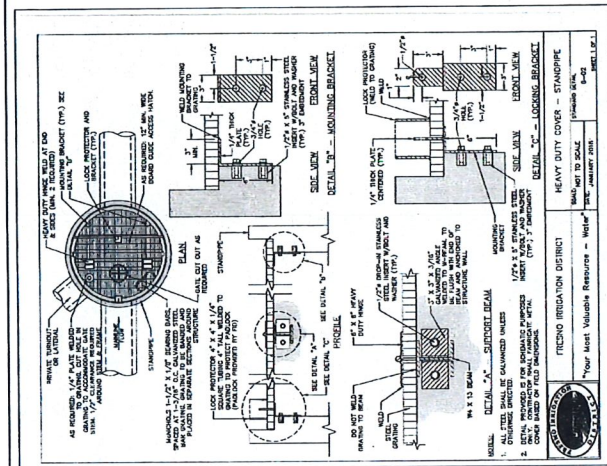
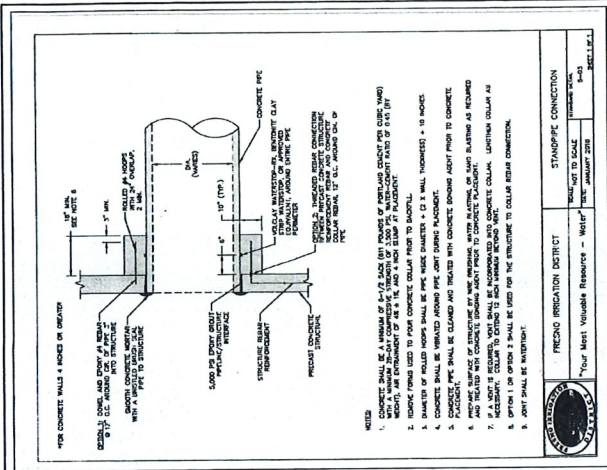
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.

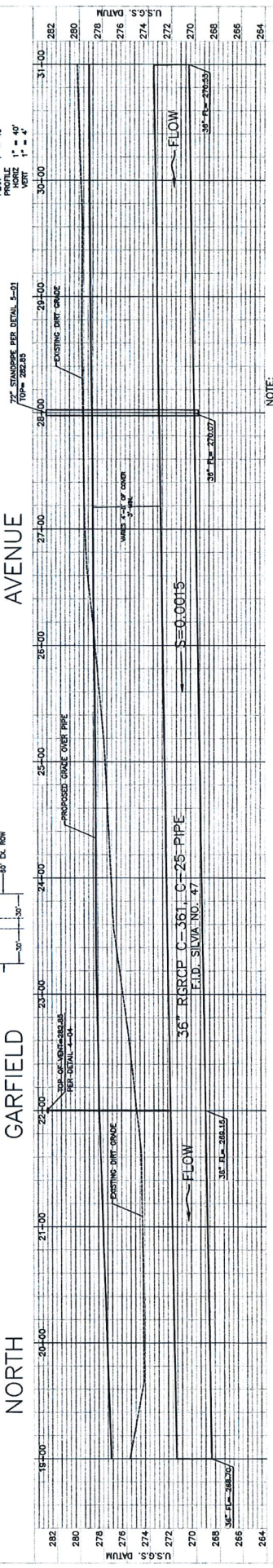
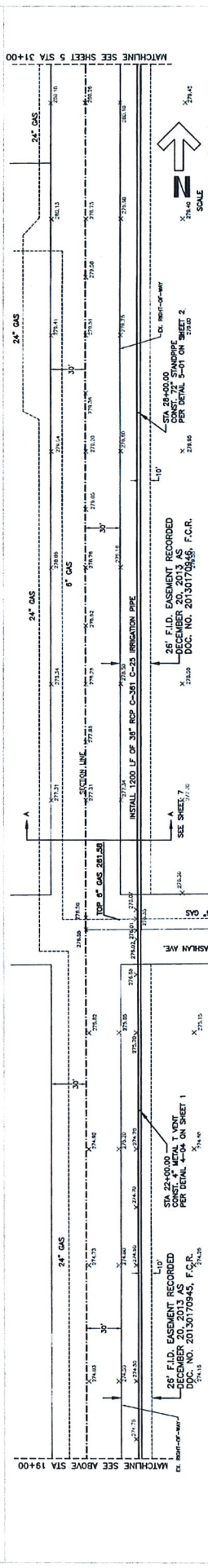
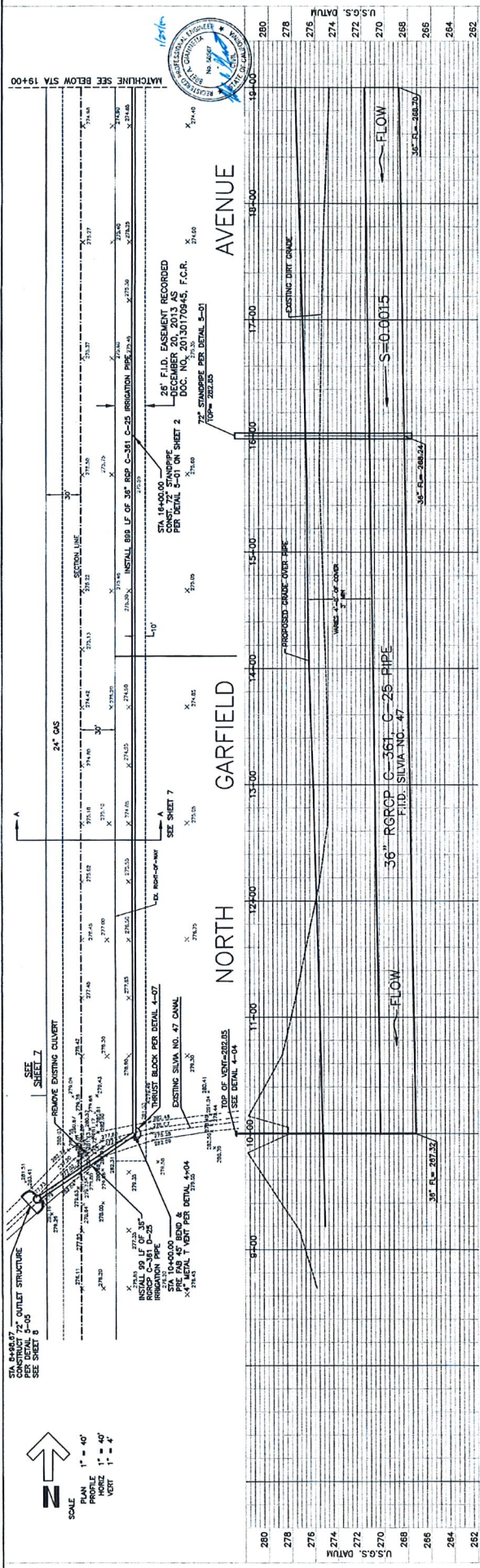
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE FRESNO IRRIGATION DISTRICT SPECIFICATIONS AND STANDARD DRAWINGS.



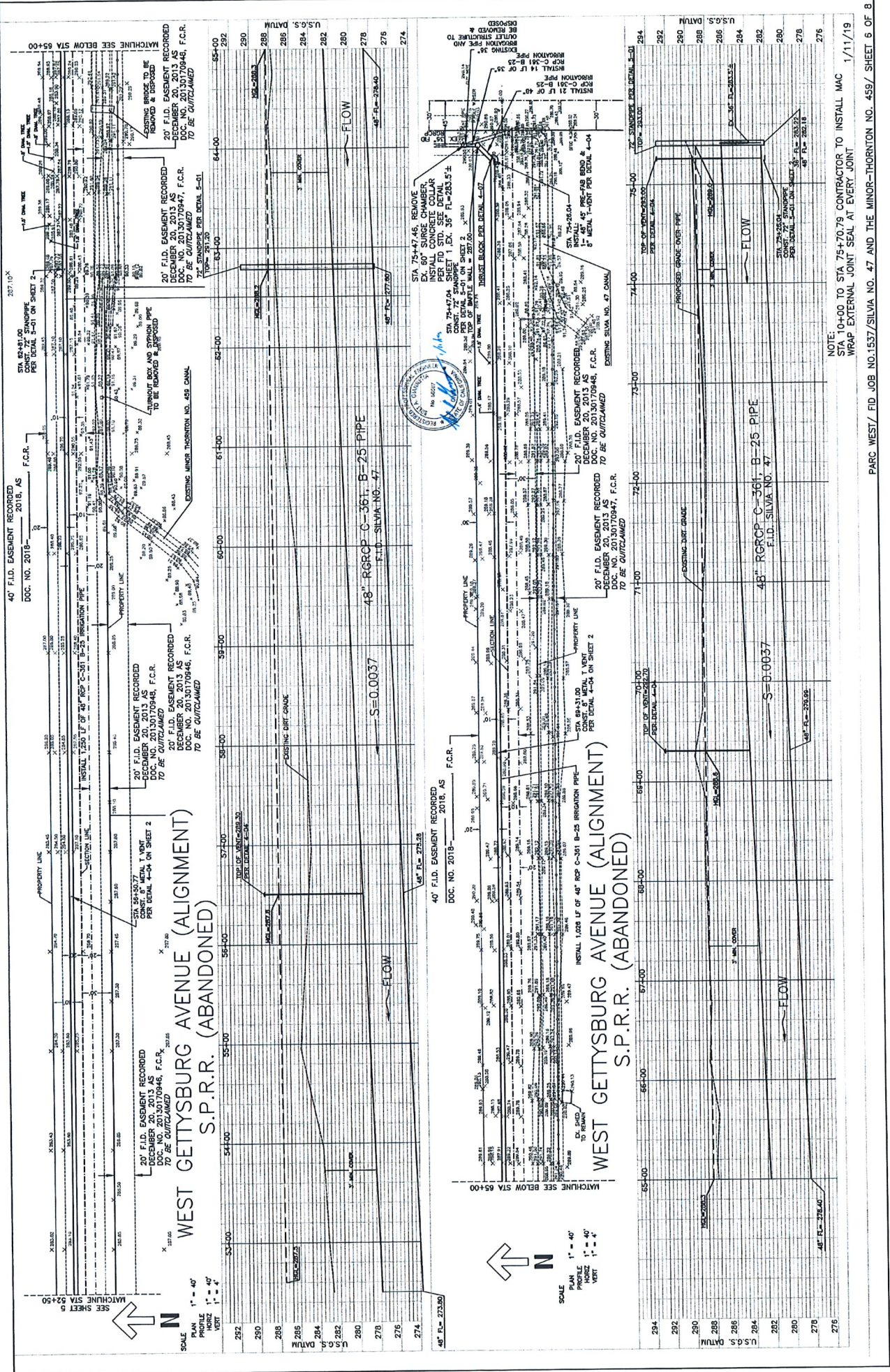
STATION	Ø	Ø	Ø	Ø	Ø	Ø	Ø
19+00.00	36"	36"	285.24	285.24	276.50	281.10	281.10
20+00.00	36"	36"	270.07	270.07	276.70	282.70	282.70
20+11.25	48"	48"	272.81	272.81	280.14	288.80	288.80
20+18.00	48"	48"	277.62	277.62	286.00	291.00	291.00
20+24.00	48"	48"	283.22	283.22	292.20	295.50	295.50







STA 19+00 TO STA 20+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 20+00 TO STA 21+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 21+00 TO STA 22+00 RECORD
 DECEMBER 20, 2013 AS
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 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 22+00 TO STA 23+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 23+00 TO STA 24+00 RECORD
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 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 24+00 TO STA 25+00 RECORD
 DECEMBER 20, 2013 AS
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 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 25+00 TO STA 26+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 26+00 TO STA 27+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 27+00 TO STA 28+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 28+00 TO STA 29+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 29+00 TO STA 30+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2
 STA 30+00 TO STA 31+00 RECORD
 DECEMBER 20, 2013 AS
 DOC. NO. 20130170945, F.C.R.
 28' F.I.D. EASEMENT RECORDED
 PER DETAIL 5-01 ON SHEET 2



**WEST GETTYSBURG AVENUE (ALIGNMENT)
S.P.R.R. (ABANDONED)**

40' F.I.D. EASEMENT RECORDED
DOC. NO. 2018- AS
F.C.R.

20' F.I.D. EASEMENT RECORDED
DOC. NO. 2013070948, F.C.R.
TO BE OUTCLAIMED

20' F.I.D. EASEMENT RECORDED
DOC. NO. 2013070948, F.C.R.
TO BE OUTCLAIMED

20' F.I.D. EASEMENT RECORDED
DOC. NO. 2013070948, F.C.R.
TO BE OUTCLAIMED

40' F.I.D. EASEMENT RECORDED
DOC. NO. 2013 AS
DECEMBER 20, 2013 AS
DEC. NO. 2013070947, F.C.R.
TO BE OUTCLAIMED

48" RGRCP C-361, B-25 PIPE
F.I.D. SILVA NO. 47

S=0.0037

48" F.I.D. EASEMENT RECORDED
DOC. NO. 2018- AS
F.C.R.

48" F.I.D. EASEMENT RECORDED
DOC. NO. 2013 AS
DECEMBER 20, 2013 AS
DEC. NO. 2013070948, F.C.R.
TO BE OUTCLAIMED

48" F.I.D. EASEMENT RECORDED
DOC. NO. 2013 AS
DECEMBER 20, 2013 AS
DEC. NO. 2013070948, F.C.R.
TO BE OUTCLAIMED

48" F.I.D. EASEMENT RECORDED
DOC. NO. 2013 AS
DECEMBER 20, 2013 AS
DEC. NO. 2013070948, F.C.R.
TO BE OUTCLAIMED

NOTE:
STA 10+00 TO STA 75+70.79 CONTRACTOR TO INSTALL MAC
WRAP EXTERNAL JOINT SEAL AT EVERY JOINT

PARC WEST/ FID JOB NO.1537/SILVA NO. 47 AND THE MINOR-THORNTON NO. 459/ SHEET 6 OF 8
1/11/19

SCALE
PLAN 1" = 40'
HORIZ 1" = 40'
VERT 1" = 4'

U.S.G.S. DATUM
294
292
290
288
286
284
282
280
278
276

U.S.G.S. DATUM
294
292
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U.S.G.S. DATUM
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U.S.G.S. DATUM
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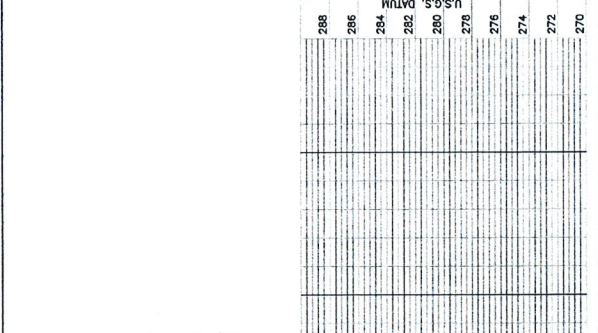
U.S.G.S. DATUM
294
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U.S.G.S. DATUM
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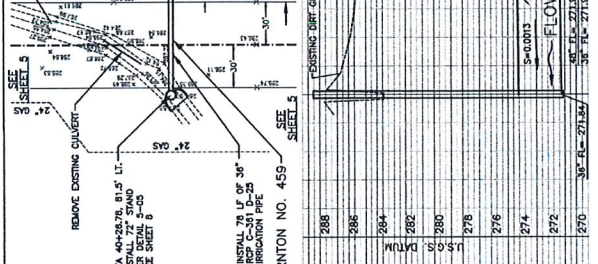
U.S.G.S. DATUM
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U.S.G.S. DATUM
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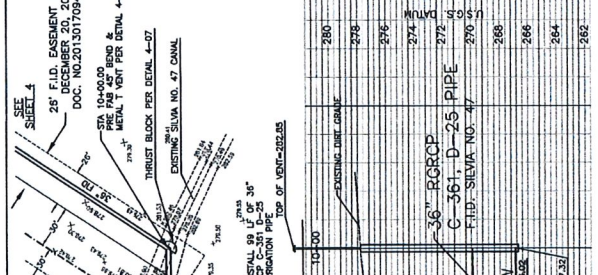
U.S.G.S. DATUM
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276



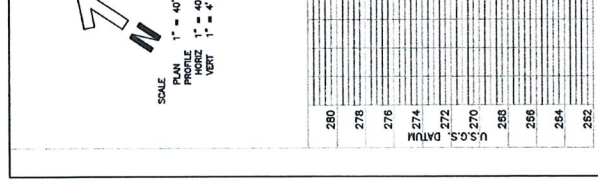
280	EXISTING CANAL BANK	280
278	EXISTING CANAL BOTTOM	278
276		276
274		274
272		272
270		270
268		268
266		266
264		264
262		262



288		288
286		286
284		284
282		282
280		280
278		278
276		276
274		274
272		272
270		270
268		268
266		266
264		264
262		262



288		288
286		286
284		284
282		282
280		280
278		278
276		276
274		274
272		272
270		270
268		268
266		266
264		264
262		262



SCALE
 PLAN 1" = 40'
 PROFILE 1" = 40'
 VERT 1" = 4'

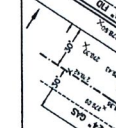
REMOVE EXISTING CULVERT
 STA 40+28.76, 81.5' LT.
 PER DETAIL 2-020
 SEE SHEET 6

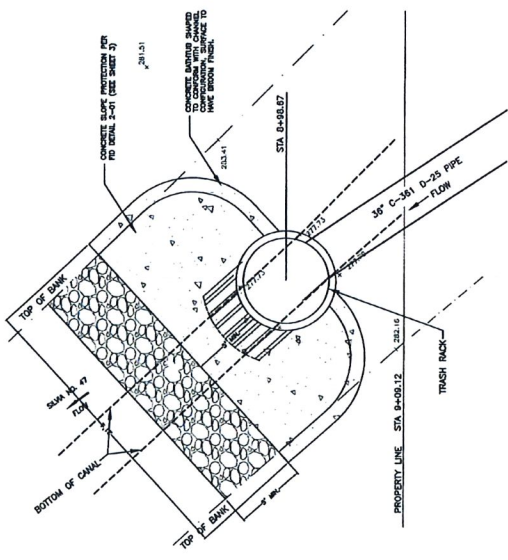
26' F.I.D. EASEMENT RECORDED
 DECEMBER 20, 2013, F.C.R.
 DOC. NO. 201.30170945

36" ROROP
 C-361 D-25 PIPE
 F.I.D. MINOR-THORNTON NO. 459

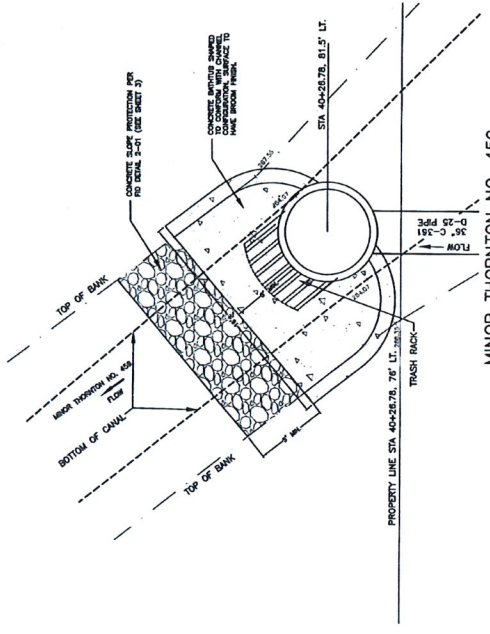
REMOVE EXISTING CULVERT
 STA 10+00.00
 PER DETAIL 2-020
 SEE SHEET 6

28' F.I.D. EASEMENT RECORDED
 DECEMBER 20, 2013, F.C.R.
 DOC. NO. 201.30170945

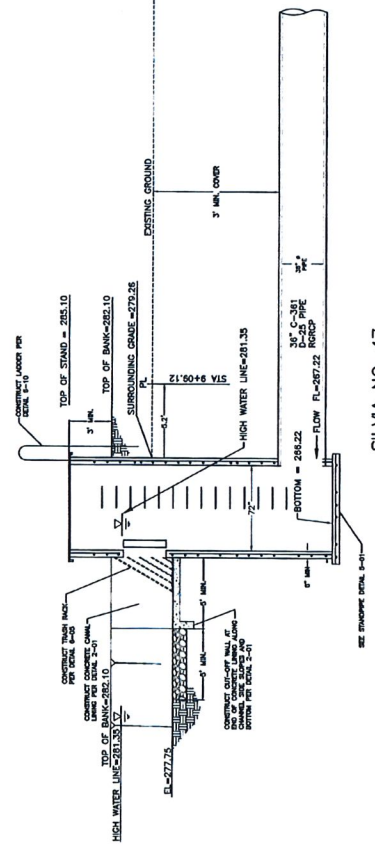




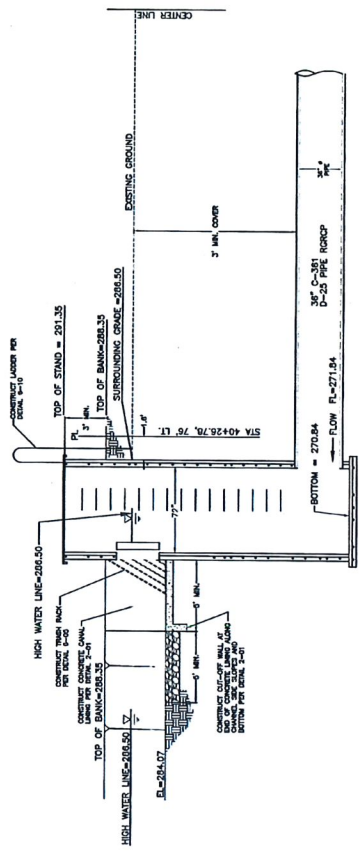
SILVIA NO. 47
 OUTLET STAND PLAN VIEW
 (PER FID DETAIL 5-05)
 STA. 8+98.97
 SCALE: 1"=4'



MINOR THORNTON NO. 459
 OUTLET STAND PLAN VIEW
 (PER FID DETAIL 5-05)
 STA. 40+114.3
 SCALE: 1"=4'



SILVIA NO. 47
 OUTLET STAND PROFILE
 (PER FID DETAIL 5-05)
 STA. 8+98.97
 SCALE: 1"=4'



MINOR THORNTON NO. 459
 OUTLET STAND PROFILE
 (PER FID DETAIL 5-05)
 STA. 40+114.3
 SCALE: 1"=4'





DATE: May 29, 2020 **supersedes any previous conditions**

TO: Chris Lang, 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. 6276 REGARDING MAINTENANCE REQUIREMENTS (P20-01202)

LOCATION: 4445 North Grantland Avenue
APN: 512-021-26

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

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

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

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

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

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

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

1. The Property Owner’s Maintenance Requirements

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

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

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

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

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

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

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

Department for more details.

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