

December 11, 2019

Review Comments for Tentative Map Tract application: P19-03525

Air Pollution Control District

This review was performed by:
Status: No Comment

The District has no comments at this time.

Airports

This review was performed by:
Status: No Comment

The City of Fresno Airports Department anticipates no adverse impacts on Fresno Yosemite International Airport or Fresno Chandler Executive Airport from the proposed project. Verify compliance with Sierra Sky Park CLUP.

DPU Planning and Engineering

This review was performed by: Kevin Gray
Status: Reviewed with Conditions

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Polk Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. 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.
2. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
3. Installation of sewer house branch(s) shall be required.
4. Separate sewer house branches are required for each lot.
5. Street work permit is required for any work in the Right-of-Way.
6. 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.
3. House Branch Charge
4. Wastewater Facilities Charge (Residential Only)
5. Trunk Sewer Charge: Cornelia

DPU Solid Waste Management

This review was performed by: Kevin Gray

Status: Reviewed with Conditions

General Requirements:

• Tract Map #6280 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 Water Division

This review was performed by: Robert Diaz

Status: Review Complete

1. On-site water facilities shall be private and no public water mains shall be allowed within private roads.
2. Installation of master water service(s) & meter box(es) shall be required.
3. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.
4. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

The water supply requirements for this project are as follows:

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

Fire Review

This review was performed by: Byron Beagles

Status: Reviewed with Conditions

This is a private gated single family home community proposed for 90 lots. This parcel was previously processed under Tentative Tract 6054 and the street pattern has been reconfigured and lot sizes are significantly smaller.

1. Provide fire hydrants designed for a minimum fire flow of 1500 gpm at 20 psi residual pressure spaced at a maximum of 600 feet. Minimum water main size is 8 inch with two points of connection provided. Rolled curbs are proposed, protect fire hydrants with standard curbs in front of the hydrant or provide bollards per Public Works Std. W-23.
2. As with TT 6054, an EVA is proposed to Corona Ave for a second point of emergency access. There never was a final design of that EVA due to issues with the median in Corona that would need modification to accommodate the turning radius and requiring a significantly upsized EVA approach width from the standard 20 foot approach.
The current proposal has the EVA at the same location, however the engineer has used the wrong fire apparatus template size to configure the turn. The turn radius must be for a Fresno Fire Department ladder truck which has tandem rear axles and is 49 feet long with a 44' centerline turn radius. Also utilizing this entrance would require the frontage of several houses to be designated as fire lanes, no parking to accommodate the turn. Additional, the design in one in one turn scenario places an exiting emergency vehicle in the wrong direction on the one way side of the median,
With the current lot layout, the EVA needs to be moved to the N. Dante frontage accessed from the stub street between lots 25, 26, and 27. There is no median in N. Dante that restricts the turn radius and only the curb opposite lots 26 and 27 will need to be designated as a fire lane to access this EVA.
Indicate the following details on the CUP exhibit for the EVA;
 - a. Indicate a P-67 EVA approach at Dante and the curb at Outlot K
 - b. Provide a sign on both sides of the gate stating:
"FIRE LANE" (in 6 inch letters)
"VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters)
"FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1 inch letters)
 - c. Provide a Fire X-1 padlock on the gate.
3. Designate the curb opposite lots 26 and 27 as fire lane with a red curb and 'FIRE LANE NO PARKING' stenciled in 3 inch white letters every 50 feet. Additional fire lane markings may be needed depending on findings from number 4 below.
4. The street section indicates a street width of between 35-36 feet as measured to the rolled curb flow line which will allow parking on both sides of the street unless otherwise determined upon analysis of the fire truck turn radius at corners.
5. Verify all internal streets turns comply with the 44' centerline turning radius requirement.
6. The width of the common access entry gates are indicated at 16 feet. Provide a detail on the proposed gates; gate hardware cannot impinge into the required 16 foot clear width.
7. Provide Fire X-1 bypass hardware for the electric gate and also provide Click-2-Enter radio frequency gate opening hardware.
8. Fire hydrants must be in service and all weather road surface installed with two points of access provided before delivery of combustible material to the site.

Flood Control District

This review was performed by:

Status: Review Complete

See attached FMFCD Notice of Requirements (NOR).

NOR & Grading Plan review fees due.

Drainage Fees due.

Fresno County Environmental Health

This review was performed by:

Status: Reviewed with Conditions

Recommended Conditions of Approval:

- Construction permits for the proposed project should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed project should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code and the Fresno County Noise Ordinance.
- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- 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 Certified Unified Program Agency at (559) 600-3271 for more information.

Irrigation District

This review was performed by:
Status: Review Complete

FID does not own operate or maintain any facilities located on the subject property.

Land Division Impact Fees

This review was performed by: Frank Saburit
Status: Review Complete

City of Fresno Sewer, Water, Development Impact Fees & Charges - Reference document TTM 6280.pdf

Long Range Planning

This review was performed by: Amber Piona
Status: Review Complete

This project is on a site listed in the Housing Element Sites Inventory (2013-2023 RHNA). The Housing Sites Inventory (2013-2023 RHNA) establishes the minimum capacity of this site to be 46 units with an affordability categorization of Above Moderate. This project proposes 90 unit of market rate (Above Moderate) housing, an increase of 44 units of Above Moderate. This project is consistent with the Housing Element.

Public Works Engineering

This review was performed by: Hilary Kimber
Status: Reviewed with Conditions

Public Works requires street trees to be planted at the rate of one tree per 40 linear feet of street frontage. Please see requirements under Documents.

Public Works-CFD

This review was performed by: Ann Lillie
Status: Reviewed with Conditions

See attached Conditions in the Documents file

Traffic Planning

This review was performed by: Louise Gilio
Status: Reviewed with Conditions

See attachment for Public Works, Traffic Planning's Conditions of Approval.

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

File No. 210.45

Page 1 of 5

PUBLIC AGENCY

KELSEY GEORGE
CURRENT PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

JOHN BONADELLE, BONADELLE
NEIGHBORHOODS
7030 N. FRUIT AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: **6280**

ADDRESS: **SEC DANTE & POLK**

APN: **506-130-31S**

SENT: **12/3/19**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
EG	\$57,097.00	NOR Review	\$458.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,278.00 Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$57,097.00		Total Service Charge:	\$1,736.00

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 2/29/20 based on the site plan submitted to the District on 11/15/19 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. 6280**

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

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

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

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

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

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

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

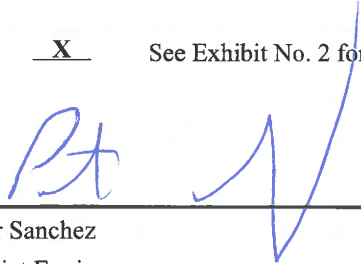
**FR
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**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

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FR TRACT No. 6280

6. — The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.
7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
- b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
- c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Peter Sanchez
District Engineer



Michael Maxwell
Project Engineer

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

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CC:

DANIEL BOND, GATEWAY ENGINEERING

10744 N. BACKER AVE.

FRESNO, CA 93730

RICKY DHALIWAL, EKAM CONSTRUCTION, INC.

6569 N. RIVERSIDE, SUITE 102305

FRESNO, CA 93722

FR TRACT No. 6280

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Application No. **FR TRACT 6280**

Name / Business **JOHN BONADELLE, BONADELLE NEIGHBORHOODS**

Project Address **SEC DANTE & POLK**

Project APN(s) 506-130-31S

Project Acres (gross)	10.65
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Estimated Construction Cost

Fee equals lesser of

\$375.00 plus 3% of the estimated construction costs	Total (\$300.00 gross per acre)	\$3,195.00
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Amount Due

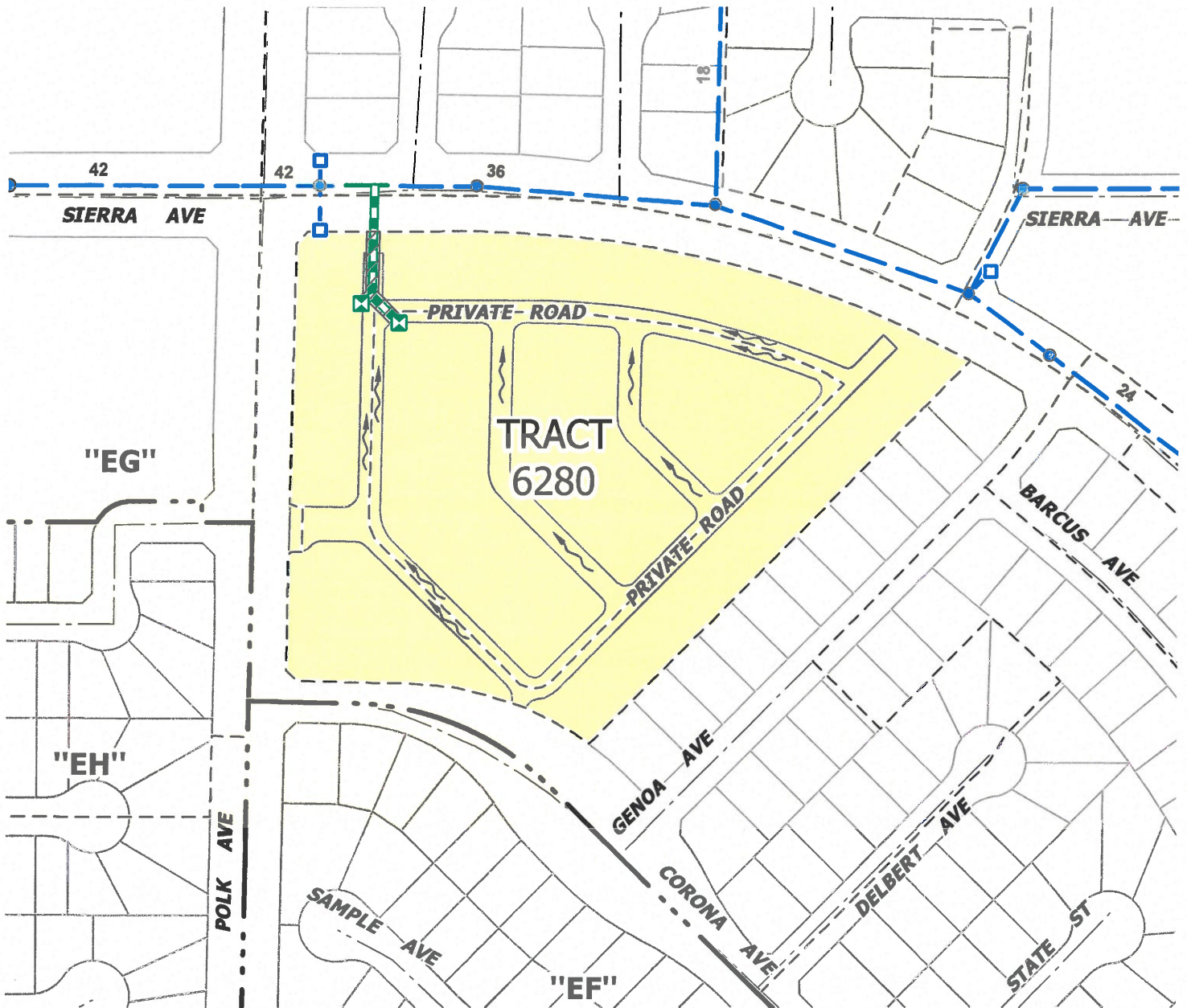
15" Concrete Pipes \$79.00 LF
18" Concrete Pipes \$83.00 LF
24" Concrete Pipes \$94.00 LF
30" Concrete Pipes \$111.00 LF
36" Concrete Pipes \$131.00 LF
42" Concrete Pipes \$152.00 LF
48" Concrete Pipes \$178.00 LF
54" Concrete Pipes \$217.00 LF
60" Concrete Pipes \$255.00 LF
66" Concrete Pipes \$301.00 LF
72" Concrete Pipes \$347.00 LF
84" Concrete Pipes \$388.00 LF
96" Concrete Pipes \$420.00 LF
15" Jacked Pipes \$555.00 LF
18" Jacked Pipes \$608.00 LF
24" Jacked Pipes \$687.00 LF
30" Jacked Pipes \$766.00 LF
36" Jacked Pipes \$846.00 LF
42" Jacked Pipes \$898.00 LF
48" Jacked Pipes \$951.00 LF
54" Jacked Pipes \$1,031.00 LF
60" Jacked Pipes \$1,110.00 LF
66" Jacked Pipes \$1,216.00 LF
72" Jacked Pipes \$1,374.00 LF
84" Jacked Pipes \$1,533.00 LF
Manholes \$4,600.00 EA
Inlets & Laterals \$4,450.00 EA
Outfalls \$1,500.00 EA
Canal Outfalls \$15,000.00 EA
Basin Excavation \$0.75 CY

IMPROVEMENTS ADJACENT TO BASIN

Fence, Pad, and Gate \$20.00 LF
Mowstrip \$20.00 LF
Arterial Paving \$82.00 LF
Local Paving \$53.00 LF
Curb and Gutter \$30.00 LF
Sidewalk \$60.00 LF
Sewer Line \$30.00 LF
Water Line \$31.00 LF
Street Lights \$65.00 LF
Pump Station/Intake \$500,000.00

FR TRACT No. 6280

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



LEGEND

- Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
- Existing Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- 15' Wide Storm Drain Easement To Be Dedicated To District



1" = 200'

TRACT 6280
DRAINAGE AREA "EG"



EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

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.

The subject site is located within the District's Drainage Area "EG". Runoff from the site will ultimately impact a sensitive receiving water. Runoff from commercial, residential, and industrial land uses to sensitive receiving waters without mitigation is prohibited by City of Fresno Municipal Code and District Policy. The District is therefore requiring on-site mitigation to improve runoff quality from the site prior to discharge to the public drainage system. The site plan and details of the proposed mitigation shall be designed per the Districts Post-Development Standards Technical Manual and shall be reviewed and approved by the District prior to grading plan approval. The on-site mitigation system shall be paid for by the developer and maintained for the life of the project. To that effect, a maintenance agreement shall be required that runs concurrent with the land.

Development No. Tract 6280

DEPARTMENT OF PUBLIC WORKS

TO: Kelsey George
Planning Division

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

DATE: November 4, 2019

SUBJECT: **Tract 6280 (Previously T-6054; 6350 North Dante Avenue and T-XXXX (P-19-02426)** (APN: 506-130-31s; November 4, 2013) located on the east side of North Polk Avenue between West Corona and North Dante Avenues. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.
2. Due to the existing overhead PG&E transformer lines, trees taller than 15' are not allowed within the 130 foot space below the high wires. **A list of acceptable trees underneath PG&E power lines is attached.**

The designated street tree for West Corona Avenue is:

Street trees are waived for West Corona Ave. due to the five foot monolithic sidewalk within a seven foot right-of-way adjacent to a six foot high CMU block wall. Please choose an appropriate vine to cover the wall in accordance with the Graffiti Abatement requirements.

The designated street tree for North Polk Avenue **(except underneath the PG&E Transformer liners)** is:

Sapium sebiferum

Chinese Tallow

The designated street tree for North Dante to West Sierra Avenue is:

Platanus acerifolia 'Columbia'

Columbia Sycamore

3. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 60' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 60' 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 Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer 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.
4. 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.
- 5.

TRAIL REQUIREMENTS

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



DATE: December 6, 2019

TO: Kelsey George
Planning and Development Department

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

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

SUBJECT: Public Works Conditions of Approval for **T- 6280** / P19-03525 and PUD P19-03951,
6294 North Dante Avenue
Bonadelle / Gateway

Two handwritten signatures in blue ink. The top signature appears to be "AGB" and the bottom signature is more stylized, possibly "L. Gilio".

The Public Works Department, Traffic Engineering Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

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

1. Identify existing and proposed improvements. Provide *Public Works Standards*, where applicable. See *Planning and Developments Submittal Requirements*.
2. Trail: Traffic Planning is in support of a pedestrian connection to the trail on Veteran's Boulevard in lieu of a Class I trail. We recommend that the Planning and Development Department include the removal in the next General Plan Amendment. In order to comply with the current General Plan, designate a 26' Bike, Pedestrian and Landscape Easement adjacent to Corona and Polk to be offered as an "Irrevocable Offer of Dedication". Coordinate trail requirements with Development and Public Works. Relocate fencing, as needed.
3. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
4. Revise the sidewalk on Dante Avenue to transition from the existing 10' to a 12' pattern.
5. Redesign the proposed entry to minimize the opening at the street. Reference Public Works Standard P-77. Provide a detail for the proposed gated entry to identify proposed stacking from the gate to the right of way and the proposed on-site turn around.
6. Provide a detail for the proposed vacations. Reserve pedestrian easements from area to be vacated.
7. Revise proposed right of way to include all ramps.

General Conditions:

1. Identify all easements on the map.
2. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.

3. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of *City Administrative Order 8-1*, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
4. The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8681. Encroachment permits must be approved prior to issuance of building permits.
5. Street widening and transitions shall also include utility relocations and necessary dedications.
6. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
7. 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.
8. Open space that is not accessible to the general public is not eligible for Park Impact Fee credits.

Frontage Improvement Requirements:

Public Streets:

Dante Avenue: modified Collector

1. Dedication and Vacation Requirements:
 - a. Dedicate **47'-55'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-53** and **P-69**. Verify street geometrics on the street plans.
 - b. A vacation of street right of way is required. A feasibility study for the required vacation of the existing public rights of way is required to be completed prior to the approval of the tentative map. See Jason Camit's comments.
 - Submit an application to Public Works to initiate a feasibility study for the proposed vacations. (Contact Jason Camit at 621-8681 for details)
 - Vacate the portion of Dante Avenue east of Polk. Reserve right of way to accommodate a **12'** sidewalk.
 - c. Relinquish direct access rights to Dante Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a **6'** residential sidewalk per Public Works Standard **P-53**. Transition from the existing **10'** pattern to **12'** at the east end. A **2'** Pedestrian Easement is required. Identify on the map.
 - b. Construct an **80'** bus bay curb and gutter at the southeast corner of Dante and Polk to Public Works Standard **P-73**, complete with a **12'** monolithic sidewalk.
 - c. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.

- d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the City Specifications and Standard Drawings **E-15**, **E-18** or as approved by the City Engineer.

Polk Avenue: modified Collector

1. Dedication and Vacation Requirements:
 - a. Where not existing, dedicate **47-55'** of property, from section line, for public street purposes, within the limits of this application, per *Public Works Standards*.
 - b. A **2'** pedestrian easement may be needed for the required **12'** sidewalk pattern. Verify on the site plan, map and street plans.
 - c. Dedicate a corner cut for public street purposes at the intersection of Polk and Dante.
 - d. If not existing, dedicate sufficient right of way for the ramp at Polk and Corona to meet accessibility requirements.
 - e. Provide a **26'** irrevocable offer of dedication for Bike, Pedestrian and Landscape purposes.
 - f. Dedicate sufficient right of way for the proposed ramps at the entrance.
 - g. A vacation of street right of way is required. A feasibility study for the required vacation of the existing public rights of way is required to be completed **prior** to the approval of the tentative map. See Jason Camit's comments.
 - Submit an application to Public Works to initiate a feasibility study for the proposed vacations. (Contact Jason Camit at 621-8681 for details)
 - Vacate the portion of Polk Avenue between Dante and Corona.
 - h. Relinquish direct access rights to Polk Avenue from all lots within this subdivision except at the approved entry.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a **6'** residential sidewalk per Public Works Standard **P-53**. A **2'** Pedestrian Easement **may be** required. Identify on the map.
 - b. Construct a street type approach to Public Works Standard **P-77**. Site Plan approval of a street type approach is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not adequate, construct a concrete approach to Public Works Standards **P-2** and **P-6**.
 - c. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
 - d. Construct standard curb ramps per Public Works Standards. The entry shall be constructed using **P-28** and **P29**, **with a 20'** minimum radius. The intersection of Polk and Dante shall be constructed with dual ramps per **P-30** with a **30'** radius.
 - e. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the City Specifications and Standard Drawings **E-15**, **E-18** or as approved by the City Engineer.
 - f. The trail is to be deferred.

Corona Avenue: Local

1. Dedication Requirements:
 - a. Emergency Vehicle Access (EVA): Construct a concrete EVA per Public Works Standard **P-67**. Dedicate a **5'** pedestrian easement to provide accessibility behind the ramp.
 - b. Provide a **26'** irrevocable offer of dedication for Bike, Pedestrian and Landscape purposes.
 - c. Relinquish direct access to Corona Avenue from all lots within this subdivision, except for **20'** at the proposed EVA.
2. Construction Requirements:
 - a. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current *City of Fresno Standards*.
 - b. Remove existing curb, gutter and sidewalk and construct a concrete Emergency Vehicle Access (EVA) per Public Works Standard **P-67** and **P-48**.
 - c. The trail is to be deferred.

Interior Streets: Private

1. 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.
2. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
3. Dead-end Streets are not recommended.
4. Provide a **10'** visibility triangle at all driveways.

Specific Mitigation Requirements:

1. Relinquish direct vehicular access rights to :
 - a. the north property line of outlot B.
 - b. the south property line of outlot A.
2. 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.
3. Entry Gate: Provide a minimum of **65'** from the proposed gate to the back of walk, for vehicle stacking and redesign to provide for an onsite turn around.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).

1. Dante Avenue / Collector: Install a signal pole with a **150-watt** LED equivalent safety light and an oversize street sign to Public Works Standards at the southeast corner of Dante Avenue and Polk Avenue.

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 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:

Polk Avenue: Collector (Growth Area Street)

1. Dedicate and construct **(2) 17'** center section travel lanes and a **12'** center two-way left turn lane within the limits of this subdivision. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

Dante Avenue: Collector (Growth Area Street)

1. Dedicate and construct **(2) 17'** center section travel lanes and a **12'** center two-way left turn lane within the limits of this subdivision. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

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



DATE: November 19, 2019 **Supersedes any previous Conditions**

TO: Kelsey George, 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. 6280 REGARDING MAINTENANCE REQUIREMENTS (P19-03525) (**Previously T-6054; 6350 North Dante Avenue**)

LOCATION: **6294 North Dante Avenue**
APN: **506-130-31S**

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.

- Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.
- 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 and buffers **(10' wide minimum landscaped areas allowed)** in **all Local and Major Public Streets**.
- All landscaping areas, trees, irrigation systems, hardscaping and park amenities associated with Outlot B and as approved by the Public Works Department.
- Concrete curb and gutters, sidewalks, curb ramps, and street lights in **North Polk and Dante Avenues**, including the valley gutter and paving within the street right of way at the North Polk Avenue entrance.
- Concrete curb and gutters, sidewalks, and street lights in **West Corona Avenue**.

2. 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 approved for Services by CFD No. 11, including but not limited to outlots, trails and landscaped areas, shall be dedicated in fee to the City of Fresno for Park Purposes, or dedicated as public easements for maintenance purposes 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

TENTATIVE TRACT MAP NO. 6280

GOVERNMENT CODE §66020(d)(1)

A protest filed pursuant to subdivision (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments to be completed with development.

The following fees are based on preliminary conceptual information. The exact fee obligation will be computed prior to Final Map approval by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of Final Map approval, determined by the Master Fee Schedule, shall apply (Reso. No. 2016-258).

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Cornelia	\$419/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. House Branch Sewer Charge [2]	N/A
<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
g. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
h. Frontage Charge [1]	\$6.50/lineal foot
i. Water Capacity Fee [1]	\$4,481/living unit
<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
j. Fire Facilities Impact Fee – Citywide [4]	\$1,893/living unit
k. Park Facility Impact Fee – Citywide [4]	\$2,811/living unit
l. Quimby Parkland Dedication Fee [2]	\$1,216/living unit
m. Police Facilities Impact Fee – Citywide [4]	\$618/living unit

n. Citywide Regional Street Fee [3]	\$8,038/adj. acre
o. New Growth Area Major Street Fee [3]	\$22,126/adj. acre
p. Traffic Signal Charge [1]	\$501/living unit

Notes:

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.