

**CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT**

**CONDITIONS OF APPROVAL**

MAY 20, 2020

**VESTING TENTATIVE TRACT MAP NO. 6241**

**Located near the southwest corner of North Armstrong and East Clinton Avenues**

All vesting tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code, City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative tract map.

**NOTICE TO PROJECT APPLICANT**

**In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant 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 exactions imposed on the development project.**

**URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)**

The subdivider of property located within the UGM boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the Urban Growth Management process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.

**GENERAL CONDITIONS**

1. Upon conditional approval of Vesting Tentative Tract Map No. 6241, a 225 lot single-family residential conventional subdivision dated December 30, 2020, the subdivider may prepare a Final Map in accordance with the approved vesting tentative map.
  - a) Approval of Vesting Tentative Tract Map No. 6241 is contingent upon City Council Approval of related Planned Development Application No. P20-00369.
  - b) Approval of Vesting Tentative Tract Map No. 6241 is contingent upon City Council approval of Plan Amendment/Rezone Application No. P20-00460.
  - c) Approval of Vesting Tentative Tract Map No. 6241 is contingent upon City Council approval of Annexation Application No. P19-06018; and, the following:

- i) Recordation of a Final Map is contingent upon annexation to the City of Fresno and detachment from the Kings River Conservation District and Fresno County Fire Protection District.
  - NOTE: These actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO). The applicant, subdivider or developer is subject to and responsible for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCO and the City of Fresno; including any cost incurred to the City of Fresno by the detachment of all of the annexation's property from the Fresno County Fire Protection District.
2. Prior to final map approval, the subdivider shall execute a "Right to Farm" covenant with the City of Fresno. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts located in the City and/or County of Fresno and that the residents of the subject property should be prepared to accept the inconveniences and discomfort associated with normal farm activities. The "Right to Farm" covenant shall be recorded prior to or concurrent with the recording of any Final Map of Vesting Tentative Tract No. 6241.
3. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
4. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
5. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
6. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.

7. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Chapter 15, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
8. The developer/owner shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.
9. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the Fresno Municipal Code (FMC) and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
10. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.
11. Vesting Tentative Tract Map No. 6241 is subject to approval of related Annexation Application No. P19-06018, Plan Amendment Application No. P20-00460 and Pre-zone Application No. P20-00460; and, the following:
  - ii) Recordation of a Final Map is contingent upon annexation to the City of Fresno and detachment from the Kings River Conservation District and Fresno County Fire Protection District.
    - NOTE: These actions are under the jurisdiction of the Fresno Local Agency Formation Commission (LAFCO). The applicant, subdivider or developer is subject to and responsible for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCO and the City of Fresno, as applicable; including any cost incurred to the City of Fresno by the detachment of all of the annexation's property from the Fresno County Fire Protection District.

#### GENERAL INFORMATION

12. When the grading plan establishes a top of slope beyond the required landscape easement noted and the construction of the required wall is to be established coincident with the top of slope, then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.

13. The long term maintenance of all the items listed below is the ultimate responsibility of the landowner/developer.
  - a) The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located within proposed Outlots associated with the proposed project.
  - b) The property owner shall be responsible for providing for the maintenance of all landscaping and hardscaping located in any entry median island or traffic medians located within the project.
  - c) The property owner shall be responsible for providing for the maintenance of the curbs and gutters, valley gutter, sidewalks, street lights and street signage within any local public street rights-of-way associated with the project.
  - d) The property owner shall be responsible for providing for the maintenance of all street trees within any local public street rights-of-way associated with the project.
14. Maintenance of the required landscape easements, streets, curbs and gutters, sidewalks, medians, and street furniture may be the responsibility of the City's Community Facilities District. Contact the Public Works Department, Engineering Services Division, at 559-621-8695 for information regarding the City's Community Facilities District. The property owners may petition the City for annexation to the City's Community Facilities District prior to Final Map approval.
15. If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, the subdivider/owner shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The subdivider/owner shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.
16. Should the City Council not approve the annexation of any or all of the maintenance items listed above, then the property owner/subdivider shall create a homeowners association for the maintenance of these items and proposed private streets, utilities, and walls/gates. The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Planning and Development Department for review two weeks prior to Final Map approval. Said documents shall be recorded with the Final Map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Planning and Development Department Guidelines for preparation of CC&Rs dated January 11, 1985.
17. The proposed landscape and pedestrian easements along the major street frontages and major street entryways of the subdivision shall be identified as Outlots to be dedicated to the City of Fresno, in fee, for public landscape, pedestrian and utility

purposes on the Final Map. The City Engineer may discretionarily require modification to other public easements proposed when/where such easements are preferred to be identified as Outlots to be dedicated to the City, in fee.

#### Walls/Fences/Landscaping/Open Space

18. The subdivider/owner shall construct a minimum 6 foot high solid wall along North Armstrong Avenue, North Laverne Avenue, and East Kerry Avenue.
19. Provide the 10 foot wide setback along North Armstrong Avenue and 12 foot wide setback along East Kerry Avenue as depicted on Vesting Tentative Tract Map No. 6241, dated December 30, 2019.
20. Fences Hedges and Walls shall be provided in accordance with the Conditions of Approval and as shown on the proposed site plan (Exhibit[s] "A1-A5" dated December 30, 2019...) for Planned Development Application No. P19-00369.
21. The northern boundary of the map labeled Outlot AB shall be private; the western boundary may remain public. The developer may choose to extend the backyards of Lots 1-16 and 29-42 or designate as private open space.

#### Lot Dimensions

22. Lot dimensions shall match those depicted on Vesting Tentative Tract Map No. 6241 dated December 30, 2019, excepting changes as required per the conditions of approval..

#### Lot Coverage

23. Lot coverage shall be permitted in accordance with the approved building setbacks and building envelopes for individual properties respective to Exhibit(s) "A" dated...of Planned Development Permit Application No. P20-00369 . Additionally, lot coverage shall comply with the requirements of the Fresno Metropolitan Flood Control District.

#### Building Height

24. The maximum building height allowed is 35' pursuant to the requirements of the Fresno Municipal Code.

#### Building Setbacks

25. Building setbacks shall be in accordance with site plan Exhibits A-1 thru A-5 dated May 11, 2020, unless otherwise noted in these conditions:

Front yard: Front yard setbacks to living space shall be a minimum of 5 feet

Interior side yard: Interior side yard setbacks shall be a minimum of 3 feet and a minimum of 8 feet total

Street side yard

(standard lot): Street side yard setbacks shall be a minimum of 10 feet, with the exception of Lots 42, 54, 79, 80, and 81 which shall 5 feet as depicted in Exhibits A-1 and A-2 dated...(site plan).

Rear yard: Rear yard setbacks shall be a minimum 5 feet.

The garage setback at 5' from back of sidewalk is approved. Provide a section in the CC&R's for the Homeowners Association (HOA) prohibiting parking in driveways less than 18' from garage to back of sidewalk (to prohibit parking over the sidewalk). The CC&R's must also state that the HOA is responsible for enforcement of said requirement.

### INFORMATION

26. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the Central Unified School District in accordance with the school district's adopted schedule of fees.
27. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
  - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.
28. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of Fresno Municipal Code, Subdivision of Real Property.
29. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the Fresno Municipal Code.
30. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
31. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other

archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.

32. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
33. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.  
If the subdivider elects to apportion the assessment, the application shall contain the following information:
  - a) A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
  - b) A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
  - c) Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
  - d) The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.
34. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
35. Solid waste disposal for the subdivision shall be provided by the City of Fresno. The method of collection to be utilized in this tract shall be subject to approval of the Solid Waste Manager (see below-noted conditions).

#### COMMUNITY FACILITIES DISTRICT

36. Comply with the memorandum from the Public Works Department dated February 12, 2020.

FIRE SERVICE

37. Comply with the memorandum from the Fire Department dated February 21, 2020.

SOLID WASTE SERVICE

38. Comply with the memorandum from the Solid Waste Division dated February 27, 2020.

STREETS AND RIGHTS-OF-WAY

39. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
40. The subdivider/owner shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary, dedicate a pedestrian easement to accommodate for the four foot minimum unobstructed path requirement.
41. All of the required street improvements shall be constructed and/or installed in accordance with the City of Fresno Standard Specifications (2002 Edition). The following shall be submitted as a single package to the Public Works Department for review and approval:
  - a. Signing and striping plans (per current California Department of Transportation standards);
  - b. Street Construction Plans;
  - c. Landscape and irrigation plans (median island and street trees within all parkways); and
42. The subdivider shall underground all existing off-site overhead utilities and proposed utility systems in accordance with FMC Sections 12-1011 and Resolution No. 78-522, 88-229.
43. The subdivider shall construct an underground street lighting system per Public Works Standards within the limits of the tract. Spacing and design shall conform to Public Works Standards. Height, type, spacing, etc., of standards and luminaries shall be in accordance with Resolution No. 68-187, 78-522, 81-219, and 88-229 or any modification thereto approved by the City Traffic Engineer prior to Final Map approval. Upon completion of the work by the subdivider and acceptance of the work by the City, the street lighting system shall be dedicated to the City. Submit engineered construction plans to the Public Works Department for approval.



44. All dead-end streets created by this subdivision shall be properly barricaded in accordance with City standards within seven days from the time the streets are surfaced or as directed by the City Engineer.
45. The developer shall comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.
46. Comply with the memoranda from the Public Works Department, Traffic and Engineering Division, dated February 27, 2020 and March 2, 2020.

#### SANITARY SEWER SERVICE

47. Comply with the memorandum from the Public Utilities Department dated February 27, 2020.

#### WATER SERVICE

48. Comply with the memorandum from the Department of Public Utilities, Water Division dated May 14, 2020.

#### **URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)**

49. The developer of property located within the UGM boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the Urban Growth Management process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.
50. The developer will be responsible for the relocation or reconstruction of any existing improvements or facilities necessary to construct any of the required UGM improvements.

#### *Right-of-Way Acquisition*

51. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
52. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
53. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.

54. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.
55. The subdivider/owner shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

#### FLOOD CONTROL AND DRAINAGE

56. Comply with the memoranda from the Fresno Metropolitan Flood Control District dated March 17, 2020.
57. Any temporary ponding basins constructed or enlarged to provide service to the subdivision shall be fenced in accordance with City standards with seven days from the time the basin becomes operational or as directed by the City Engineer. Temporary ponding basins will be created through a covenant between the City and the Developer prior to Final Map approval. Maintenance of the temporary ponding basin shall be by the Developer until permanent service for the entire subdivision is provided.

#### STREET NAMES

58. Submit a list of street names to Nicholas Caldera, in the Planning and Development Department, for review and approval.

#### COUNTY OF FRESNO – DEPARTMENT OF PUBLIC HEALTH

59. Comply with the letter from the County of Fresno dated February 11, 2020.

#### FRESNO IRRIGATION DISTRICT

60. Comply with the letter from the Fresno Irrigation District dated March 4, 2020.

#### CLOVIS UNIFIED SCHOOL DISTRICT

61. Comply with the letter from Clovis Unified School District dated February 6, 2020.

#### DEVELOPMENT FEES AND CHARGES

62. This project is subject to the following fees and charges:

#### **SEWER CONNECTION CHARGES**

#### **FEE RATE**

a. Lateral Sewer Charge[1]	\$0.10/sq. ft. (to 100' depth)
b. Oversize Charge[1]	\$0.05/sq. ft. (to 100' depth)
c. Trunk Sewer Charge[2] Service Area: Grantland	\$344/living unit
d. Wastewater Facilities Charge [3]	\$2,119/living unit
e. House Branch Sewer Charge [2]	N/A

**WATER CONNECTION CHARGES**

**FEE RATE**

f. 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.
g. Frontage Charge [1]	\$6.50/lineal foot
h. Water Capacity Fee [1] Single Family Residential Irrigation	\$4,481/1" meter/living unit \$4,481/ 1" Meter/living unit \$4,481/ 1" Meter \$5,602/ 1½" Meter \$11,201/ 2" Meter

CITYWIDE DEVELOPMENT IMPACT FEES

FEE RATE

i. Fire Facilities Impact Fee – Citywide [4]	\$1,893/living unit
j. Park Facility Impact Fee – Citywide [4]	\$2,811/living unit
k. Quimby Parkland Dedication Fee [2]	\$1,216/living unit
l. Police Facilities Impact Fee – Citywide [4]	\$618/living unit
m. Citywide Regional Street Impact Fee [3]	\$8,038/adj. acre
n. New Growth Area Major Street Fee [3]	\$22,126/adj. acre
o. Traffic Signal Charge [1]	\$501 /living unit

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

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.

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.



**DATE:** February 12, 2020 **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. 6241 REGARDING MAINTENANCE REQUIREMENTS (P19-06281)

**LOCATION:** 6351 East Clinton Avenue  
**APN:** 574-050-02

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.

<b>ATTENTION:</b>			
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 <b>prior</b> to final map approval.			
X	<b>CFD Annexation Request Package</b>	Ann Lillie	(559) 621-8690 <a href="mailto:ann.lillie@fresno.gov">ann.lillie@fresno.gov</a>

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](mailto:ann.lillie@fresno.gov)

## **Fire Department**

February 21, 2020

Byron Beagles

### **Comments:**

This submittal is a revision to a previously reviewed tentative tract map that had an Accela number of P19-00499.

1. This is now a 225 lot private gated community.
2. If the Water Division will not allow public water mains in easements to serve domestic water and fire hydrants, show the proposed locations of private hydrants located at a maximum spacing of 600 feet and indicated the supply will be a minimum of 8 inch with a minimum of two points of connection.
3. On sheet 5 of 5 for the site plan Note #17, indicate the installation of Fire X-1 bypass hardware in addition to Click-2-Enter.
4. On the site plan, provide details on the proposed gates including elevations so the clear width of 16 feet between gate hardware components can be reviewed.
5. On the site plan sheet 3 of 5 show the path of fire truck travel for the "S" turns from Street E and Street F into and out of the main entry as was shown on Site Plan sheet 2 of 2 submitted for P19-00499. Be aware that on that sheet, the path of travel exiting is obstructed by a gate post (likely a minor drawing error.....).
6. On Site Plan sheet 2 of 5 indicate red curb with "FIRE LANE NO PARKING" on both curbs of the secondary access point to E. Kerry Ave.



## **DPU Solid Waste Management**

February 27, 2020

Kevin Gray

### **Comments:**

General Requirements:

Tract of Map 6241 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.

Special Requirements:

Provide access to gates by 5:30 a.m. or provide remote, key or access code.

Covenant Requirements:

A covenant is required for lots 1 & 2, 16 & 17, 29 & 28, 41 & 42, 53 & 54 and 81 since they are located on exceeds the maximum 45' back-up distance allowed for a solid waste truck. The covenant will require that lots 1 & 2 place their solid/green/recyclable waste containers in front of lot 93, lots 16 & 17 place their solid/green/recyclable waste containers along the side of lot 15, lots 29 & 28 place their solid/green/recyclable waste containers along the side of lot 30, lots 41 & 42 place their solid/green/recyclable waste containers along the side of lot 43, lots 53 & 54 place their solid/green/recyclable waste containers along the side of lot 55, lots 70 & 69 place their solid/green/recyclable waste containers along the side of lot 166, lots 67 & 66 place their solid/green/recyclable waste containers along the side (north) of lot 175 and lot 81 place their solid/green/recyclable waste containers along the side of lot 80, on solid waste service days in accordance with City of Fresno and Solid Waste Division standards.



DATE: February 27, 2020

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  
**TT 6241 / P19-06281**  
**6351 East Clinton Avenue or 2298 North Armstrong?**  
Sharon Magee Metzler / Harbour

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.**

- Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees. See Jason Camit's comments.
- Entry Gate: Provide a minimum of **100'** from the proposed gate to the back of walk, for vehicle stacking at the proposed entrance and design to provide for an onsite turn around with **37'** minimum per Public Works Standard **P-66**.
- Relocate all private irrigation pipe out of the street right of way. See General Conditions.
- Provide a cross section for Lavern Avenue.
- Armstrong Avenue Alignment: Process a Director's Determination, if not existing.
- Address in Accela differs from data on the map. Revise one.
- Obtain a street easement, outside of the boundary for the south side of Kerry Avenue and or the north side of the map.
- If design remains the same, change the area on the north side of the map (portion of Outlot AB) to a private outlot.
- Comply with the mitigation measure requirements for the **Traffic Impact Study** from the Traffic Engineering Manager. This may include additional conditions and/or dedications. Coordinate with Traffic Planning.
- When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per Standard Plan **P-97** for review and approval from Public Works.

## **General Conditions:**

1. Identify all easements on the map.
2. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
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. 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.
5. 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.
6. Street widening and transitions shall also include utility relocations and necessary dedications.
7. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
8. 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, Traffic and Engineering Services Division for review and approval. Identify the proposed easement and provide a final cross sectional detail on the map.
9. Private Irrigation Pipe: 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, Traffic and Engineering Services Division for review and approval. Identify the proposed easement and provide a final cross sectional detail on the map.
10. 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.
11. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.

## Frontage Improvement Requirements:

### **Public Streets:**

#### Armstrong Avenue: Collector

1. Dedication Requirements:
  - a. Dedicate **36'** of property, from **center line**, for public street purposes, within the limits of this application, per Public Works Standard **P-54**. Center line shall be established per an approved Director's Determination.
  - b. Dedicate a corner cut for public street purposes at the intersection of Armstrong and Kerry.
  - c. Relinquish direct access rights to Armstrong Avenue from all residential lots within this subdivision.
2. Construction Requirements:
  - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** residential pattern. Construct a **6'** residential sidewalk per Public Works Standard **P-53**.
  - b. The proposed street type approach shall be constructed per **P-77**. **Reduce the width at the right of way and taper out for the visitor's entry**. This is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.
  - c. Construct **20'** of permanent paving (measured from face of curb) within the limits of this sub-division.
  - d. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the City Specifications and Standard Drawings **E-15**, **E-18** or as approved by the City Engineer.

#### Kerry Avenue: Local Collector both sides

1. Dedication Requirements:
  - a. Dedicate **30'** on the north side of centerline and **13'** on the south side of centerline for public street purposes, within the limits of this application and outside of the boundary (APN 310-041-23), per Public Works Standard **P-56**.
  - b. Dedicate a corner cut for public street purposes at all intersections.
  - c. Relinquish direct access to Kerry Avenue from all residential lots within this subdivision

2. Construction Requirements:
  - a. Construct a **12'-24'** exit only driveway approach to Public Works Standards **P-2** and **P-6**.
  - b. Construct **18'** of permanent paving on the north side and **12'** of permanent paving on the south side with a **6"** asphalt concrete dike, per *Public Works Standard P-50* and *Caltrans Standards*, within the limits of this application and transition paving as necessary.
  - c. Construct a standard curb ramps per *Public Works Standard P-29*, based on a **20'** radius.
  - d. Construct concrete curb, gutter and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** residential pattern. **7.5'** from face of curb to walk - **4'** sidewalk - **.5'** from back of walk to easement. Planting of street trees shall conform to the minimum spacing guidelines as stated in the *Standard Specification, Section 26-2.11(C)*.
  - e. 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.

**Laverne Avenue: Local Collector** (Not a part. The entire street is within T-6214 border)

**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. Provide a **10'** visibility triangle at all driveways.

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule). In some cases, traffic signals may be conditioned on multiple maps. If the signal is existing at the time of the final map, the applicant would be not be required to construct the signal but would be required to pay the applicable fee.

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are; constructed at ultimate locations, contained within the build out of the General Plan circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *General Plan, Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and

identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

**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.

**Fresno Major Street Impact (FMSI) Requirements:**

Armstrong Avenue: Collector (Growth Area Street)

1. Construct, where not existing, within the limits of this subdivision and continue north to Clinton Avenue:
  - a. A **12'** center section travel lane with a **5'** shoulder in each direction
  - b. A **12'** center two-way left turn lane
2. Dedicate, where not existing:
  - a. An additional **8'** of right of way is required beyond the edge of pavement on the east side.
  - b. 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](http://www.fresnocog.org). Provide proof of payment or exemption **prior** to certificate of occupancy.



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

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

March 2, 2020

Kelsey George, Planner II  
Planning and Development Department  
2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, CA 93721

**SUBJECT:** REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED DECEMBER 12, 2019 FOR THE PROPOSED TENTATIVE TRACT 6241 LOCATED ON THE NORTHWEST CORNER OF ARMSTRONG AVENUE AND KERRY AVENUE TIS 20-001, P19-06281

**PROJECT OVERVIEW**

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Traffic Engineering, Inc. for the proposed Tentative Tract 6241, "project", which plans to develop 225 single family dwelling units on the northwest corner of the intersection of Armstrong Avenue and Kerry Avenue. The approximately 18.12 acre site is currently vacant.

The TIA evaluated the impacts of a General Plan Amendment to the 18.12-acre site. According to the TIA, the project proposes to amend the General Plan from Medium Density Residential and Urban Neighborhood Residential to Medium-High Density Residential.

The TIA evaluated the impacts of the project by analyzing eleven (11) intersections 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, 10<sup>th</sup> Edition. The table below includes the daily (ADT), AM and PM peak hour trips projected to be generated by the current General Plan use and the proposed project as shown in the TIA. The TIA analyzed 226 dwellings, which was based on a previous version of the site plan.

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing General Plan Designation								
Single Family Detached Housing (ITE Code 210)	77 DU	726	14	43	57	48	28	76
Multi-Family Housing (ITE Code 220)	208 DU	1,523	22	74	96	73	43	116
<b>Total</b>		<b>2,249</b>	<b>36</b>	<b>117</b>	<b>153</b>	<b>121</b>	<b>71</b>	<b>192</b>



Proposed General Plan Designation								
Single Family Detached Housing (ITE Code 210)	226 DU	2,133	42	125	167	141	83	224
Difference		-116	6	8	14	20	12	32

DU = dwelling units

Based on the analyses included in the TIA, the following study intersections are currently operating and/or are projected to operate below the adopted Traffic Impact Zone (TIZ) III level of service (LOS) standard of LOS D beginning in the identified scenarios and all subsequent scenarios.

- Armstrong Avenue at Clinton Avenue –Near Term Plus Project
- Temperance Avenue at Clinton Avenue – Cumulative Year 2035 No Project
- Armstrong Avenue at McKinley Avenue – Cumulative Year 2035 No Project
- Fowler Avenue at Floradora Avenue – Cumulative Year 2035 No Project
- Armstrong Avenue at Floradora Avenue – Near Term Plus Project
- Armstrong Avenue at Olive Avenue – Near Term Plus Project
- Temperance Avenue at Olive Avenue – Existing
- Armstrong Avenue at Belmont Avenue – Existing
- Temperance Avenue at Belmont Avenue – Existing

In addition to operational analyses, the TIA also reviewed collisions and prepared traffic signal warrants at all study locations. Traffic Signal Warrant 1 – Eight Hour Volumes and Traffic Signal Warrant 2 – Four Hour Vehicular Volumes as defined in the California Manual of Uniform Traffic Control Devices (MUTCD) was prepared for all unsignalized study intersections in the Existing scenario. Traffic Signal Warrant 3 – Peak Hour Vehicular Volumes was prepared for all unsignalized intersections in all scenarios. The following study intersections currently meet or are projected to meet Warrant 1, Warrant 2, and/or Warrant 3 in the identified scenario and all subsequent scenarios.

- Armstrong Avenue at Clinton Avenue – Warrant 3 (Existing)
- Fowler Avenue at Kerry Avenue – Warrant 3 (Cumulative Year 2035 Plus Project)
- Armstrong Avenue at McKinley Avenue – Warrant 3 (Cumulative Year 2035 No Project)
- Fowler Avenue at Floradora Avenue – Warrant 3 (Cumulative Year 2035 No Project)
- Armstrong Avenue at Floradora Avenue – Warrant 3 (Cumulative Year 2035 No Project)
- Armstrong Avenue at Olive Avenue – Warrant 2, Warrant 3 (Existing)
- Temperance Avenue at Olive Avenue – Warrant 1, Warrant 2, Warrant 3 (Existing)
- Armstrong Avenue at Belmont Avenue – Warrant 2, Warrant 3 (Existing)
- Temperance Avenue at Belmont Avenue – Warrant 1, Warrant 2, Warrant 3 (Existing)

## 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:

- Armstrong Avenue at Clinton Avenue
- Temperance Avenue at Clinton Avenue
- Armstrong Avenue at McKinley Avenue
- Armstrong Avenue at Olive Avenue
- Temperance Avenue at Olive Avenue
- Armstrong Avenue at Belmont Avenue
- Temperance Avenue at Belmont 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](http://www.fresnocog.org). Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to 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 Armstrong Avenue at Olive Avenue prior to issuance of 101 building permits. The traffic signal shall be installed at the ultimate and may require the acquisition of right-of-way.
6. The proposed project shall pay its fair share for cumulative impacts at the intersection of Fowler Avenue at Floradora Avenue. The identified mitigations are not included in current fee programs. Cost estimates for the proposed improvements shall be provided to the Traffic Operations and Planning Division for review and approval. The project's fair share shall be calculated using the following equation:

Project Fair Share = ((2035 Project Only Trips) / (Cumulative Year 2035 + Project Traffic Volumes – Existing Traffic Volumes)) \* 100

7. The proposed project shall pay its fair share for cumulative impacts at the intersection of Armstrong Avenue at Floradora Avenue. The identified mitigations are not included in current fee programs. Cost estimates for the proposed improvements shall be provided to the Traffic Operations and Planning Division for review and approval. The project's fair share shall be calculated using the following equation:

Project Fair Share = ((2035 Project Only Trips) / (Cumulative Year 2035 + Project Traffic Volumes – Existing Traffic Volumes)) \* 100

8. 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.
9. 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](mailto: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

## **DPU Planning And Engineering**

February 27, 2020

Kevin Gray

### **Comments:**

#### Sewer Requirements:

The nearest sanitary sewer main to serve the proposed project is a 12-inch sewer main located at the intersection of South Armstrong and East Clinton Avenues. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 10-inch sanitary sewer main (including sewer house branches to adjacent properties) in South Armstrong Avenue from the existing 12-inch main located at the intersection of South Armstrong and East Clinton Avenues to the south 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. Street work permit is required for any work in the Right-of-Way.
11. Abandon any existing on-site private septic systems.
12. On-site sanitary sewer facilities shall be private.

#### Sanitary Sewer Fees

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

1. Sewer Lateral Charge.

2. Sewer Oversize Area
3. Wastewater Facilities Charge (Residential Only)
4. Trunk Sewer Charge: Fowler
5. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.
6. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" based on the current dollars and the present value of money per living unit or living unit equivalent for the impending fees.
7. Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.

## **DPU Water Division**

May 14, 2020

Robert Diaz

### **Comments:**

1. Install an 8-inch water main (including City fire hydrants) in East Kerry Avenue from North Armstrong Avenue west across the project frontage.
2. Proposed development shall install private water mains and fire hydrants within private streets.
3. Proposed private water mains shall be master metered.
4. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
5. 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.
6. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
7. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

The water supply requirements for this project are as follows:

1. The existing property is currently served with one 1.5-inch water meter.
  - a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing one 1.5-inch water meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.
  - b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the one 1.5-inch water meter, and an the City's Master Fee Schedule.
  - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
  - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

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

File No. 210.45

Page 1 of 5

**PUBLIC AGENCY**

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

**DEVELOPER**

LORREN SMITH, HARBOUR & ASSOCIATES  
389 CLOVIS AVE., SUITE 300  
CLOVIS, CA 93612

PROJECT NO: **6241**

ADDRESS: **6351 E. CLINTON AVE.**

APN: **310-041-22, 310-041-21**

SENT: **3/4/2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
BS	\$247,609.00	NOR Review	\$866.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$2,416.00 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).
<b>Total Drainage Fee: \$247,609.00</b>		<b>Total Service Charge: \$3,282.00</b>	

**FR TRACT No. 6241**

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 2/05/20 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.



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 5

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

1.  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
  
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
 Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.  
 None required.
  
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Drainage Report (to be submitted with tentative map)  
 Other  
 None Required
  
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.  
 d. See Exhibit No. 2.
  
5. The proposed development:  
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.

FR  
TRACT No. 6241





FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 5

FR TRACT No. 6241

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

  
\_\_\_\_\_  
Gary W. Chapman  
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 5

CC:

LOUISE PALMER, PROVOST & PRITCHARD CONSULTING  
GROUP

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1800 30TH ST., SUITE 280

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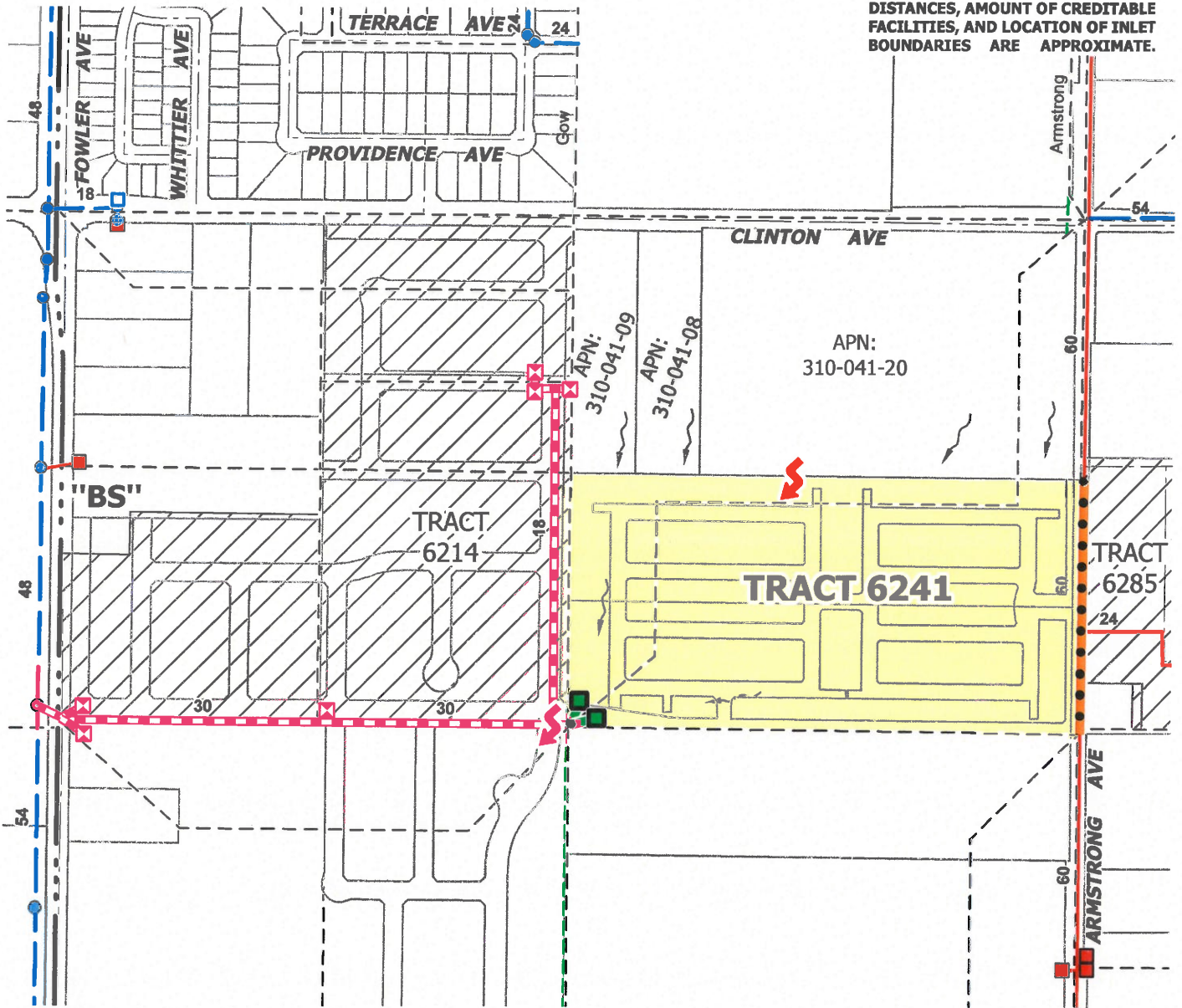
BAKERSFIELD, CA 93301

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**FR TRACT No. 6241**



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



**LEGEND**

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Creditable Facilities Also Required Of Developer Of Tract 6285
- Facilities To Be Constructed By Tract 6214
- Future Master Plan Facilities
- Future Master Plan Facilities Under Design
- Inlet Boundary
- Direction Of Drainage
- Major Storm Breakover



1" = 400'

**TRACT 6241**  
**DRAINAGE AREA "BS"**

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**





**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

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

The Creditable Facilities in Armstrong Avenue, as shown on Exhibit No. 1, have also been required of the developer of Tract 6285. If the facilities required of Tract 6285 are completed prior to the development of this site, the construction requirement will be dropped.

Construction of storm drain facilities west of Tract 6241 to Fowler Avenue is a requirement of Tract 6214. Upon completion of these facilities and construction of the Creditable Facilities shown on Exhibit No. 1, permanent drainage service will be available for Tract 6241, otherwise the District recommends temporary facilities until permanent service is available.

Tract 6241 shall not block historical drainage patterns of the existing parcels to the north of Tract 6241 as shown on Exhibit No. 1. The developer shall verify to the satisfaction of the District that runoff from the existing parcels has the ability to surface drain to the Master Plan facilities and/or provide improvements to allow runoff to reach the Master Plan facilities.

Tract 6241 is required to grant drainage covenants for APNs 310-041-08, 341-041-09, and 310-041-20 to allow surface runoff to reach Master Plan facilities as shown on Exhibit No. 1.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

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

Development No. Tract 6241

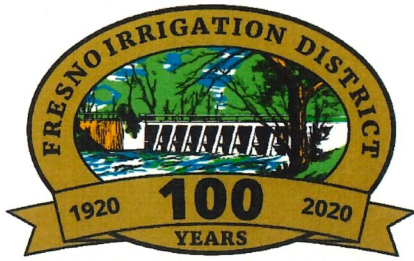
## **Fresno County Environmental Health**

February 11, 2020

Public Health

### **Comments:**

1. Construction permits for the proposed project should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for the proposed project should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
3. Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
4. If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5. The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code and the Fresno County Ordinance Code.
6. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
7. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.



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

**“A Century of Commitment, Conveyance & Customer Service”**

March 4, 2020

Jared Dalley  
Department and Resource Management Department  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

RE: Tentative Tract 6241, Planning Development Application No. P20-00369, Rezone Application No. P19-06786, Annexation Application No. P19-06018  
S/W Clinton and Armstrong avenues

Dear Mr. Dalley:

The Fresno Irrigation District (FID) has reviewed Tentative Tract 6241, Planning Development Application No. P20-00369, Rezone Application No. P19-06786, Annexation Application No. P19-06018 for which the applicant requests to subdivide the subject property into a 225-lot single family residential subdivision, APN: 310-041-21 and 22. FID has the following comments:

**Summary of Requirements:**

- Channel Improvements.
- Existing Encroachments removed and/or relocated.
- Review and Approval of all Plans.
- Execute Pipeline Substitution Agreement.
- Execute additional Agreement(s), if necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

**Area of Concern**

1. FID's Gow No. 99 runs southerly and traverses the western portion of the subject property as shown on the attached FID exhibit map, FID records indicate a recorded right-of-way, recorded March 18, 1899, as Volume No. 228, Page 111, Official Records of Fresno County. Should this project include any street and/or utility improvements along Clinton Avenue or within the vicinity of this pipeline/canal, FID requires it review and approve all plans.
2. FID is currently working with Lennar Homes on replacing the pipeline spring of 2020 in its current alignment. The project has not been finalized.

G:\Agencies\FresnoCity\Tract Map\TM 6241, P19-06281.doc

3. The canal is currently an open channel and will need to be improved as part of the proposed project. If Lennar Homes is unable to satisfactorily complete the project, FID's conditions are as follows:
  - a. Pipe Requirement – FID requires the applicant pipe the canal across the subject property, approximately 700 feet, with 24-inch inside diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the Developer enter into an agreement with FID for that purpose.
  - b. Easement Requirements – The applicant shall grant to FID an exclusive pipeline easement. The width of the easement depends on several factors including pipe size, alignment, depth, etc. The applicant can expect the easement to be a minimum of 20 feet wide.
  - c. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by 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. Should the applicant propose to build any improvements within FID's easement, FID requires it review and approve all Private facilities that encroach into FID's property/easement. For all encroachment(s), the applicant will be required to enter into the appropriate agreement to be determined by FID.
6. FID does not allow FID owned property or easements to be in common use with public utility and/or utility easements and right-of-ways, but will in certain instances 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. 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.

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 developer and/or the developer's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, pipeline alignment, depth and size, fees, etc.
4. 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.
5. Footings of retaining walls shall not encroach onto FID property/easement areas.
6. Trees will not be permitted within FID's property/easement areas.
7. 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.
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 existing facilities. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities
9. 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.
10. For informational purposes, FID's Mill No . 36 runs westerly, crosses Armstrong Avenue approximately 1,300 feet southeast of the subject property, and crosses Fowler Avenue approximately 1,800 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Armstrong Avenue, Fowler Avenue or in the vicinity of this canal, FID requires it review and approve all plans.
11. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The

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

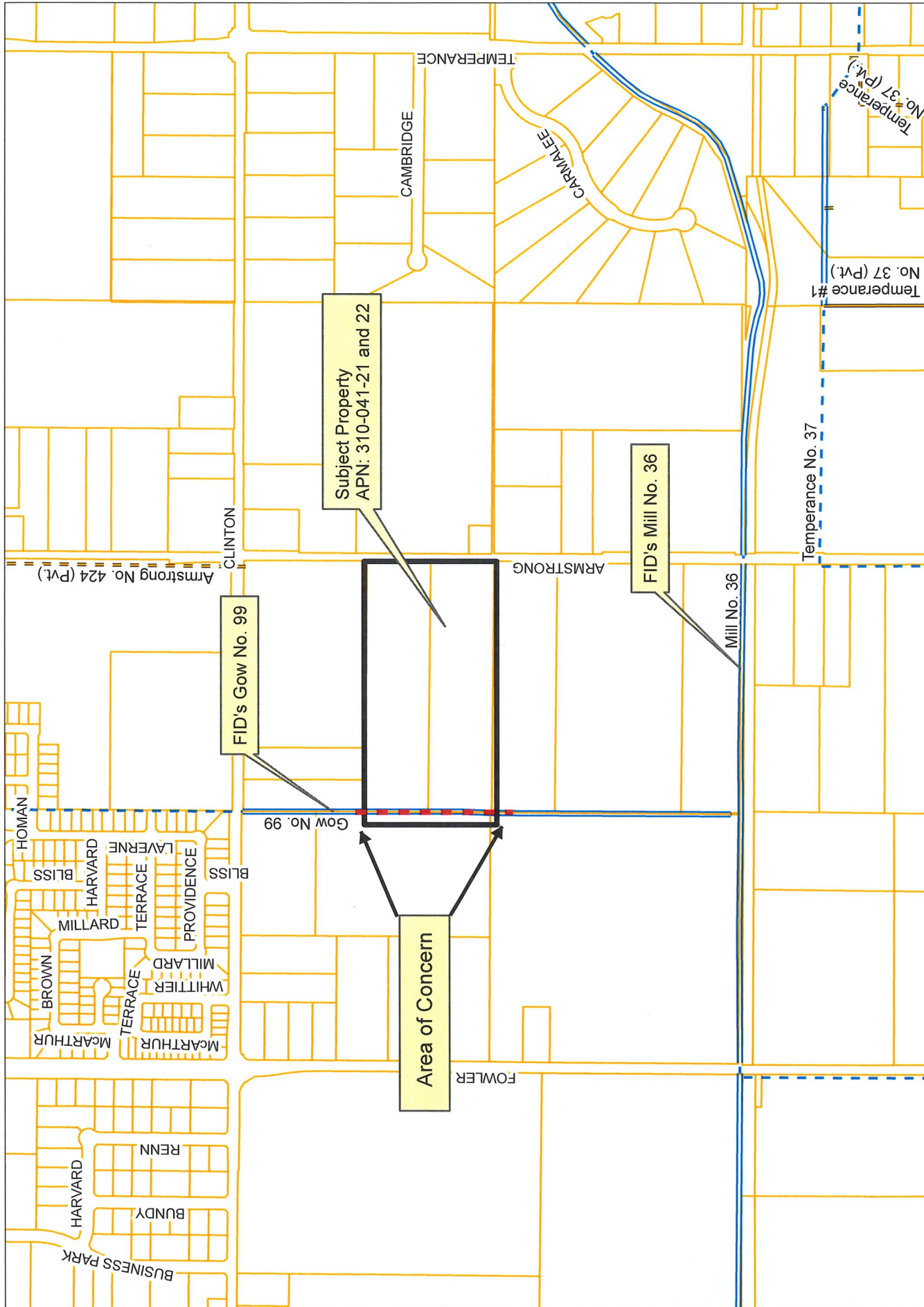
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or [jlandrith@fresnoirrigation.com](mailto:jlandrith@fresnoirrigation.com).

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

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

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 1 inch = 666.67 feet  
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This Indenture, made this 4th day of March 1899, between the Anglo-Californian Bank, Limited, a corporation, incorporated under the laws of Great Britain and doing business in the City and County of San Francisco, State of California, party of the first part, and E. H. Dunkleson, of the County of Fresno, State of California, the party of the second part, Witnesseth:

U. S. P.  
annulled  
50 cts.

That the said party of the first part for and in consideration of the sum of Ten \$10 dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, sold, conveyed and quitclaimed, and by these presents does, grant, sell, convey and quit-claim unto the said party of the second part, his heirs and assigns forever, all that certain lot of land, situate, lying and being in the County of Fresno, State of California, and bounded and particularly described as follows to wit:

The south half of lot eleven as laid down and numbered upon a certain subdivision map of Section Twenty-six, Township Thirteen South, Range Twenty-one East, Fresno County, California, which map was recorded on the 9th day of February, 1898 in the County Recorder's Office of the County of Fresno, and to which map for greater certainty reference is hereby made, which lot contains about twenty acres of land, reserving and excepting however therefrom for road and ditch purposes the parts and portions of said tract marked upon said map for road or ditch purposes, the said roads and ditches being for the common use of all the owners in said

section In Witness Whereof, the said party of the first part has caused its name to be duly subscribed to these presents, and its corporate seal affixed hereto the day and year first above written.

corp. seal

The Anglo-Californian Bank Limited

By Ign. Steinhart,

Its attorney-in-fact.

State of California }  
City & County of San Francisco }

On this fourth day of March A. D. One thousand eight hundred and ninety nine before me, Alfred A. Engquist, a Notary Public in and for said City and County, personally appeared Ign. Steinhart known to me to be the person whose name is subscribed to the within instrument as the Attorney-in-fact of The Anglo-Californian Bank Limited and acknowledged to me that he subscribed the name of the Anglo-Californian Bank Limited thereto as principal and his own name as Attorney-in-fact.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day & year in this certificate first above written.

seal

Alfred A. Engquist, Notary Public

In & for the City & County of San Francisco, State of California

endorsed

deeds

The Anglo-Californian Bank Limited & To C. H. Dunklam  
Dated March 4th 1899 Filed for Record at the  
Request of C. H. Dunklam March 18 A. D. 1899 at  
53 min past 11 o'clock A. M. and recorded in Vol  
229 of Deeds page 111 et seq Fresno County Recorder

J. M. Kern Recorder

2142

By J. E. Hughes Deputy Recorder





February 6, 2020

Jared Dalley  
DARM – Development Services Division  
2600 Fresno Street  
Fresno, CA 93721

SUBJECT: TM 6241  
225 Single Family Homes

Dear Mr. Dalley:

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

1. Elementary School Information:

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

School Name: *Boris Elementary*  
Address: *7071 E Clinton Ave Fresno CA 93737*  
Telephone: *(559) 327-3800*  
Capacity: *875*  
Enrollment: *704 (CBEDS enrollment 2018-19 school year)*

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

**Governing Board**

Hugh Awtrey  
Christopher Casado  
Steven G. Fogg, M.D.  
Susan K. Hatmaker  
Ginny L. Hovseplan  
Elizabeth J. Sandoval  
Tiffany Stoker Madsen

**Administration**

Elmear O'Farrell, Ed.D.  
*Superintendent*  
Don Ulrich, Ed.D.  
*Deputy Superintendent*  
Norm Anderson  
*Associate Superintendent*  
Barry S. Jager, Jr.  
*Associate Superintendent*  
Michael Johnston  
*Associate Superintendent*

Jared Dalley  
February 6, 2020  
Page 2

2. Intermediate School Information:

School Name: *Reyburn Intermediate*  
Address: *2901 Dewolf Ave Clovis CA 93619-5226*  
Telephone: *(559) 327-4500*  
Capacity: *1600*  
Enrollment: *1491 (CBEDS enrollment 2018-19 school year)*

3. High School Information:

School Name: *Clovis East High School*  
Address: *2940 Leonard Ave Clovis CA 93619-8446*  
Telephone: *(559) 327-4000*  
Capacity: *3100*  
Enrollment: *2567 (CBEDS enrollment 2018-19 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$5.15 per square foot (as of July 1, 2019) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston  
Associate Superintendent  
Administrative Services