

Exhibit I

DEPARTMENT OF PUBLIC WORKS

TO: Chris Lang, Supervising Planner
Planning & Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works, Land Planning Section

DATE: May 23, 2023

SUBJECT: P22-04457; Tract 6392 (APN: 477-060-04T) located on the south side of East Florence Avenue, west of South Walnut Avenue. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city-controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
 - f. There are no designated street trees for any of the streets on this project. Please choose appropriate trees from the list of Approved Street Trees. <https://www.fresno.gov/publicworks/developer-doorway/#tab-5>

Please submit all landscape and irrigation plans to: dpwplansubmittal@fresno.gov for plan review to the scale of 1" = 20' prior to the installation of any landscaping within the right-of-way.



DATE: May 23, 2023

TO: Chris Lang, Supervising Planner
Planning and Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works Department, Land Planning Section

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6392 REGARDING MAINTENANCE REQUIREMENTS (P22-04457)

LOCATION: 146 East Florence Avenue
APN: 477-060-04T

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

ATTENTION:			
The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for separate processing to the Public Works Department, Traffic Operations and Planning Division prior to final map approval.			
X	CFD Annexation Request Package	Adrian Gonzalez	(559) 621-8693 Luis.Gonzalez@fresno.gov

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

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

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

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

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

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

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

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

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

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 Adrian Gonzalez at (559) 621-8693 or Luis.Gonzalez@fresno.gov

**ANNEXATION REQUEST FORM
FOR COMMUNITY FACILITIES DISTRICT (CFD)
FOR SINGLE FAMILY RESIDENTIAL (SFR) SUBDIVISION MAINTENANCE**

**CITY OF FRESNO, DEPARTMENT OF PUBLIC WORKS
Traffic and Engineering Services Division**

Date: _____

As a representative of the owner of at least 10% of the land within the below referenced subdivision, I am hereby requesting annexation into a City of Fresno CFD for the purposes of maintenance and replacement as a condition of maintenance of features specified below.

***Package considered complete when all information has been filled in and the listed items below have been submitted.**

APPLICANT COMPANY NAME: _____

ADDRESS: _____ **CONTACT:** _____

CITY: _____ **ZIP:** _____ **FAX:** _____

PHONE: _____ **EMAIL:** _____

LAND OWNER COMPANY NAME: _____

AUTHORIZED SIGNATORY: _____ **TITLE:** _____

ADDRESS: _____

CITY: _____ **ZIP:** _____

PHONE: _____ **FAX:** _____

EMAIL: _____

FINAL MAP NUMBER: _____ **TENTATIVE MAP NUMBER:** _____

C.U.P. NUMBER: _____ **OTHER:** _____

Is this Final Map part of a phased development? _____

ALL ITEMS LISTED BELOW MUST BE SUBMITTED WITH THE REQUEST PACKAGE

___ Engineers quantified estimate of requested items to be included for maintenance
Additional refined information may be required

___ Total Area of Taxable Lots (Square feet)

___ A copy of the approved Conditions of Approval w/all attachments

___ One copy of the approved Tentative Map

___ Send electronic CAD drawing of Final Map (to include all maintained areas and additional features) to Luis.Gonzalez@fresno.gov.

___ One copy of the ***Technically Correct Final Map. Must have all required landscape areas and all additional features identified and located.**

___ One set of ***Technically Correct Landscape Plans**

___ One set of ***Technically Correct Street Construction Plans**

___ One set of ***Technically Correct Street Light Plans**

___ Detailed plans for all other features to be included for maintenance (ie. Stamped concrete, sound walls, etc.) Include specifications and cost estimates for nonstandard items to be reviewed and approved

***All Parks require City Engineer approval.**

***Technically Correct shall mean that CFD maintained quantities are not subject to change**

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

I am requesting the following items to be maintained by the CFD:

STANDARD MAINTAINED LANDSCAPING AND FEATURES WITHIN SUBDIVISION:

- ___ **Landscaping** within public easements (median islands, parkways, buffers, trails)
 - ___ Shrubs, Trees & groundcover
 - ___ Turf, Shrubs, Trees & groundcover
- ___ **All Trees:** All trees per approved Plans within public easements
- ___ **Sidewalks** on **local and major** streets within public easements
- ___ **Curb Ramps** on **local and major** streets within public easements
- ___ **Curbs and Gutters** on **local and major** streets within public easements
- ___ **Valley Gutters** on **local and major** streets within public easements
- ___ **Street Lights** on **local and major** streets within public easements
- ___ **Street Paving** on **local** street within public easements
- ___ **Street Name Signage** on **local** street within public easements
- ___ **Sound Walls:** City required on **major** streets
- ___ **Trail Hardscape and Amenities:** City required trail(s)

NONSTANDARD ITEMS:

***All nonstandard items subject to approval by the Public Works Department.**

Submit a complete CFD request package to the Land Planning Section for review. **Seven (7)** working days are allowed for reviewing the submittal package for completeness, at which time determination will be made for acceptance of the request for processing. **All Construction Plans and Final Map shall be *Technically Correct prior to acceptance for processing.** The applicant will be contacted if any additional information is needed for acceptance.

FOLLOWING ACCEPTANCE FOR PROCESSING, ANY CHANGES TO THE AMOUNTS OR TYPES OF FEATURES WILL CAUSE DELAYS AND WILL REQUIRE ADDITIONAL PROCESSING CHARGES.

Applicant Signature _____ Date _____

Print Name _____

ACCEPTED FOR REVIEW

Signature _____ Date _____

____ **\$4,500.00** Processing Charge Cashier Memo Number: _____

ACCEPTED FOR PROCESSING

Signature _____ Date _____

Fire Department

June 9, 2023

Byron Beagles

Comments:

1. This a 33 lot proposed public street subdivision with 50 foot right of way local residential streets. The relevant Public Works Standard for these streets needs to be referenced on the plan. Assuming the curb to curb street width will be 36 feet, there are no one street parking restrictions.
2. The tract is within the service area of Fire Station #3 and there are no development restrictions related to fire response.
3. Each lot is subject to the citywide fire service delivery impact fee.
4. Install 8 inch minimum public water mains and fire hydrants in S. Modoc and E. Belgravia per Public Utilities and Fire Department requirements for local residential streets.
5. Fire hydrants shall and all weather fire access must be in service before delivery of combustible material to the jobsite.
6. Be advised that the existing E. Belgravia right of way west of S. Walnut is not paved and must be improved with this tract map.
7. Install a Public Works approved "NO OUTLET" sign at the intersection of S. Modoc and for the proposed blind dogleg cul-de-sac



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: June 1, 2023

TO: CHRIS LANG – Supervising Planner
Planning & Development Department – Current Planning

FROM: DEJAN PAVIC, PE, Projects Administrator
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-04457 TENTATIVE
TRACT MAP NO. 6392 – APN 477-060-04T**

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. Street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.

Water Service Requirements

The nearest water mains to serve the Project are an 8-inch water main located in West Florence Avenue and a 12-inch water main located in South Walnut Avenue at West Belgravia Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. Water mains (including installation of City fire hydrants) shall be extended within the Project to provide service to each lot.
2. Installation of new water service(s) and meter box(es) shall be required.
3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property.
4. Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California

Department of Water Resources, Fresno County standards, and City of Fresno standards. Applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.

Water Supply Requirements

1. The applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the Project.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the Project.
 - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
 - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it 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 applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and FMC.

Sewer Requirements

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

1. A preliminary sewer design layout shall be prepared by the applicant's engineer and submitted to the Department of Public Utilities for review and conceptual approval prior to submittal for City review or acceptance of the final map(s) and engineered plan and profile improvement drawing(s).
2. All sanitary sewer mains shall be extended within the Project to provide service to each lot.
3. Installation of separate sewer service branch(es) to each lot shall be required.
4. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

5. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property.

Sanitary Sewer Fees

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

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

Solid Waste Requirements

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



DATE: June 8, 2023

TO: Michael Tran, Planner II
Planning and Development Department

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

A handwritten signature in black ink, appearing to read "agb", located to the right of the "THROUGH:" line.

FROM: Andreina Aguilar, Chief Engineering Technician
Public Works Department, Traffic Operations and Planning Section

SUBJECT: Public Works Conditions of Approval
T-6392 / P22-04457 33-lot single family subdivision
146 East Florence Avenue
Housing Authority of Fresno County / Gateway Engineering, Inc.

The Public Works Department, Traffic Engineering 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.

-
1. Revise Florence Avenue cross-section as follows:
 - a. Curb, gutter, and sidewalk are existing on the north side of the street, reconstruction is not required, revise.
 - b. Construct curb and gutter on the south side is required, sidewalk is not required when adjacent to trail.
 - c. Show the Class I Trail per *Public Works Standards*.
 - d. Revise outlot letter to be consistent with the listed designation.
 - e. If the 30' street easement does not currently exist and it is being proposed with this tentative tract map, then revise face of curb to right-of-way dimension to 5.5'. For a total of 23.5' from centerline to right-of-way.
 2. Revise Interior Streets cross-section as follows:
 - a. Remove outlot designations.
 - b. Add 1' pedestrian easements.
 3. Revise Belgravia Avenue to include all required street improvements.
 4. Outlots:
 - a. Outlot B and C:
 - i. Revise "TRAIL" to "BIKE, PEDESTRIAN, AND LANDSCAPING PURPOSE".
 - b. Outlot D, E, and F: Outlots are not needed and will not be accepted for 5' landscape easements and public utilities easements. Show the areas as easements, and not outlots.
 5. Revise legend to include all abbreviations, i.e. P.U.E and L.S.
 6. Identify a temporary cud-de-sac at the dead-end of "B" Street.

7. When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per *Public Works Standard P-97* for review and approval from Public Works.
8. Identify all easements on the map.
 - a. Local Streets: Identify 1' pedestrian easement along all lots with street frontage, both front and side street yards.

General Conditions:

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Right of way: All right-of-way "outside" of the subdivision border shall either be acquired **prior** to recordation of Final Map, or a deposit equal to the value of the right-of-way and an estimate of the City staff time necessary to acquire the right-of-way shall be submitted **prior** to recordation of the Final Map.
3. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval **prior** to recordation of the Final Map. Streets: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape, and irrigation.
4. Sidewalks shall not exceed a 5% longitudinal slope. All existing sidewalks and trails in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
5. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of *City Administrative Order 8-1*, including, but not limited to, performing a Phase I Soils Investigation. The soils investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
6. Encroachment Covenants: The construction of any private overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
7. Street widening and transitions shall also include utility relocations and necessary dedications.
8. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
9. 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.
10. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
11. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard P-6*.

Frontage Improvement Requirements:

Public Streets:

Florence Avenue: Local

1. Dedication Requirements:

- a. If the street easement is not existing, dedicate a **23.5'** street easement from street centerline, within the limits of this application per *Public Works Standard P-56*.
- b. Dedicate a corner cut for public street purposes at the intersection of Florence Avenue and Modoc Avenue.
- c. Dedicate a **26'** (minimum) outlot for Bike, Pedestrian, and Landscape (BPL) purposes. Additional right of way may be required for grading and drainage purposes.

2. Construction Requirements:

- a. Construct concrete curb and gutter to *Public Works Standard P-5*. The curb shall be constructed to a **5.5'** pattern.
- b. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
- c. Construct standard curb ramps per *Public Works Standard P-28* and *P-32* at the intersection of Florence Avenue and Modoc Avenue.
- d. Construct **20'** of permanent paving per *Public Works Standard P-50*, within the limits of this subdivision and transition paving as necessary.
- e. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping, and landscaping, per the *Fresno General Plan, Multi-Purpose Trails Plan Map, Public Works Standard P-58, P-60, P-61* and *Chapter 1000 of the Caltrans Highway Design Manual*.

Interior Streets:

1. Dedicate, design, and construct all driveways, ramps, curb, gutter, sidewalk, permanent paving, cul-de-sacs, easements, and underground street lighting systems on all interior local streets to *Public Works Standards P-4, P-5, P-6, P-18, P-28, P-50, P-56A, E-1, E-9A, E-9B and E-11*.
2. Dedicate a **1'** pedestrian easement along all lots with street frontage, both front and side street yards.
3. 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.
4. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of pedestrian easement.
5. Provide a **12'** visibility triangle at all driveways.
6. Design local streets with a minimum of **250'** radius.
7. Dead-end Stub Streets: construct a temporary cul-de-sac at the end of "B" street.

Specific Mitigation Requirements:

Outside of the subdivision border-

Belgravia Avenue: Local

1. Construction Requirements:
 - a. Dedicate a corner cut for public street purposes at the intersection of Belgravia Avenue and Walnut Avenue.
2. Construction Requirements:
 - a. Construct concrete curbs, gutters, and 4' sidewalk to *Public Works Standard P-5 and P-56A*. The curb shall be constructed to a 12' pattern (7.5'-4'-0.5').
 - b. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
 - c. Construct standard curb ramps per *Public Works Standard* at the intersection of Belgravia Avenue and Walnut Avenue.
 - a. Local street: **P-28** and **P-32**
 - d. Construct 36' of permanent paving per *Public Works Standard P-50* from Modoc Avenue to Walnut Avenue.
 - e. Construct an underground street lighting system to *Public Works Standard E-1 and E-9A / E-9B*.

Storm Water Conveyance

1. Provide for storm water conveyance from this tentative tract map to Church Avenue through the property directly to the west (APN: 477-060-03).

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master Fee schedule. In some cases, traffic signals may be conditioned on multiple maps. If the signal is existing at the time of the final map, the applicant would not be required to construct the signal but would be required to pay the applicable fee.

Fresno Major Street Impact (FMSI) Fee: This Map is in the **Infill Area**; payment of New Growth Street Fees is not required, payment of Regional Street Impact Fees will be required.

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

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

File No. 210.45

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

DANIEL BOND, GATEWAY ENGINEERING
405 PARK CREEK DRIVE
CLOVIS, CA 93611

PROJECT NO: **6392**

ADDRESS: **146 E. FLORENCE AVE.**

APN: **477-060-04T**

SENT: **July 26, 2023**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
TT	\$42,234.00	NOR Review	\$359.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,002.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
Total Drainage Fee:		\$42,234.00	Total Service Charge:	\$1,361.00

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 3/07/24 based on the site plan submitted to the District on 5/11/23 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**FR
TRACT
No. 6392**

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

Page 2 of 4

**FR
TRACT No. 6392**

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

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

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

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

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

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

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

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

Page 3 of 4

**FR
TRACT No. 6392**

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 7/26/2023 11:19:28 AM



Shauna L. Espinoza Mendoza
Engineer III, RCE

Digitally signed by Shauna L. Espinoza Mendoza Date: 7/26/2023 11:18:45 AM

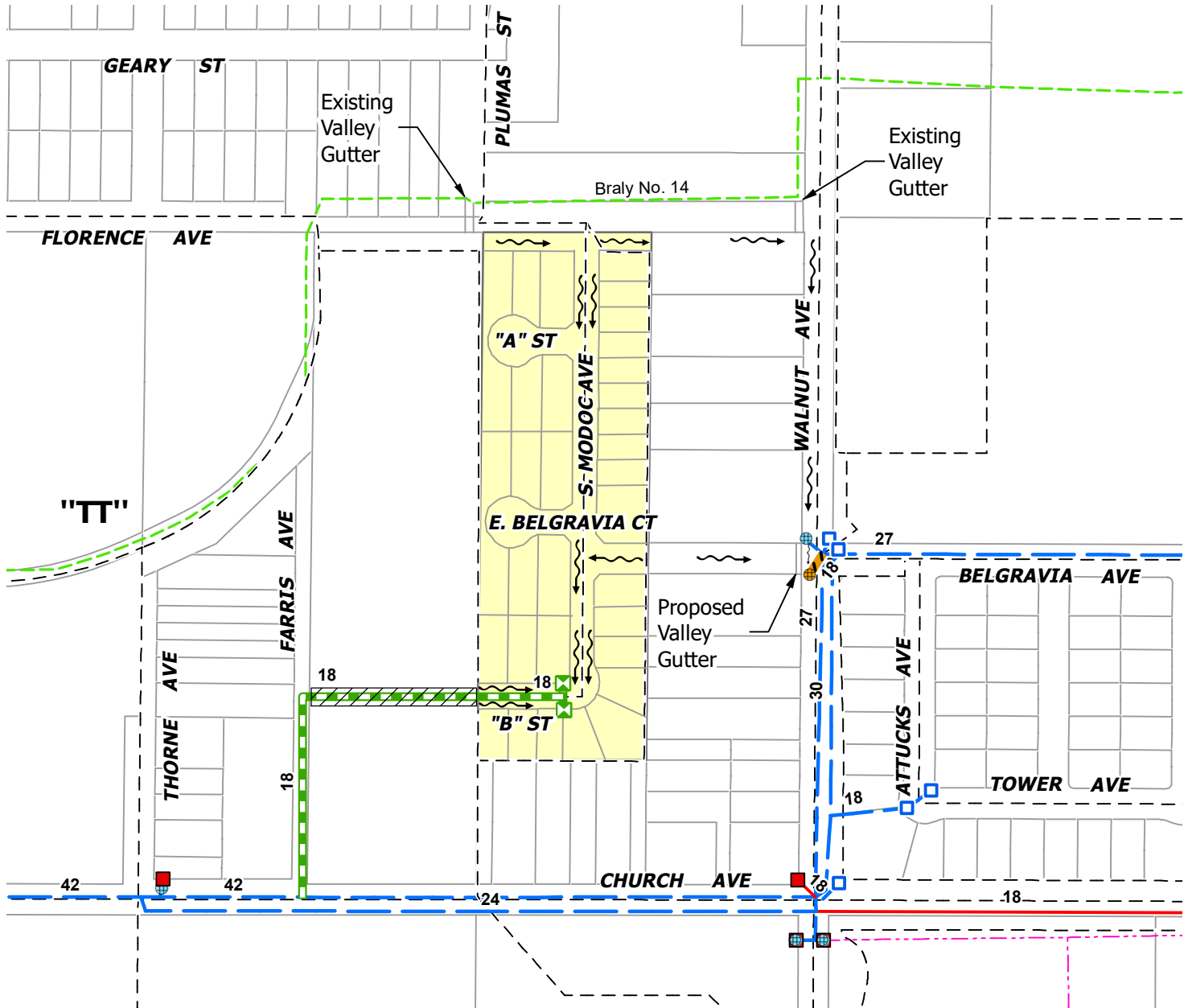
CC:

CHRISTINA HUSBANDS, HOUSING AUTHORITY OF FRESNO
COUNTY

1331 FULTON STREET

FRESNO, CA 9306

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



LEGEND

- | | | | |
|--|---|--|--|
| | Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit) | | Direction Of Drainage |
| | Existing Master Plan Facilities | | Temporary Inlet & Lateral To Be Constructed By Developer (Not Eligible For Fee Credit) |
| | Future Master Plan Facilities | | Existing Temporary Inlet |
| | Private Facilities | | Minimum 15' Wide Storm Drain Easement To Be Dedicated To District |
| | Existing FID Facilities | | Limits Of TRACT 6392 |
| | Inlet Boundary | | |



1" = 300'

TRACT 6392
DRAINAGE AREA "TT"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS

EXHIBIT NO. 2

Construction of the Non-Master Plan facilities in "B" Street to Church Avenue, as shown on Exhibit No. 1, will provide permanent drainage service for the majority of Tract 6392.

Construction of the Non-Master Plan facilities on the southwest corner of Belgravia Avenue and Walnut Avenue will provide temporary drainage service for the remaining portion of Tract 6392.

The developer shall acquire a minimum fifteen-foot (15') wide storm drain easement as shown on Exhibit No. 1 at no expense to the District. No encroachments into the easement shall 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.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

Fresno County Environmental Health

May 31, 2023

Comments:

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City of Fresno Municipal Code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.