

Exhibit J



DATE: January 25, 2023

TO: Robert Holt, Planner III
Planning and Development Department

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

A handwritten signature in blue ink, appearing to read "AGB", is written over the text of the "THROUGH" line.

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

SUBJECT: Public Works Conditions of Approval
T-6385 / P22-01762 and **PUD: P22-04278 a 39-lot** single family subdivision and private unit development
11983 North Alicante Drive
McDonald Homes / Giannetta Engineering

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

General Conditions:

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Right of way: All right-of-way "outside" of the subdivision border shall either be acquired **prior** to recordation of Final Map, or a deposit equal to the value of the right-of-way and an estimate of the City staff time necessary to acquire the right-of-way shall be submitted **prior** to recordation of the Final Map.
3. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval **prior** to recordation of the Final Map. Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
4. Sidewalks shall not exceed a 5% longitudinal slope.
5. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from centerline to centerline.
6. Traffic Calming: Traffic calming shall be provided for local street lengths exceeding **800'** and four-way intersections. Design to be approved on the street plans.
7. 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.

8. 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.
9. Street widening and transitions shall also include utility relocations and necessary dedications.
10. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
11. Backing onto a major street: Backing onto a major street is prohibited.
12. 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.
13. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
14. 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*.
15. FAX: When a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Contact Jeff Long at 559 621-1436. Coordinate all conditions of approval between Public Works and FAX.
16. 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.

Frontage Improvement Requirements:

Public Streets:

Willow Avenue: 4-lane, Super Arterial

1. Dedication and / or Vacation Requirements:
 - a. Where not existing, dedicate **50'-57'** of property, from centerline, for public street purposes, within the limits of this application, per modified *Public Works Standard P-51 and P-69*. Centerline shall be established per approved street plans.
 - b. Where not existing, dedicate corner cuts for public street purposes at the intersection of Willow and Alicante.
 - a. Dedicate a **26'** "exclusive" Outlot for Bike, Pedestrian and Landscape purposes. Utilities shall be located between the face of curb and the right of way. Additional right of way may be required for grading and drainage purposes. Reference *Public Works Standard P-60*.

- b. A vacation of street right of way may be required. If required, a feasibility study for the vacation of the existing public rights of way is required to be completed **prior** to the approval of the final map. Contact Jason Camit at 621-8681 for details.
 - c. Relinquish direct access rights to Willow Avenue from all lots within this subdivision.
2. Construction Requirements:
- a. Construct concrete curb and gutter to *Public Works Standard P-5*.
 - b. Planting and irrigation of street trees shall conform to the minimum spacing guidelines as stated in the Public Works Standards and *Specifications, Sections 25 and 26*.
 - c. Construct standard curb ramps per *Public Works Standards P-28* and *P-32* at Willow and Alicante.
 - d. Construct a concrete emergency vehicle access (EVA) per *Public Works Standard P-67*. (Adjacent to Outlot D and Lot 25)
 - e. Construct a **12'** wide Bike and Pedestrian **Class I Trail**, complete with lighting, signing, striping and landscaping, per the *Fresno General Plan*, the *Public Works Standard P-58, P-60, P-61* and the *Caltrans Highway Design Manual*. Identify route on the map plan complete with a cross section. Construct an expressway barrier fence per *Public Works Standard P-74* and *P-75*, when required per the *Highway Design Manual*.
 - f. Construct **20'** of permanent paving per *Public Works Standard P-50* within the limits of this subdivision and transition paving, as necessary.
 - g. Construct an underground street lighting system to *Public Works Standard E-1 and E-7A, E-7B, E-8* within the limits of this subdivision. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in *Section 3-3.17* of the *City Specifications and Standard Drawings E-15, E-17 and/or E-18* or as approved by the City Engineer.

Alicante Drive: modified 2-Lane Collector

1. Dedication Requirements:
- a. Where not existing, dedicate **47'-49'** of property, from centerline, for public street purposes, within the limits of this application, per modified *Public Works Standards P-54* and *P-69*.
 - b. Relinquish direct access rights to Alicante Drive from all lots within this subdivision.
2. Construction Requirements:
- a. Construct concrete curb, gutter and a **6'** sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **16'** pattern (**5'- 6'- 4.5'**).
 - b. Planting and irrigation of street trees shall conform to the minimum spacing guidelines as stated in the Public Works Standards and *Specifications, Sections 25 and 26*.
 - c. Construct standard curb ramps per *Public Works Standard P-28* near the intersection of Alicante and Portofino.
 - d. Construct **20'** of permanent paving per *Public Works Standard P-50* (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
 - e. Construct an underground street lighting system to *Public Works Standard E-1 and E-7A, E-7B, E-8*, within the limits of this subdivision. Streetlights installed on major

streets shall be fed from a service pedestal with a master photo control as detailed in *Section 3-3.17* of the *City Specifications and Standard Drawings E-15, E-17 and/or E-18* or as approved by the City Engineer.

Portofino Drive: Local

1. Dedication Requirements: both sides
 - a. Dedicate **34.5'** of property, from centerline, for public street purposes, within the limits of this application, per *Public Works minimum Standard P-56*.
 - b. Dedicate a street easement for ramp/ return adjacent to lot **35**.
 - c. Relinquish direct access to the east side of Portofino Drive adjacent to lots 9-11 and 35- 39.

2. Construction Requirements: both sides
 - a. Construct **18'** of permanent paving per *Public Works Standard P-50*, within the limits of this subdivision and transition paving, as necessary.
 - b. Construct standard curb ramps per *Public Works Standards*
 - Portofino near Alicante: **P-28**
 - Entry: **R=20', P-28** and/or **P-29**
 - c. Construct an underground street lighting system to *Public Works Standard E-1 and E-9A, E-9B and E-11*, within the limits of this subdivision.
 - d. Construct concrete curb, gutter and a **5'** sidewalk to *Public Works Standard P-5* and modified, **P-56A**. The curb shall be constructed to a **16.5'** residential pattern. (**5.5'-5'-6'**) Planting and irrigation of street trees shall conform to the minimum spacing guidelines as stated in the *Standard Specification, Section 26-2.11(C) and Assembly Bill 1881*.
 - e. Construct concrete driveway approaches to Public Works Standards **P-1** and **P-6** adjacent to **Lots 1-8**.
 - f. Entry: Construct a concrete street type approach per Public Works Standard **P-76/P-77**.

Interior Private Streets:

1. Entry Gate: Provide a minimum of **50'** from the proposed gate to the back of walk, for vehicle stacking at both entrances and redesign to provide for an onsite turn around.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **12'** visibility triangle at all driveways.

Specific Mitigation Requirements:

A Traffic Impact Study is required for this subdivision. Comply with the most recent mitigation requirements of the Traffic Operations and Planning Manager for **TIS 21-002**. A copy of the TIS comments can be found on the City of Fresno’s web page, Planning and Development Department’s “Citizen Portal”.

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.

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.

	MAP	LOTS	ADT	CONDITIONED
1	T-6246	144	1,359	11/04/2021
2	T-6269	273	2,577	05/24/2022
3	T-6250	52	490	12/02/2022
4	T-6385	39	368	See Date on Page 1

1. The intersection of **Chestnut Avenue and Sommerville Avenue** shall be signalized to the City of Fresno Standards, complete with left turn phasing, actuation, ITS, and signal pre-emption **prior** to the issuance of any building permits. This work is included in the fee program and is eligible for reimbursement. The applicant shall design the traffic signal and obtain City approval of the plans and the right of way dedications **prior** to recordation of the Final Map.

Note: Conditions of approval for projects within Copper River have been identified and analyzed as part of the Copper River EIR (Dated January 29, 2021, FAASTER Record P20-03995, TIS 21-002). Conditions have been phased based on the number of average daily traffic (ADT) generated by each component of the Copper River Project. Tract 6385 is the fourth entitled project subject to the conditions of approval as described in the September 28, 2021 conditions letter (TIS 21-002) from Traffic Operations & Planning Division. This project generates a total of

490 ADT and is conditioned with the installation of the above listed traffic signals to meet the City's response to the Copper River EIR (TIS 21-002, P20-03995).

Fresno Major Street Impact (FMSI) Requirements:

Willow Avenue: modified 4-Lane Super Arterial (New Growth Area)

1. Dedicate and construct a raised **16'** concrete median island with a **250'** left turn pocket at Willow Avenue and Alicante Drive, **(1) 12'** travel lane with a **5'** shoulder and **6"** asphalt concrete dike (east side), **(1) 12'** and **(1) 13'** travel lane with a **7'** bike lane, curb and gutter (west side) **within the limits of this subdivision**. Details of said street shall be depicted on the approved tentative tract map. East side: If not existing, an additional **8'** dedication is required beyond the edge of pavement to accommodate overhead utility poles. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed. Construct concrete median cap per *Public Works Standard P-62* and *P-63*.
2. Frontage Improvements required beyond the limit of development to the nearest geometrically completed street:

South of Alicante Drive: (New Growth/Regional Street)

If not existing, dedicate and construct a raised **16'** median island with **250'** left turn pockets for southbound traffic at Copper Avenue and northbound traffic at Alicante Drive, **(1) 12'** with a **5'** shoulder and a **6"** asphalt concrete dike (east side), **(1) 12'** and **(1) 13'** travel lane, **7'** bike lane, curb and gutter (west side) **from Alicante Drive to Copper Avenue**. Details of said street shall be depicted on the approved tentative tract map. East side: If not existing, an additional **8'** dedication is required beyond the edge of pavement to accommodate overhead utility poles. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed. Construct concrete median cap per *Public Works Standard P-62* and *P-63*. If not existing, dedicate sufficient right-of-way and construct additional paving for southbound-to-northbound U-turns at Copper Avenue per *Public Works Standard P-66*.

Alicante Drive: modified 2-Lane Collector (New Growth Area)

1. Where not existing, dedicate and construct full off-site improvements from curb to curb, **within the limits of this subdivision**. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

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

Additional staff comments, requirements or information to be incorporated into submittal package:

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

1. Sheet 1
 - Outlot E: Remove "Public Utilities" from this description identified in note 18.
 - Outlot E: The Outlot and the street corner cut should not overlap.
 - Identify and provide an easement for the proposed temporary turn around adjacent to Lots 8 and 39.
 - Identify the City/County limits.
2. Sheet 2
 - North Willow Avenue cross section- delete Outlot F: not found on map
 - Remove the footing from Outlot E
3. Sheets 1 and 2
 - Identify city/county limits
4. Outside the subdivision border:
 - Provide an easement for the proposed temporary cul-de-sac north of lots 8 and 39.

See pages 3-7. Items with an "X" are required by Traffic Planning.

REQUIRED FORM AND CONTENT OF TENTATIVE SUBDIVISION MAPS

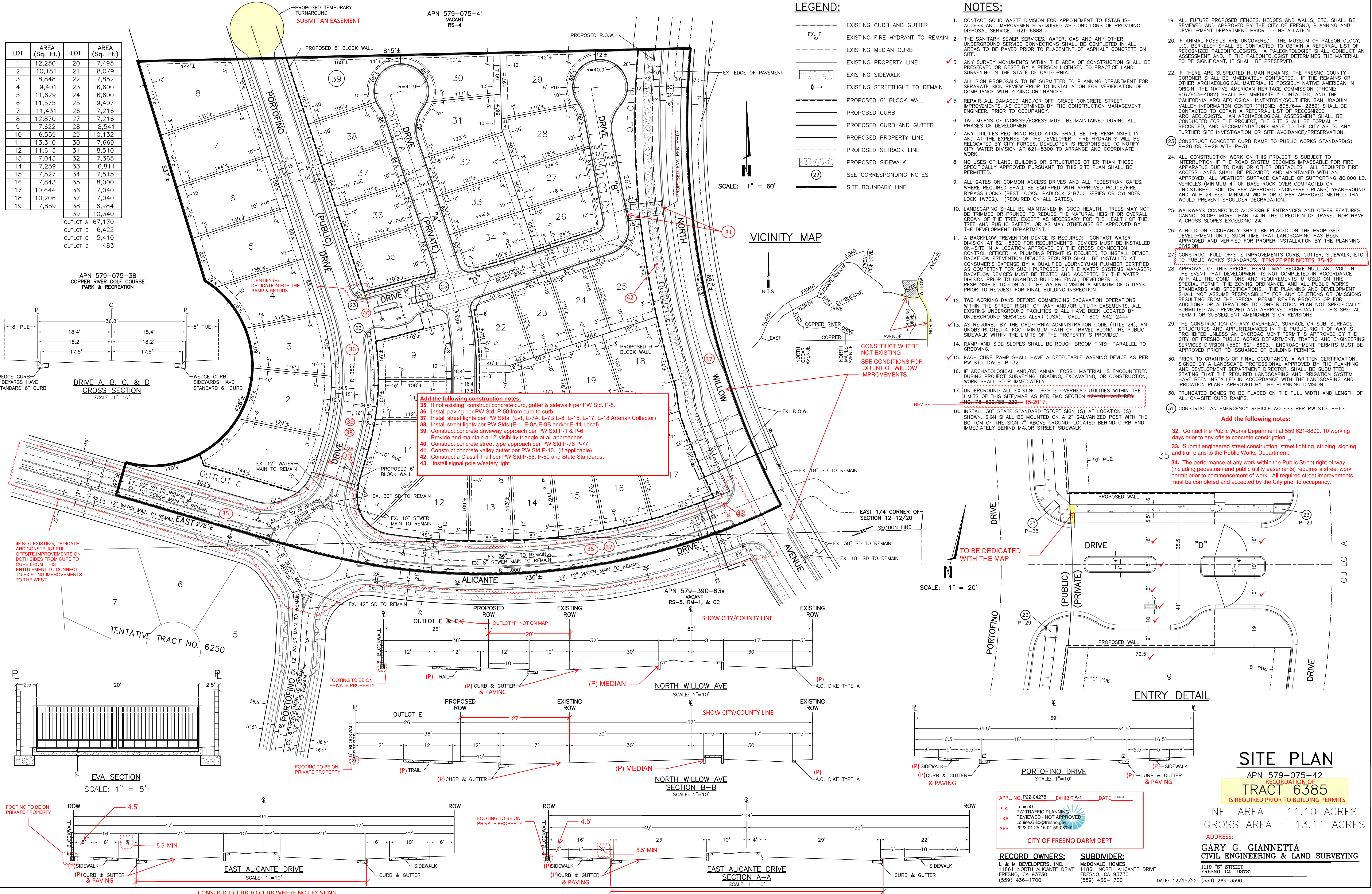
- Each tentative subdivision map shall be drawn to an engineer's scale and at a scale sufficient to show details of the map clearly.
- A north point, scale and the date of map preparation shall be shown on the map.
- A reduced scale vicinity map shall be provided on the tentative subdivision map, which clearly shows the proposed subdivision boundary with respect to the nearest east-west and north-south major streets.

Title block, including the following:

- The tract number as obtained from the County Recorder, or the parcel map number as provided by the City, shall be shown on the map.
- The map shall be titled as a tentative or vesting tentative tract or parcel map. If the tentative subdivision map is for a condominium, planned development or stock cooperative, or a conversion thereto, this shall be indicated as part of the title of the map.
- If the tentative subdivision map is proposed to be phased, this shall be indicated as part of the title of the map.

(Note: Proposed phase lines should also be shown on the tentative map.)

- Legal Description.



LOT	AREA (Sq. Ft.)	LOT	AREA (Sq. Ft.)
1	12,250	20	7,495
2	10,181	21	8,079
3	8,848	22	7,852
4	9,401	23	6,600
5	11,629	24	6,600
6	11,575	25	9,407
7	11,431	26	7,216
8	12,870	27	7,216
9	7,622	28	8,541
10	6,559	29	10,132
11	13,310	30	7,669
12	11,613	31	8,510
13	7,043	32	7,365
14	7,259	33	6,811
15	7,527	34	7,515
16	7,843	35	8,000
17	10,644	36	7,040
18	10,206	37	7,040
19	7,859	38	6,984
		39	10,340
OUTLOT A		67,170	
OUTLOT B		6,422	
OUTLOT C		5,410	
OUTLOT D		483	

LEGEND:

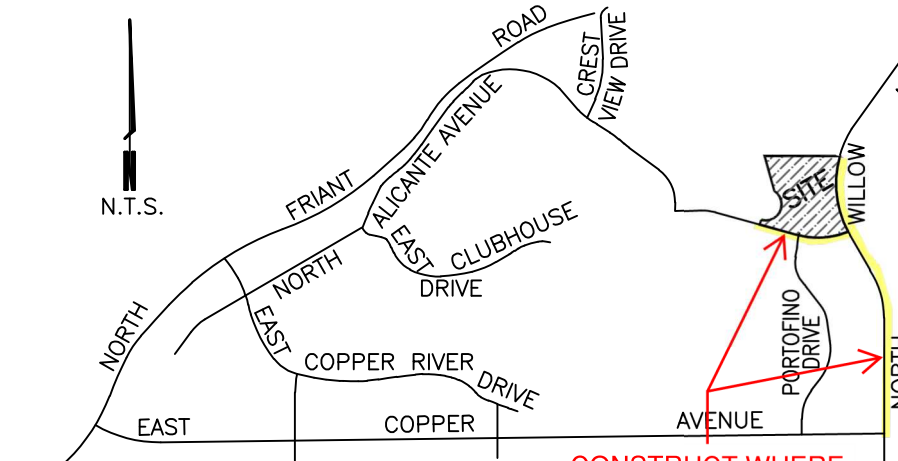
- EX. CURB AND GUTTER
- EX. FH
- EX. FIRE HYDRANT TO REMAIN
- EX. EXISTING MEDIUM CURB
- EX. EXISTING PROPERTY LINE
- EX. EXISTING SIDEWALK
- EX. EXISTING STREETLIGHT TO REMAIN
- PROPOSED 6" BLOCK WALL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED SIDEWALK
- SEE CORRESPONDING NOTES
- SITE BOUNDARY LINE

NOTES:

1. CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
2. THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
3. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
4. ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
5. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
6. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
7. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
8. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
9. ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS; PADLOCK 218700 SERIES OR CYLINDER LOCK 1W782) (REQUIRED ON ALL GATES).
10. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
11. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
12. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
13. AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
14. RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
15. EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32.
16. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY AND THE PROJECT IS STOPPED.
17. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 42-1011 AND RES. NO. 78-522/08-220-15-2017.
18. INSTALL 30" STATE STANDARD "STOP" SIGN LOCATION (S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
19. ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
20. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
22. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
23. CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 OR P-29 WITH P-31.
24. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROAD OR COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
25. WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
26. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
27. CONSTRUCT FULL OFFSITE IMPROVEMENTS CURB, GUTTER, SIDEWALK, ETC TO PUBLIC WORKS STANDARDS. ITEMIZE PER PW STD. P-28.
28. APPROVAL OF THIS SPECIAL PERMIT SHALL BE NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ALTERATIONS OR CHANGES TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
29. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT OF WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS ISSUED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (559) 621-8693. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
30. PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
31. TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
31. CONSTRUCT AN EMERGENCY VEHICLE ACCESS PER PW STD. P-67.

SCALE: 1" = 60'

VICINITY MAP



Add the following construction notes:
 35. If not existing, construct concrete curb, gutter & sidewalk per PW Std. P-5.
 36. Install paving per PW Std. P-50 from curb to curb.
 37. Install street lights per PW Stds (E-1, E-7A, E-7B, E-8, E-15, E-17, E-18 Arterial/Collector)
 38. Install street lights per PW Stds (E-1, E-9A, E-9B and/or E-11 Local)
 39. Construct concrete driveway approach per PW Std P-1 & P-6.
 Provide and maintain a 12' visibility triangle at all approaches.
 40. Construct concrete street type approach per PW Std P-76 P-77.
 41. Construct concrete valley gutter per PW Std P-10. (if applicable)
 42. Construct a Class I Trail per PW Std P-68, P-60 and State Standards.
 43. Install signal pole w/safety light.

CONSTRUCT WHERE NOT EXISTING SEE CONDITIONS FOR EXTENT OF WILLOW IMPROVEMENTS.

REVISE

Add the following notes:

32. Contact the Public Works Department at 559 621-8800, 10 working days prior to any offsite concrete construction.
33. Submit engineered street construction, street lighting, striping, signing, and trail plans to the Public Works Department.
34. The performance of any work within the Public Street right-of-way (including pedestrian and public utility easements) requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.

SCALE: 1" = 20'

SITE PLAN

APN 579-075-42
 RECORDATION OF
TRACT 6385
 IS REQUIRED PRIOR TO BUILDING PERMITS

NET AREA = 11.10 ACRES
 GROSS AREA = 13.11 ACRES

ADDRESS:
GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1119 "S" STREET
 FRESNO, CA 93721
 (559) 264-3590

APPL NO P22-04278 EXHIBIT A-1 DATE 10/20/22
 Louis G
 PW TRAFFIC PLANNING
 REVIEWED - NOT APPROVED
 Louis.Gil@fresno.gov
 APP 2023.01.25 16:01:59-0900
 CITY OF FRESNO DARM DEPT

RECORD OWNERS:
 L & M DEVELOPERS, INC.
 11861 NORTH ALICANTE DRIVE
 FRESNO, CA 93730
 (559) 436-1700

SUBDIVIDER:
 McDONALD HOMES
 11861 NORTH ALICANTE DRIVE
 FRESNO, CA 93730
 (559) 436-1700

DATE: 12/15/22 (559) 264-3590

DEPARTMENT OF PUBLIC WORKS

TO: Robert Holt, Planner III
Planning & Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works, Traffic Operations and Planning Division

DATE: January 9, 2023

SUBJECT: P22-01762; Tract 6385 (APN: 579-075-42) located on the west side of North Willow Avenue and north of East Alicante Drive. 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. Please choose appropriate trees from the list of Approved Street Trees.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home

Owner's Association.

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

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

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

OUTLOTS

1. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

TRAIL REQUIREMENTS

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

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: January 9, 2023

TO: Robert Holt, Planner III
Planning and Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6385 REGARDING MAINTENANCE AND SERVICE REQUIREMENTS (P22-01762)

LOCATION: 11983 North Alicante Drive
APN: 579-075-42

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.

Maintenance Requirements of Public Improvements

- Vesting Tentative Tract Map No. 6385 is within the boundaries of Community Facilities District No. 15 (“CFD No. 15”) and will share the costs for maintenance of certain public improvements based on the special tax rates as defined in the CFD No. 15 District Report on file in the City of Fresno City Clerk’s Office.
- Design shall comply with the CFD No. 15 design guidelines.

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 Packages (CFD 18)	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.

The Property Owner's Services Requirements

The recurring expenditures related to Public Safety Services, police and fire safety/protection/suppression ("Services"), provided by the City that are 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. 18 ("CFD No. 18").

The following public safety services will be furnished by CFD No. 18 as associated with this development:

- The services to be funded, in whole or in part, by the District include all direct and incidental costs related to providing for the funding of public safety services within the area of the District.
- The services shall include, but not be limited to, police and fire safety/protection/suppression services.
- The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.
- The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the City related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.
- The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

The Property Owner shall do the following:

The Property Owner may petition the City of Fresno to request annexation to CFD No. 18 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. 18 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. **(Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 18 are not subject to change and after acceptance for processing.)**
- The annexation process will be put on **HOLD** and the developer notified if any of the requirements for

processing are not in compliance.

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



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: January 22, 2023

TO: MINDI MARIBOHO – Development Services Coordinator
Planning & Development Department – Current Planning

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

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-01762 VESTING
TENTATIVE TRACT MAP 6385 (Related Application P22-04278)
APN 579-075-42**

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 main to serve the Project is a 12-inch water main located in North Alicante Drive. Water facilities are available to provide service to the Project subject to the following requirements:

1. The Project shall adhere to the original mitigation measures identified in the 2003 FEIR and any subsequent amendments.
2. Install a 16-inch water main (including City fire hydrants) in North Willow Avenue from North Alicante Drive north across the Project frontage.
3. Install a 12-inch water main (including City fire hydrants) in Portofino Drive from North Alicante Drive north across the Project frontage.
4. Water mains (including City fire hydrants) shall be extended within the Project to provide service to each lot.

5. Separate water services with meter boxes shall be provided to each lot.
6. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the Project, including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Department of Public Utilities Director or designee.
7. 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 property.
 - 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 the 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 mains to serve the Project are an 8-inch sewer main and a 10-inch sewer main located in North Alicante Drive. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. Construct an 8-inch sanitary sewer main (including sewer service branches to adjacent properties) in North Portofino Drive from the existing 10-inch sewer main in North Alicante Drive located south of the Project to the north property line of said Project.

DPU CONDITIONS OF APPROVAL FOR P22-01762 VESTING TENTATIVE TRACT
MAP 6385 (Related Application P22-04278) – APN 579-075-42

January 22, 2023

Page 3 of 3

2. All sanitary sewer mains shall be extended within the Project to provide service to each lot.
3. 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).
4. Installation of separate sewer service branch(es) shall be required to each lot.
5. 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.
6. 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 Facility Sewer Charge (Residential).
4. Trunk Sewer Charge: Herndon Service Area.
5. Copper River Ranch Sewer Backbone System.
6. Copper Avenue Sewer Lift Station Charge.
7. Sewer Capacity Enhancement Charge Trunk Sewer Service Area: Herndon

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.

Fire Department

January 18, 2023

Comments

1. This tract is within the primary service area of Fire Station 18 and there are no development restrictions related to fire department emergency response.
2. Each lot in the sub-division is subject to the citywide fire service delivery impact fee.
3. Public water mains have been installed in N. Alicante and N. Modena south of Alicante. Coordinate with Public Utilities on the completion of Water Job J-5742 which is the backbone large diameter public main infrastructure supplying the eastern area of Copper River, and on providing a second source of water to N. Modena north of N. Alicante.
4. It is assumed that the project will include public water mains in easements for the gated portion and a public water main in the Modena public street. Provide fire hydrants at standard 600 foot intervals for single family home development.
5. See the Fire review comments on Planned Unit Development entitlement P22-04278 for access requirements for the proposed gated private street development.
6. N. Modena as proposed with the temporary cul-de-sac will exceed 600 feet in length (approximately 730 feet). The temporary status is not expected to last long with additional tracts proposed to the north along N. Modena Fire will accept the overlength public street for the current tract but no additional subdivisions along N. Modena north of N. Alicante will be approved for fire access without completion of a second point of connection to a public street.
7. Consult with Planning on the officially assigned public street name north and south of N. Alicante. The names "Modena" and "Portofino" are used for the same street on different documents.
8. It is assumed as with all the gated communities in Copper River that public water mains and public fire hydrants at single family home spacing in an

easement will be proposed. Consult with Public Utilities about how a second source of water can be provided if the water main infrastructure will not be connected to completed to the northwest with connection to existing public street Tract 6126 where an 8" public water main stub was provided at E. Mazie.

9. Fire hydrants and all weather fire access shall be in service before delivery of combustible material to the jobsite.
10. In the pre-application review, Fire commented on the north and south turns to Drive "A" from the median split entry. This was checked again using an Autoturn based template and the entry design is acceptable for the transition turns.
11. Install a "DEAD END" traffic sign at the entrance to the two blind dogleg cul-de-sacs Drive "D" and Drive "C".
12. Provide Click-To-Enter as well as Fire X1 bypass hardware on the entry gate. This gate must be provided with battery backup. Installation of Click-to-Enter requires an installation permit from the Fire Department that will be issued to the installing hardware contractor.
13. The following comments are regarding the manual EVA gate on Willow:
 - Provide a Fire X1 padlock for the gate.
 - Install a sign on both sides of the gate in accordance with Fire Prevention Division Policy 403.005 (Page 2 of 3).

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

PUBLIC AGENCY

ROBERT HOLT
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

BRET GIANNETTA, GIANNETTA ENGINEERING
1119 S STREET
FRESNO CA 93721

PROJECT NO: **6385**

ADDRESS: **11983 N ALICANTE DR**

APN: **579-075-42, 579-010-05U, 579-075-43, 47, 579-390-49S, 579-390-63S** SENT: **January 18, 2023**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DN	\$347,502.00	NOR Review	\$564.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,573.00	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: \$347,502.00		Total Service Charge: \$2,137.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/24 based on the site plan submitted to the District on 12/19/22 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. 6385

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

FR
TRACT No. 6385

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 AND SURCHARGE 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. 6385

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



Brent Sunamoto
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 1/18/2023 8:17:01 AM



Mikel Meneses-Arias
Engineer I

Digitally signed by Mikel Meneses-Arias Date: 1/11/2023 12:12:46 PM

CC:

GARY MCDONALD, L & M DEVELOPERS INC

11861 N ALICANTE

FRESNO CA 93730

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

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. FR TRACT 6385

Name / Business BRET GIANNETTA, GIANNETTA ENGINEERING

Project Address 11983 N ALICANTE DR

Project APN(s) 579-075-42, 579-010-05U, 579-075-43, 47, 579-390-49S, 579-390-63S

Project Acres (gross) 13.11

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Description	Qty	Unit	Price	Amount

Estimated Construction Cost _____

Fee equals lesser of

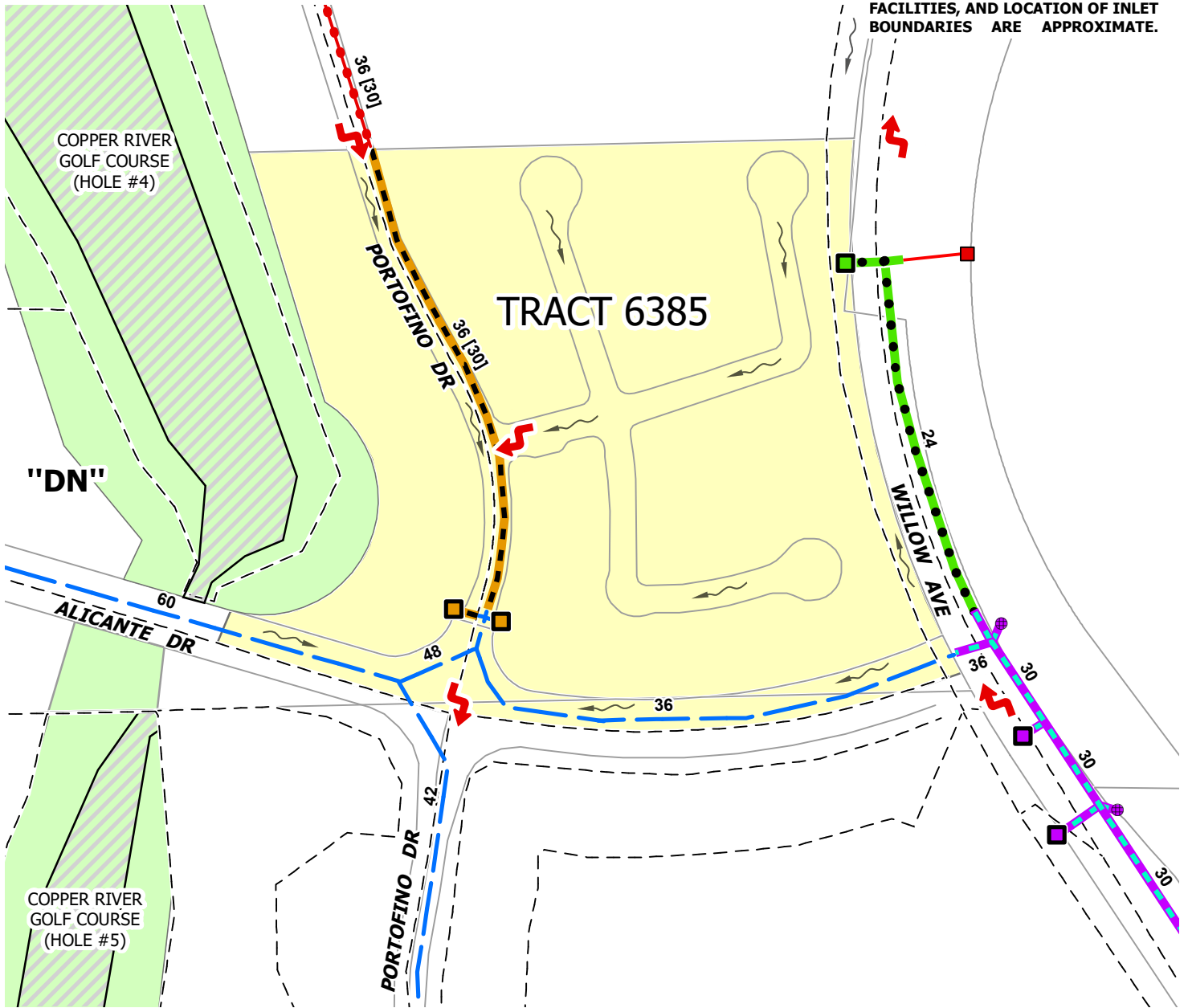
\$375.00 plus 3% of the estimated construction costs _____ Total (\$300.00 gross per acre) **\$3,933.00**

Amount Due _____

Storm Drain Facilities Cost Sheet
15" Concrete Pipes \$127.00 LF
18" Concrete Pipes \$134.00 LF
24" Concrete Pipes \$151.00 LF
30" Concrete Pipes \$179.00 LF
36" Concrete Pipes \$222.00 LF
42" Concrete Pipes \$258.00 LF
48" Concrete Pipes \$300.00 LF
54" Concrete Pipes \$366.00 LF
60" Concrete Pipes \$431.00 LF
66" Concrete Pipes \$509.00 LF
72" Concrete Pipes \$587.00 LF
84" Concrete Pipes \$656.00 LF
96" Concrete Pipes \$711.00 LF
15" Jacked Pipes \$1,026.00 LF
18" Jacked Pipes \$1,091.00 LF
24" Jacked Pipes \$1,298.00 LF
30" Jacked Pipes \$1,512.00 LF
36" Jacked Pipes \$2,100.00 LF
42" Jacked Pipes \$2,537.00 LF
48" Jacked Pipes \$2,661.00 LF
54" Jacked Pipes \$2,834.00 LF
60" Jacked Pipes \$2,916.00 LF
66" Jacked Pipes \$3,083.00 LF
72" Jacked Pipes \$3,214.00 LF
84" Jacked Pipes \$3,397.00 LF
Manholes \$6,100.00 EA
Inlets & Laterals \$4,800.00 EA
Outfalls \$16,300.00 EA
Canal Turnout \$30,000.00 EA
Basin Excavation \$1.00 CY
IMPROVEMENTS ADJACENT TO BASIN
Fence, Pad, and Gate \$40.00 LF
Mowstrip \$20.00 LF
Arterial Paving \$109.00 LF
Local Paving \$53.00 LF
Curb and Gutter \$40.00 LF
Sidewalk \$93.00 LF
Sewer Line \$30.00 LF
Water Line \$31.00 LF
Street Lights \$70.00 LF
Pump Station/Intake \$550,000.00 EA

FR TRACT No. 6385

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 (Surcharge Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Facilities To Be Constructed With Willow Ave Street Improvement Plans - Pipeline (Size Shown) & Inlet
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Future Surcharge Facilities
- Inlet Boundary
- Direction Of Drainage
- Major Storm Breakover
- Copper River Golf Course
- Existing Surface Drainage Easement
- Limits Of Tract 6385
- Pipe Size To Be Constructed [Creditable Pipe Size]



1" = 200'

EXHIBIT NO. 1

TRACT 6385
DRAINAGE AREA "DN"

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS

EXHIBIT NO. 2

The cost of construction of creditable 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 creditable facilities 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 or District.

The construction of Facilities To Be Constructed with Willow Avenue Street Improvement Plans, as shown on Exhibit No. 1, will provide permanent drainage service for Willow Avenue. If these facilities are not constructed prior to the development of this site, the District recommends temporary facilities for Willow Avenue until permanent service is available. Permanent drainage service is available for the remaining portion of Tract 6385 with the construction of the required Creditable Facilities and Creditable Surcharge Facilities as shown on Exhibit No. 1.

The developer shall work with the Copper River Golf Course owner to review the site grading for verification and acceptance of grades at their mutual property line.

The developer must identify what streets will pass the major storm and provide calculations that show structures will have adequate flood protection. The developer should be aware that based on historical drainage patterns some of the streets located within the tract may need to be resized to pass larger event storms. District approval is not extended to street configuration. The developer may submit a drainage report indicating the path of the major storm flow and calculations confirming there is adequate protection of finished floors.

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.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 11, 2023

Robert Holt
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Tract Map. 6385, P22-01762
N/W Copper and Willow avenues

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. 6385 for which the applicant proposes to subdivide the subject property into a 39-lot single-family residential public and provide subdivision, APN: 579-075-42. FID has the following comment:

1. FID previously reviewed and commented on the subject property on January 9, 2023, as Planned Development Application No. P22-04276. Those comments and conditions still apply, and a copy has been provided for your reference.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\P22-01762 - TM6385\P22-01762 FID Comment.doc

BOARD OF DIRECTORS

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



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 9, 2023

Robert Holt
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planned Development Application No. P22-04278
N/W Copper and Willow avenues

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed the Planned Development Application No. P22-04278 for which the applicant proposes a planned development to modify the RS-4 zone district development standards to allow for the minimum front yard setback to facade from 13 feet to 10 feet on Lots 9-39, the maximum lot coverage from 50% to 60%, and private streets and gates., APN: 579-075-42. FID has the following comment:

1. FID does not own, operate, or maintain any facilities on the subject property, as shown on the attached FID exhibit map. The subject property is located approximately 1 mile outside the FID Boundary.
2. The proposed development appears to be within the City of Fresno but lies outside FID's boundary line. The parcel is not entitled to water from the Kings River.
3. The City of Fresno and FID have been working to address water supply issues for developments outside of the FID service area. We encourage the City to continue towards finding solutions to minimize the impacts of changes in land uses and to mitigate any existing adverse water supply impacts within the development areas.
4. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with minimal to no water use, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in an increased use of groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
5. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater

\\fids01\Eng\Agencies\FresnoCity\Planning Application\P22-04278\P22-04278 FID Comment.doc

BOARD OF DIRECTORS

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

Robert Holt
Re: P22-04278
January 9, 2023
Page 2 of 2

sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City should consider the impacts of the development on the City's ability to comply with the requirements of SGMA.

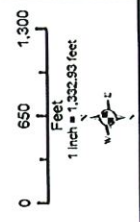
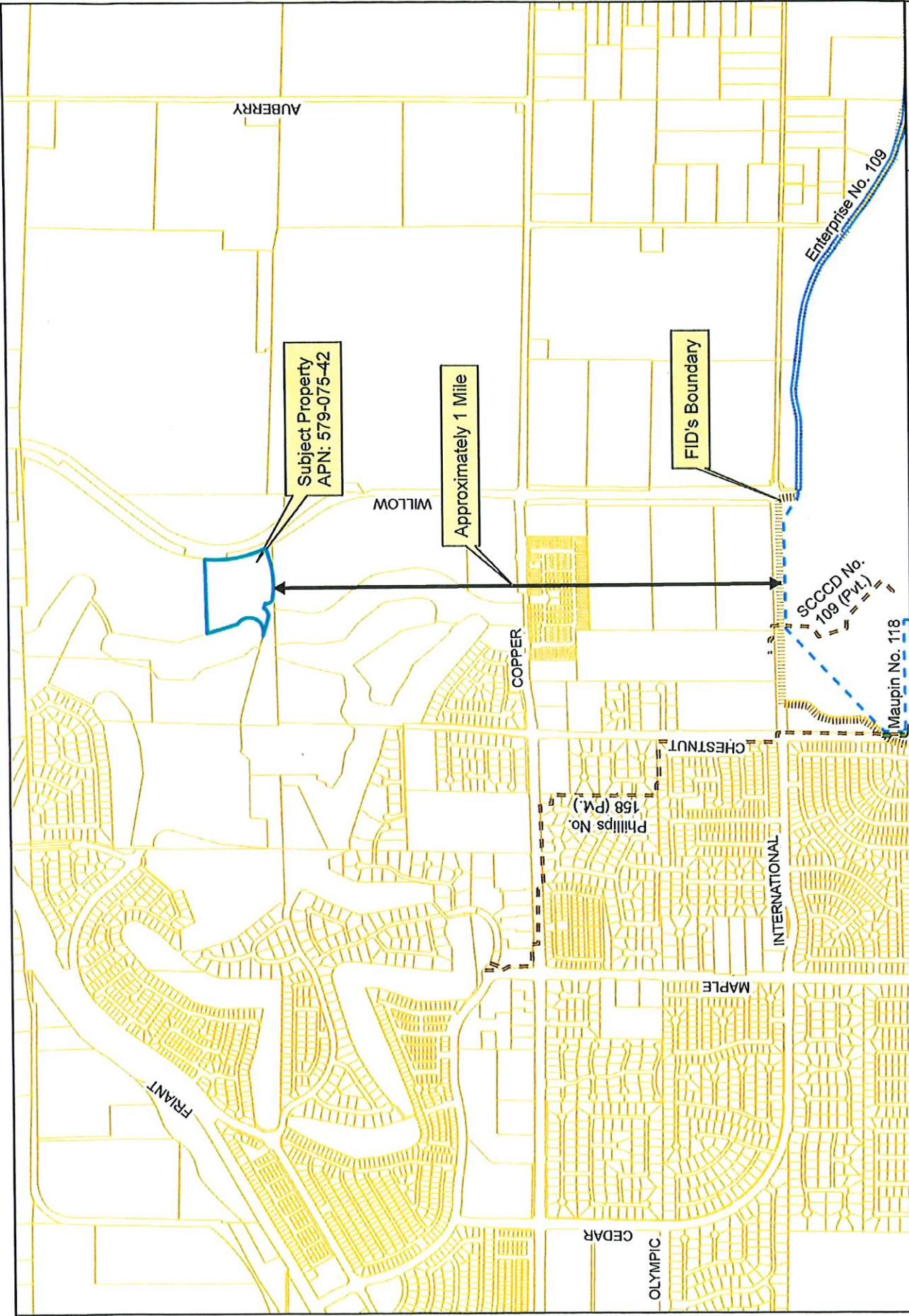
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

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 locations. For further information on FID facilities, Engineering Dept. at (559) 233-7181.

Plan: C:\Figs\2022\221215 FID Master.mxd
 Spatial Reference: NAD 1983 StatePlane California IV FIPS 5004

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



FRESNO IRRIGATION DISTRICT



2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Fresno County Environmental Health Division

January 9, 2023

Comments

1. 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.
2. 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.
3. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the noise elements of your City's Municipal Code and County Noise Ordinance Code.
4. 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.
5. 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.



January 4, 2023

Re: P22-01762
Vesting Tentative Tract Map No. 6385

Dear City of Fresno,

Thank you for providing PG&E the opportunity to review the proposed plans for P22-01762 dated 12/19/2022. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

January 11, 2023

Robert Holt
City of Fresno
Department of Planning
2600 Fresno Street
Fresno, CA 93721

Project: Planning Application (P22-01762) for Tract 6385

District CEQA Reference No: 20221685

Dear Mr. Holt:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Planning Application (PA) referenced above from the City of Fresno (City). Per the PA, the project consists of constructing a 39 unit single family residential subdivision located on 11.1 acres (Project). The Project is located on the north side of Alicante Avenue between the Copper River Ranch golf course and Willow Avenue in Fresno CA.

The District previously commented on the Tentative Tract 6385 on October 8, 2021. The PA was received on December 19, 2022. Upon review of the PA P22-01762, the District has no additional comments at this time. For your convenience, the District has attached the previous comment letter sent on October 8, 2021 (District ID: 20211052).

If you have any questions or require further information, please contact Patrick Chimienti by e-mail at Patrick.Chimienti@valleyair.org or by phone at (559) 230-6139.

Sincerely,

Brian Clements
Director of Permit Services



For: Seth Lane
Program Manager

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

October 8, 2021

Mindi Mariboho
City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, Ca, 93721

Project: Tentative Tract 6385, Project No. P21-05086

District CEQA Reference No: 20211052

Dear Ms. Mariboho:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City). The project consists of constructing 39 single-family lots located on 11.1 acres (Project). The Project is located on the north side of Alicante Avenue between the Copper River Ranch Golf Course and Willow Avenue in Fresno, CA (APN 579-075-42).

Project Scope

Based on information provided to the District, Project specific annual emissions of criteria pollutants from construction and operation are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: <https://www.valleyair.org/transportation/GAMAQI.pdf>

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

1b) Health Risk Screening/Assessment

Located directly east of the Project is one residential unit. The Health Risk Assessment should evaluate the risk to sensitive receptors in the area (i.e. residential units), and mitigate any potentially significant risk by limiting exposure of sensitive receptors to emissions.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the Districts significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the Districts website (Modeling Guidance) at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

1c) Ambient Air Quality Analysis

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website www.valleyair.org/ceqa.

2) Vegetative Barriers and Urban Greening

The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors.

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought resistant low maintenance greenery.

3) Solar Deployment in the Community

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered residential lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

5) Charge Up! Electric Vehicle Charger

To support further installation of electric vehicle charging equipment and development of such infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

6) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. For example, *Regulation II - Permits* encompasses multiple rules associated with the permitting of emission sources such as Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), and others.

6a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6b) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NO_x and PM₁₀ emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 50 units for a residential development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

6c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

6d) District Regulation VIII (Fugitive PM₁₀ Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

6e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

The list of rules above is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

7) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Patrick Chimienti by e-mail at Patrick.Chimienti@valleyair.org or by phone at (559) 230-6139.

Sincerely,

Brian Clements
Director of Permit Services

A handwritten signature in blue ink, appearing to read "Mark Montelongo".

For: Mark Montelongo
Program Manager



January 4, 2023

Robert Holt
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

Governing Board
Hugh Awtrey
Deena L. Combs-Flores
David DeFrank
Steven G. Fogg, M.D.
Yolanda Moore
Clint Olivier
Tiffany Stoker Madsen

SUBJECT: P22-01762, P22-04278
39-lot single-family residential units
Northwest corner of the East Alicante and North Willow Avenues
APN: 579-075-42

Dear Robert Holt:

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

1. Elementary School Information:

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

School Name: *Fugman Elementary*
Address: *10825 N Cedar Ave Fresno CA 93730-3586*
Telephone: *(559) 327-8700*
Capacity: *875*
Enrollment: *794 (CBEDS enrollment 2021-22 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.

2. Intermediate School Information:

School Name: *Granite Ridge Intermediate*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *1512*
Enrollment: *1122 (CBEDS enrollment 2021-22 school year)*

3. High School Information:

School Name: *Clovis North High School*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *2700*
Enrollment: *2442 (CBEDS enrollment 2021-22 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 \$5.36 per square foot (as of July 5, 2022) 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