

Exhibit J



**DATE:** June 19, 2023

**TO:** John George, Planner III  
Planning and Development Department

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

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

**SUBJECT:** Public Works Conditions of Approval  
**T-6366 / P22-03194** and **PUD: P22-04877**, a 71-lot private unit development  
2920 North Fowler Avenue  
Granville / Giannetta

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.

**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.
4. **Sidewalks** shall not exceed a 5% longitudinal slope. All existing sidewalks and trails in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
5. **Outlots:** If the subdivider seeks to dedicate to the City, in fee, an outlet for open space purposes, subdivider shall prove to the City that the outlet is free of toxic or hazardous materials pursuant to the requirements of *City Administrative Order 8-1*, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs

associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.

6. Encroachment Covenants: The construction of any private overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
7. 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.
8. Intersection Visibility: Maintain visibility at all intersections as described in the Fresno Municipal Code Section **15-2018**.

### **Frontage Improvement Requirements:**

#### **Public Streets:**

##### Bliss Avenue: Local (Industrial)

1. Dedication Requirements:
  - a. Dedicate **10'** (minimum) for Landscape and Public Utility easement purposes.
  - b. Dedicate **3'** (minimum) for Pedestrian easement purposes.
2. Construction Requirements:
  - a. Construct street type approach to *Public Works Standard P-76 / P-77*.
  - b. Construct a **5'** concrete sidewalk to *Public Works Standard P-5* and **P-56A** (modified).
  - c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
  - d. Construct curb ramps per *Public Works Standards P-28* and **P-29**.
  - e. Construct valley gutter per *Public Works Standards P-10*.
  - f. Construct an underground street lighting system to *Public Works Standards E-1 and E-10*, 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 *Public Works Standards E-15, E-17* and/or **E-18** or as approved by the City Engineer.
  - g. PUD: Site Plan approval of a street type approach per *Public Works Standard P-76 / P-77* is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. If grades are not sufficient, construct to *Public Works Standard P-1, P-2, P-3, P-4* and **P-6**.
  - h. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.

## **Interior Streets: Private**

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:**

### **Within the subdivision border-**

1. Emergency Vehicle Access (EVA): Construct a concrete EVA per *Public Works Standard P-67*.

### **Outside of the subdivision border-**

1. Construct major street bridge on Fowler Avenue at Mill Ditch prior to issuance of first building permit. Submit detailed construction cost estimates prior to start of work to qualify for reimbursement.

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

**Fresno Major Street Impact (FMSI) Fee:** This Map is in the **New Growth Area**; therefore, pay all applicable growth area fees and City-wide regional street impact fees. In some cases, center section improvements or bridges may be conditioned on multiple maps. If the improvements are existing at the time of the final map, the applicant would not be required to construct them, but would be required to pay the applicable fee.

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



**SUBJECT:** Conditions of Approval for **P22-04877**

**DATE:** June 30, 2023

**TO:** John George, Planner III  
Planning and Development Department

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

**ADDRESS:** 2920 North Fowler Avenue

**APN:** 574-120-30

<b>ATTENTION:</b>		
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.		
To be completed:	Point of Contact	Department and Contact Information
<b>Tract Map</b> Full off-site improvements and right-of-way dedications are required for the existing lot of record. A Tract Map is required; provide recorded documentation <b>prior</b> to Building Permits.	John George	Planning and Development Department (559) 621-8073 <a href="mailto:John.George@fresno.gov">John.George@fresno.gov</a>
<b>Maintenance Agreement / CFD</b>		Public Works Department (559) 621-8693 <a href="mailto:Luis.Gonzalez@fresno.gov">Luis.Gonzalez@fresno.gov</a>

<b>ATTENTION:</b>
<b>Provide corrections as noted on Exhibit "A".</b> <b>Prior to resubmitting the corrected exhibit, provide the following information and conditions of approval on the site plan:</b>
<b>A. GENERAL REQUIREMENTS</b> <ol style="list-style-type: none"> <li>1. <b>Easements:</b> Identify, revise and dimension existing and proposed easements.</li> <li>2. <b>Required Notes:</b> Revise General Notes to include the required Public Works</li> </ol>

Department notes.

- a. 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.
- b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
- c. 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
- d. The performance of any work within the public street right-of-way 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. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>
- e. Submit street construction plans to the Public Works Department.
- f. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
- g. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- h. All development shall take place in accordance with all city laws and regulations.

**B. OFFSITE INFORMATION:**

**1. Public Street Improvements:**

- a. **Concrete curb, gutter, and sidewalk:** Dimension the sidewalk pattern along Bliss Avenue: 5.5' face of curb to sidewalk, 5' sidewalk, and 0.5' back of sidewalk to pedestrian easement.
- b. **Street-type approaches:** Revise the site plan to show the approach with radii, stacking, and turnaround.

**C. ONSITE INFORMATION:**

**1. Gates:**

**Residential:** Provide a minimum of **50'** from the proposed gate to the pedestrian easement for vehicle stacking.

**PUBLIC IMPROVEMENT REQUIREMENTS**

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. 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. Construct additional offsite improvements, including but not limited to, concrete

curb, gutter, sidewalk, approaches, ramps, pavement, utility relocations, etc. in accordance with *City of Fresno's Public Works Standards, Specifications*, and the approved street plans.

Repair all damaged and/or off grade off-site concrete as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations.

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, Traffic and Engineering Services Division, (559) 621-8693. **Encroachment Covenant** must be approved **prior** to issuance of building permits.

### **Bliss Avenue: Local Industrial**

1. Dedication Requirements:
  - a. Dedicate 3' (minimum) for pedestrian easement purposes.
  - b. Dedicate sufficient property for pedestrian purposes to accommodate proposed street type approach.
  
2. Construction Requirements:
  - a. The proposed street type approach, as shown, is tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. If grades are not sufficient, construct to *Public Works Standards P-2* and *P-6*. Provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches.
  - b. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.
  - c. Construct concrete 5' sidewalk to *Public Works Standard P-5* and **P-56A (modified)**. The curb shall be constructed to a 5.5'-5'-0.5' residential pattern.
  - d. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
  - e. Show the existing streetlight locations on the plans and that they are constructed per current City of Fresno Standards.

Engineered Street Improvement Plans are required and shall be approved by the City Engineer. Contact Scott Tyler at (559) 621-8654 or at [Scott.Tyler@fresno.gov](mailto:Scott.Tyler@fresno.gov) and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be

constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at [Melessa.Avakian@fresno.gov](mailto:Melessa.Avakian@fresno.gov) and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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 811.

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.

**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.

**Fresno Major Street Impact (FMSI) Fees:** This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and citywide regional street impact fees. Contact the Public Works Department, Frank Saburit, at **(559) 621-8797**.

**FMSI Requirements:**

**Fowler Avenue: Arterial**

1. Design and construct a **Major Street Bridge** at the intersection of Fowler Avenue and Mill Ditch. The timing of the bridge construction shall occur **prior** to permits.

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

**In order to obtain street or building permit approval from the Public Works Department, an approval stamp with a signature from Traffic Planning is required on the site plan and inserted in the building sets.**

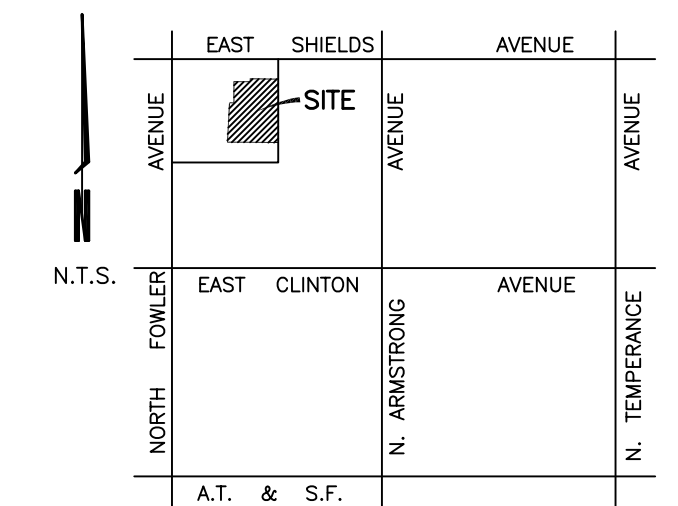
Questions relative to these conditions may be directed to Adrian Gonzalez (559) 621-8693 [Luis.Gonzalez@fresno.gov](mailto:Luis.Gonzalez@fresno.gov), in the Public Works Department, Land Planning Section.

**NOTES:**

- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
- 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.
- 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.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT DIVISION, (559) 621-5000. PEDESTRIAN PATHS MUST ALSO MEET CURRENT ADA REGULATIONS.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- 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.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2). (REQUIRED ON ALL GATES).
- 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.
- 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 JOURNEYPERMAN 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 FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- 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 811.
- 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.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011, SECTION 8-801 AND RES. NO. 78-522/88-229.
- INSTALL 30" STATE STANDARD "STOP" SIGN (S) AT 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.
- 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.
- 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.
- CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING SERVICES @ 621-8807, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER 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.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 OR P-29 WITH P-31.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION 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 ROCK OVER 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.

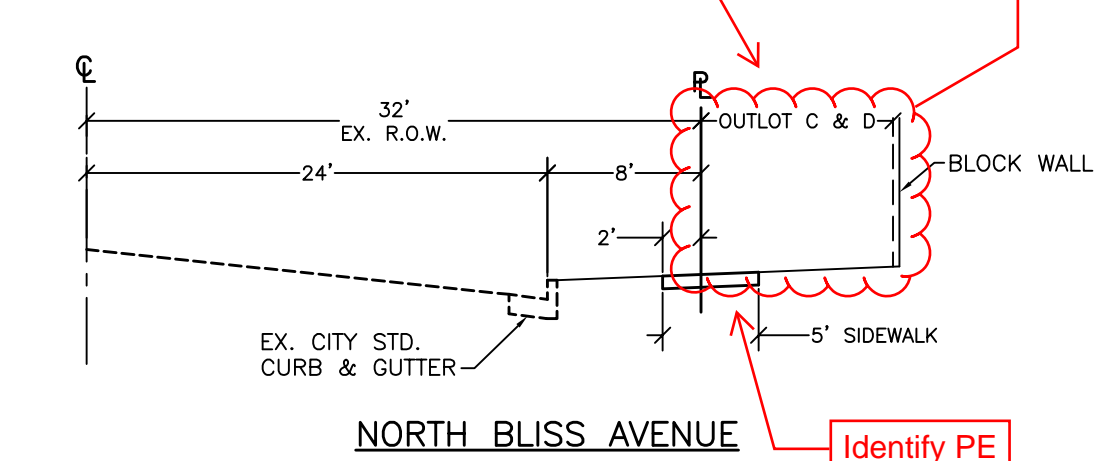
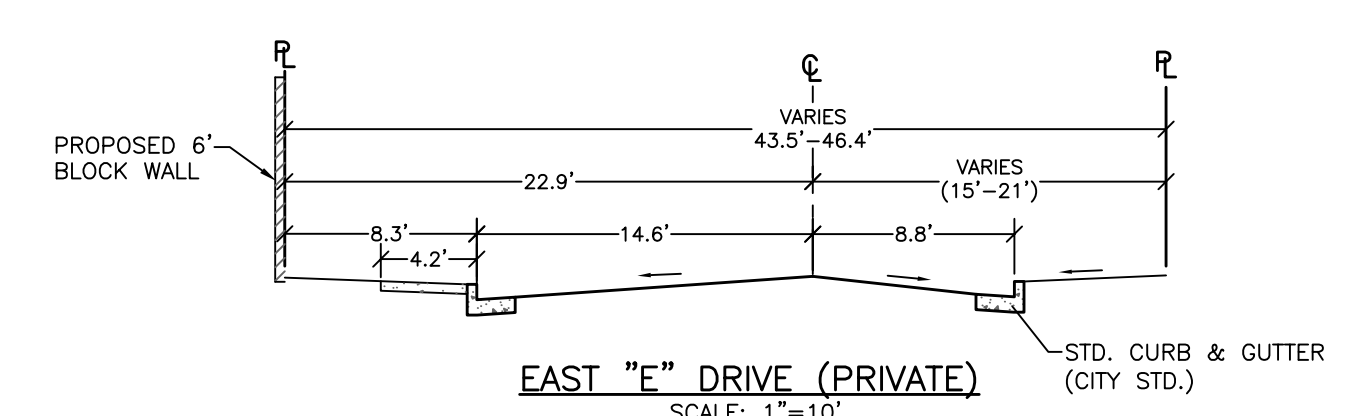
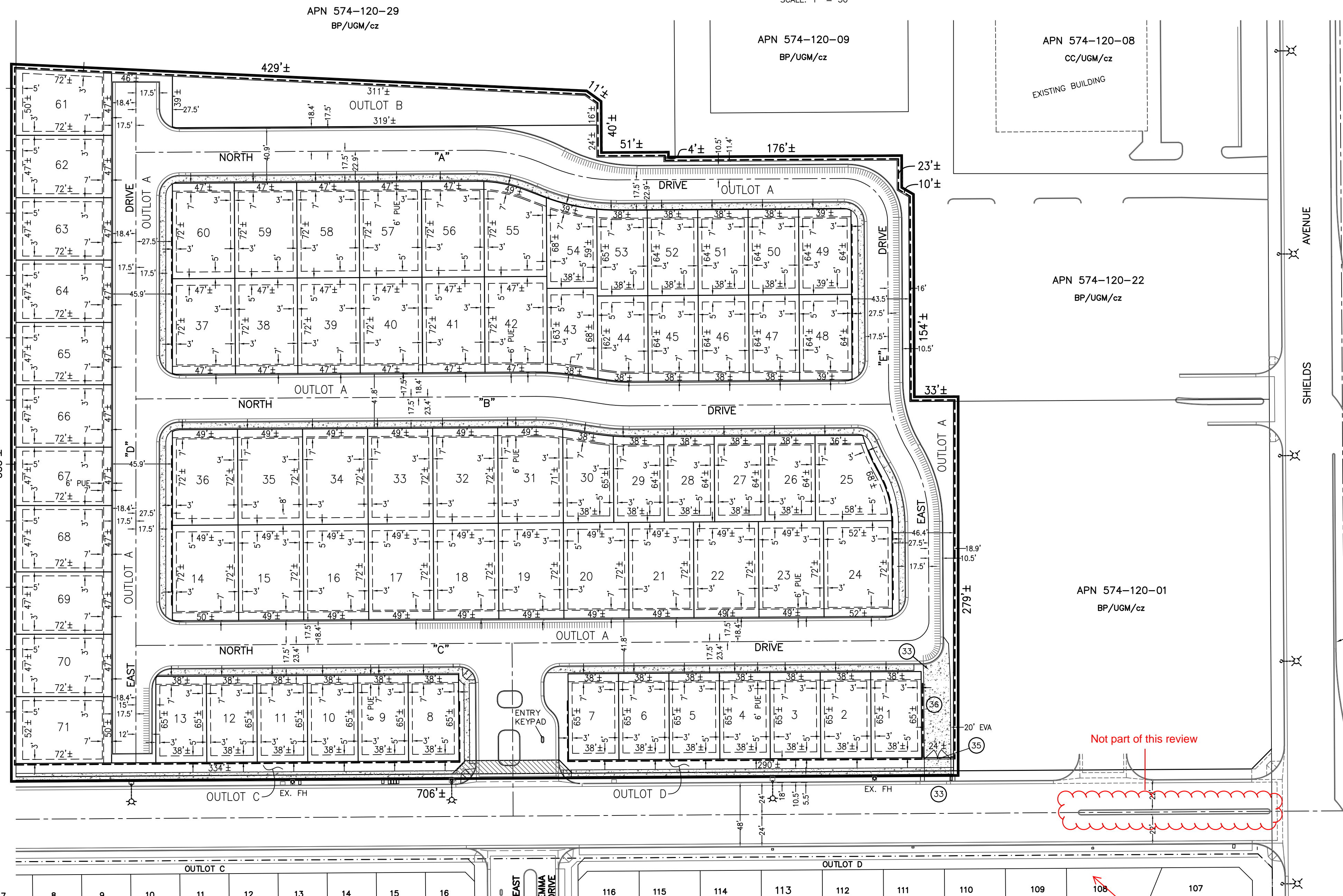
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- 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 APPROVED 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.
- 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.
- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPES EXCEEDING 2%.
- 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.
- CONSTRUCT FULL OFFSITE IMPROVEMENTS CURB, GUTTER, SIDEWALK, ETC.
- TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMP.
- DEDICATE SUFFICIENT PROPERTY FOR PEDESTRIAN PURPOSES TO ACCOMMODATE THE PEDESTRIAN CURB RAMP.
- CONSTRUCT AN EMERGENCY VEHICLE ACCESS PER PW STD P-67.
- FIRE HYDRANTS SHALL BE IN SERVICE PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIAL TO THE JOBSITE.
- INSTALL GATE FOR THE EVA WITH FIRE X1 HARDWARE AND SPECIAL TOW AWAY SIGN AT THE END OF THE EVA AS REQUIRED BY FFD POLICY 403.005.
- PAVEMENT FROM EAST "E" DRIVE TO THE EVA APPROACH ON NORTH BLISS AVENUE.
- INSTALL A CIV 22658 FIRE LANE TOW AWAY WARNING SIGN.
- INSTALL CLICK-2-ENTER RADIO FREQUENCY ELECTRIC GATE BYPASS HARDWARE IN ADDITION TO FIRE X1 HARDWARE. C-2-K INSTALLATION REQUIRES AN INSTALLATION PERMIT ISSUED TO THE INSTALLING CONTRACTOR.

**VICINITY MAP**

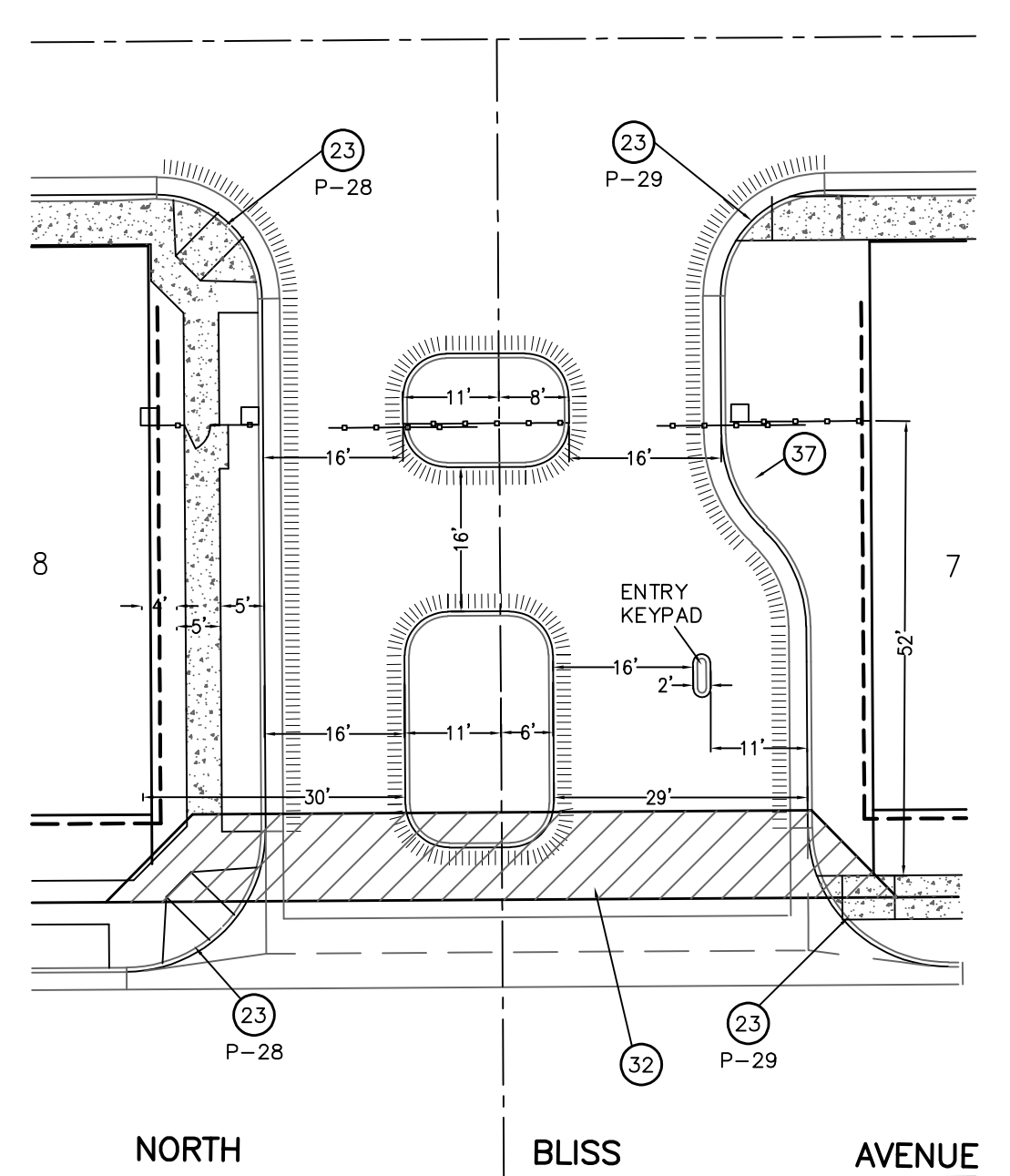


**LEGEND:**

- EXISTING CURB AND GUTTER
- EX\_FH EXISTING FIRE HYDRANT TO REMAIN
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- EXISTING SIDEWALK
- PROPOSED BLOCK WALL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED SIDEWALK
- SEE CORRESPONDING NOTES
- SITE BOUNDARY LINE
- FIRE LANE (PAINTED RED CURB WITH "FIRE LANE NO PARKING" IN 3" WHITE LETTERS EVERY 50 FEET MINIMUM)



- Bridge required prior to building permits Fowler/Mill Ditch (McKinley)
- Identify Outlots.
- If PE, LE and PUE are being dedicated with Tract Map 6366, please call out/reference.



LOT	AREA (±SF)	LOT	AREA (±SF)	LOT	AREA (±SF)
1	2,470	27	2,432	53	2,451
2	2,470	28	2,432	54	2,413
3	2,470	29	2,432	55	3,150
4	2,470	30	2,584	56	3,384
5	2,470	31	3,504	57	3,384
6	2,470	32	3,528	58	3,384
7	2,470	33	3,528	59	3,384
8	2,470	34	3,528	60	3,384
9	2,470	35	3,528	61	3,492
10	2,470	36	3,528	62	3,384
11	2,470	37	3,384	63	3,384
12	2,470	38	3,384	64	3,384
13	2,470	39	3,384	65	3,384
14	3,528	40	3,384	66	3,384
15	3,528	41	3,384	67	3,384
16	3,528	42	3,384	68	3,384
17	3,528	43	2,490	69	3,384
18	3,528	44	2,430	70	3,384
19	3,528	45	2,432	71	3,672
20	3,528	46	2,432		
21	3,528	47	2,432	OUTLOT B	9,675
22	3,528	48	2,496	OUTLOT C	3,330
23	3,528	49	2,496	OUTLOT D	2,880
24	3,744	50	2,432		
25	3,129	51	2,432		
26	2,432	52	2,432		

**P22-04877**  
**2920 N FOWLER**  
**SITE PLAN**  
 APN 574-120-30  
**TRACT 6366**  
 2920 NORTH FOWLER AVENUE  
 GROSS AREA = 8.46 ACRES  
 NET AREA = 7.94 ACRES  
 DENSITY = 8.39 UNITS/ACRE  
**GARY G. GIANNETTA**  
 CIVIL ENGINEERING & LAND SURVEYING  
 1110 1/2 STREET  
 FRESNO, CA 93721  
 (559) 264-3590

DATE: 02/27/23

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**DEPARTMENT OF PUBLIC WORKS**

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**TO:** John George, Planner III  
Planning & Development Department

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

**DATE:** June 19, 2023

**SUBJECT:** P22-03194; Tract 6366 (APN: 574-120-30) located on the west side of North Bliss Avenue and East Emma 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. There are no designated street trees for any of the streets on this project. Please choose appropriate trees from the list of Approved Street Trees.

## **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.

Please submit all landscape and irrigation plans to: [dpwplansubmittal@fresno.gov](mailto: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:** June 19, 2023

**TO:** John George, 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. 6366 REGARDING SERVICE REQUIREMENTS (P22-03194)

**LOCATION:** 2920 North Fowler Avenue

**APN:** 574-120-30

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

<b>ATTENTION:</b>			
The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for separate processing to the Public Works Department, Traffic Operations and Planning Division <b>prior</b> to final map approval.			
X	<b>CFD Annexation Request Packages (CFD 18)</b>	Adrian Gonzalez	(559) 621-8693 <a href="mailto:Luis.Gonzalez@fresno.gov">Luis.Gonzalez@fresno.gov</a>

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

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

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

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

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

**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](mailto:Luis.Gonzalez@fresno.gov)



## DEPARTMENT OF PUBLIC UTILITIES

### MEMORANDUM

**DATE:** June 2, 2023

**TO:** JOHN GEORGE – Planner III  
Planning & Development Department – Current Planning

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

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-03194 TENTATIVE TRACT MAP NO. 6366 – APN 574-120-30 (CROSS-REFERENCE P22-04877)**

#### 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. Dedicate Outlot A as a Public Utilities Easement (P.U.E.).
  - i) *The granting of a P.U.E.*
  - ii) *The Subdivider shall include at a minimum, the following terms in the Covenants, Conditions, and Restrictions, subject to approval as to form by the City Attorney:*
    - *Compliance with Section 12-1026 of the Fresno Municipal Code, as may be amended.*
    - *Compliance with Chapter 6 of the Fresno Municipal Code, relating to municipal services, as may be amended.*
    - *City Easements: Subdivider shall include a section of the Declaration entitled "City Easements" wherein Declarant reserves, for the benefit of the City, non-exclusive easements to enter the Community for the maintenance, repair and replacement of the public water and sewer mains and lines that are to be located within the private streets, and other public utility facilities. This section shall also allow the City, at a minimum, to engage in any and all traffic control measures necessary to preserve public health and safety during such maintenance, repair and replacement of the*

*facilities. Finally, this section shall provide that neither the Association nor any Owner may interfere with the City's right to exercise this easement.*

- *Costs of repair and/or replacement of asphalt and other street improvements within the community due to repair of public utilities within the streets is at the expense of the Homeowner's Association. These repairs and/or replacement will be to City Standards.*
- *The Homeowner's Association agrees to hold harmless, indemnify and defend the City of Fresno, and its officers, officials, employees, agents and volunteers, against any claims or causes of action on account of or arising out of the City's maintenance, repair or replacement of utilities or related replacement of asphalt or street or other improvements. The Homeowner's Association waives and releases any and all claims or causes of action against the City related to such repairs.*
- *Insurance provisions consistent with City requirements as determined by Risk Management.*
- *Amendments Requiring City Approval. Proposed amendments to Section \_\_\_\_\_ of this Declaration, entitled "City Easements," shall be approved as to form by the City Attorney prior to the amendments to such Section being valid. No later than the date that is thirty (30) calendar days after its receipt of a proposed amendment, the City shall deliver written notice of its approval or disapproval of the proposed amendment to the party who delivered the proposed amendment to the City. If the City fails to deliver such written notice within such thirty (30) calendar day period, the City shall be deemed to have approved the proposed amendment.*

5. Street work permit is required for any work in the Right-of-Way.

6. All underground utilities shall be installed prior to permanent street paving.

### **Water Service Requirements**

The nearest water main to serve the proposed Project is a 12-inch water main located in South Bliss Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. On-site water facilities shall be private.
2. Water mains (including installation of City fire hydrants) shall be extended within the Project to provide service to each lot.
3. Installation of new water service(s) and meter box(es) shall be required, if the existing water services (**all inactive**) and meters are not adequate and/or operational.
4. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property.
5. 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**

The existing property is currently served with 10 (ten) 2.0-inch water services, 2 (two) 2.0-inch irrigation services, and 2 (two) 8-inch fire services (**all inactive**).

1. Water Capacity Fee charges for the installation of new water services and meters to serve the property.
  - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
  - b. If the total domestic, commercial, industrial, and irrigation water demands for the Project can be accommodated with the existing water services, the applicant shall not be required to pay Water Capacity Fee charges.
  - c. If the total domestic, commercial, industrial, and irrigation water demands for the Project cannot be accommodated with the existing water services, and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charges.
  - d. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee charge shall be calculated by subtracting the Water Capacity Fee charge associated with the existing water services from the Water Capacity Fee charge associated with the larger water meter size required for the Project.
  - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
  - f. 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.
  - g. 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 the FMC.

### **Sewer Requirements**

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

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

### **Sanitary Sewer Fees**

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

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

### **Solid Waste Requirements**

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



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

## **Fire Department**

June 9, 2023  
Byron Beagles

## **Comments**

1. This tract has been redesigned from previous submittals and is now 7 homes lots.
2. This will be a private street and gated community and is assumed will water mains and public fire hydrants in an easement consistent with sim developments.
3. Final fire hydrant locations will be determined upon review of the Publ submitted public water main plans.
4. This tract is within the service area of Fire Station 10 and there are nc restrictions related to fire department response.
5. Each lot is subject to the citywide fire service delivery impact fee.
6. Fire access is acceptable as shown on the site plan.

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

**PUBLIC AGENCY**

CHRIS LANG  
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: **6366**

ADDRESS: **2920 N. FOWLER AVE.**

APN: **574-120-30**

SENT: **May 31, 2023**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BS	\$0.00	NOR Review	\$366.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,021.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$0.00</b>		<b>Total Service Charge: \$1,387.00</b>		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 3/07/24 based on the site plan submitted to the District on 5/10/23 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**FR TRACT No. 6366**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 3

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

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

FR TRACT No. 6366

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 3

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.
- 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.
  - 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.
  - 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.

FR  
TRACT  
No. 6366



Debbie Campbell  
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 5/31/2023 9:23:42 AM



Gary W. Chapman  
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 5/22/2023 10:57:31 AM

CC:

MADLYN CUELLAR, GRANVILLE HOMES

1306 WEST HERNDON AVE., SUITE 101

FRESNO, CA 93711

## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

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.

## **Environmental Health**

June 1, 2023

### Recommended Conditions of Approval:

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



June 2, 2023

John George  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

Re: Tentative Tract Map No. 6366  
2920 N Fowler Avenue, Fresno, CA 93727

Dear John George,

Thank you for giving us the opportunity to review the proposed Tentative Tract Map No. 6366. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed. Please work with PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for additional services you may require, or for any modification and/or relocation requests.

Sincerely,

Alexa Gardea  
Land Management



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

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## **Building and Safety Services**

May 31, 2023  
Christian Mendez

### **Comments**

The following items require a separate process with additional fees and timelines, in addition to the Planned Development Application process.

1. Construction documents are required to be submitted to the Building and Safety Services Division for approval and permits for the proposed project Tract Gates

- Include all structural, electrical, and plumbing drawings for the proposed gates.