


## Exhibit H



DATE: November 8, 2021

TO: Chris Lang, Planner III  
Planning and Development Department

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

SUBJECT: Public Works Conditions of Approval for **T-6350 73- lots / P21-03203**  
4445 North Grantland 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.

**COMPLIANCE REQUIRED:** Resubmit the tentative map to the Planning Division. Provide the following information prior to the acceptance of the final map submittal. This can result in additional conditions of approval.

1. Provide an engineered exhibit identifying and fully dimensioning all proposed streets, subdivisions, trails, remainders, etc. within the boundaries of Grantland, Garfield, Gettysburg alignment and Ashlan.
2. Verify that the border is correct.
3. Cross Sections:
  - Loop Road: revise to identify the proposed trail outside of the street right of way.
  - Interior Trail: Revise to identify a 35' minimum Bike, Pedestrian and Landscape Easement with a 12' concrete trail. Call out Public Works Standards.
4. 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.
5. Identify the second point of access from Ashlan. Provide 2 cross sections for Ashlan on the map. (mid-block and at the intersection of Ashlan and Grantland)
6. Dead Ends: Eliminate all dead-ends or provide a temporary turn around with a minimum radius of 40'.
7. Interior trails: show trail crossings on the local streets and how it ties into the Loop Road Trail. Revise notes to indicate the interior trail as "proposed" adjacent to the map.

## 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 be acquired prior to recordation of 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 approval of the Final Map. Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
4. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from centerline to centerline.
5. 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.
6. 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.
7. Encroachment Covenants: The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
8. Street widening and transitions shall also include utility relocations and necessary dedications.
9. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
10. Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the *Public Works ITS Specifications*, where not existing.
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.

### **Frontage Improvement Requirements:**

#### **Public Streets:**

##### Loop Road: Modified Collector

1. Dedication Requirements:
  - a. Dedicate **38'** of property, from centerline, for public street purposes, within the limits of this application, per *Public Works modified Standard P-54* and **P-69**. Centerline shall be established per approved GAD.
  - b. Dedicate a **24'** (minimum) easement for Bike, Pedestrian and Landscape (BPLe) purposes only. 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.
  - c. Relinquish direct access rights to the Loop Road from all lots within this subdivision.
2. Construction Requirements:
  - a. Construct concrete curb and gutter to *Public Works Standard P-5*. The curb shall be constructed to a **12'** pattern.
  - b. Construct standard curb ramps per *Public Works Standard* at all intersections.
    - Major street to major street: **R=30'**, dual ramps per **P-30**
    - Major street to Local street: **R=20'-25'** per **P-24** and **P-25**
  - c. 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 asphalt, P-60, P-61* and the *Caltrans Highway Design Manual*. Identify route on the map 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*.
  - d. Construct **19'** 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 major to local, E-8 signalized*, 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.

#### **Modified Interior Streets:**

1. Dedicate, design and construct all driveways, ramps, curb, gutter, sidewalk, permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to *Public Works Standards P-1, P-2, P-3, P-4, P-5, P-6, P-18, P-28, P-50, P-56A, P-56B, E-1, E-9A, E-9B and E-11*. Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.

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.
5. Design local streets with a minimum of **250'** radius.
6. Dead-end Streets:
  - a. Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the *Public Works Standard P-100*.
  - b. Eliminate dead-end streets or construct a temporary cul-de-sac with a 40' minimum radius.

### **Specific Mitigation Requirements:**

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

1. Relinquish direct vehicular access rights to:
  - a. the south property line of lot 24.
  - b. the east property line of lot 12.
  - c. the west property line of lot 11.

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

1. Loop Road and Ashlan Avenue: See Major Street Requirements and **Note 2** of the General Conditions.
2. Trail: to the south and east, adjacent to this subdivision.
  - Dedicate a **35'** (minimum) Bike, Pedestrian and Landscape Easement (BPLE) to the south and east of this subdivision. The easement shall be for trail purposes **only**.
  - 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-59 concrete, P-60, P-61* and the *Caltrans Highway Design Manual*. Identify the cross section on the map.

**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.

1. The intersection of **Grantland Avenue and Loop Road (Indianapolis Alignment)** 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 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. The traffic signal installation shall include the following: poles, safety lights, oversize street name signs, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet, and all pull boxes.
2. The intersection of **Grantland Avenue and Ashlan 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 33 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. The traffic signal installation shall include the following: poles, safety lights, oversize street name signs, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet, and all pull boxes.

**Note:** Conditions of approval for projects within Parc West have been identified and analyzed as part of the Parc West EIR (Traffic Impact Analysis Dated November 27, 2019, P19-00417, City of Fresno Ordinance 2021-003). Conditions have been phased based on the number of building units for each component of the Parc West Project. Tract 6350 is the third entitled project (Tracts 6212 and 6276) to conditions of approval as described in the October 23, 2020 conditions letter from Traffic Operations & Planning Division. The project will construct 73 units which will bring the total number of units entitled in Parc West to 240 units (84 and 83 units with Tracts 6212 and 6276), and is conditioned with the installation of the traffic signal at Grantland Avenue and Loop Road (Indianapolis Alignment) prior to issuance of any building permits and is conditioned with the installation of the traffic signal at Grantland Avenue and Ashlan Avenue prior to the issuance of 33 building permits to meet the City's response to the Parc West EIR (TIS 20-010, P19-00417)

**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 be not be required to construct them, but would be required to pay the applicable fee.

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

**Loop Road: Modified Collector (New Growth Area) from Grantland to Ashlan**

1. Dedicate and construct a raised **14'** raised concrete median island, with **(2) 19' center section** travel lanes and concrete curb and gutter. Where applicable provide left turn pockets at approve intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **25 MPH** design speed.

**Ashlan Avenue: Modified Collector (New Growth Area) from Grantland to the loop road:**

1. Dedicate and construct a **(1) 17'** eastbound travel lane, **(1) 17'** westbound travel lane and a center two-way left turn lane. If not existing, an additional **8'** dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

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

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## DEPARTMENT OF PUBLIC WORKS

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TO: Mindi Mariboho, Planning Services Coordinator  
Planning Division

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

DATE: March 25, 2021 **UPDATED 9/10/21**

SUBJECT: **Tract 6350**; (APN: 512-021-26 & 50s) located on the Parc West Project adjacent to Tract 6212 (which has been approved. The Department of Public Works has reviewed the Tentative Tract Map submitted by Gary Gianetta dated May 24, 2021. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

### GENERAL REQUIREMENTS

#### **STREET TREE REQUIREMENTS**

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with 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.



## **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 on Loop Road**

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.

#### **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.



## DEPARTMENT OF PUBLIC UTILITIES

### MEMORANDUM

**DATE:** September 23, 2021

**TO:** MINDI MARIBOHO – Development Services Coordinator  
Planning & Development Dept/Current Planning

**FROM:** ROBERT A. DIAZ, Supervising Engineering Technician  
Department of Public Utilities – Utilities Planning & Engineering

KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL P21-03203 TENTATIVE TRACT MAP  
NO 6350**

### Water Requirements

City of Fresno Water Division approves of the proposed project, subject to the following water conditions listed below:

1. Install a 16-inch water main (including installation of City fire hydrants) in Loop Road from the existing 14-inch water main located in North Grantland Avenue, west to the southerly alignment of proposed lot 21.
2. Install a 12-inch water main (including installation of City fire hydrants) in Loop Road from the southerly alignment of Lot 21 south across the project frontage.
3. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
4. Installation of water service(s) & meter box(es) shall be required.
5. Construct a water supply well on a site dedicated to the City of Fresno. The well shall be capable of producing a total of 1,875 gallons per minute, sufficient to serve peak water demand for the project and for fire suppression purposes, or an alternative flow amount that is acceptable to the Department of Public Utilities Director and Fire Department Chief (or their designees). Well site shall be of a size and at a location acceptable to the Department of Public Utilities Director.
6. Water well construction shall include wellhead treatment facilities, if required and provided there are sufficient funds available in the Water Capacity Fee Fund of the area. The cost of constructing wellhead treatment facilities shall be

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

September 23, 2021

DPU CONDITIONS OF APPROVAL FOR P21-03203 TENTATIVE TRACT MAP NO 6350

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reimbursed from the Water Capacity Fee fund, in accordance with established City policies.

7. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
8. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Water Systems Manager.
9. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.
10. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
11. The water supply requirements for this project are as follows:
12. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
  - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
  - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
  - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
  - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
13. The project applicant shall be required to pay all other water-related fees and

# MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

September 23, 2021

DPU CONDITIONS OF APPROVAL FOR P21-03203 TENTATIVE TRACT MAP NO 6350

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charges in accordance with the City's Master Fee Schedule and Municipal Code.

## **Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is a 60-inch sewer main located in North Grantland Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 10-inch sanitary sewer main (including sewer house branches to adjacent properties) in North Avenue from the existing 60-inch main located east of the proposed project to the east property line of said project.
2. All underground utilities shall be installed prior to permanent street paving.
3. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
4. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review.
5. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
6. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
7. Installation of sewer house branch(s) shall be required.
8. Separate sewer house branches are required for each lot.
9. Street work permit is required for any work in the Right-of-Way.
10. On-site sanitary sewer facilities shall be private.
11. Abandon any existing on-site private septic systems.

## **Sanitary Sewer Fees**

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

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

September 23, 2021

DPU CONDITIONS OF APPROVAL FOR P21-03203 TENTATIVE TRACT MAP NO 6350

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1. Sewer Lateral Charge.
2. Sewer Oversize Area #39.
3. Wastewater Facilities Charge (Residential Only)
4. Trunk Sewer Charge: Grantland

**General Requirements:**

1. Tract Map #6350 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows:  
1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

## **Fire Department**

September 28, 2021

Byron Beagles

### **Comments:**

1. This is a proposed 73 lot public street single family home sub-division.
2. The project is within the service area of Fire Station 18. Currently FS 18 is at a temporary location near Bullard and Grantland; permanent FS 18 is under construction and scheduled to be completed by the end of 2021. There are development restrictions related to emergency services response to this area.
3. All lots are subject to the Citywide Fire Facilities Impact Fee.
4. Provide public fire hydrants with two sources of water as indicated in Public Utilities conditions of approval.
5. Fire hydrants shall be in service and all weather fire access provided and maintained during all phases of construction.
6. Internal access to the tract is acceptable; proposed streets are 35 feet wide each side and there are no on street parking restrictions.
7. The "Loop Road" must be completed to a second point of connection at Grantland

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

File No. 210.45

Page 1 of 4

**PUBLIC AGENCY**

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

**DEVELOPER**

BRET GIANNETTA, GIANNETTA ENGINEERING  
1119 S STREET  
FRESNO, CA 93721

PROJECT NO: **6350**

ADDRESS: **4445 N. GRANTLAND AVE.**

APN: **512-021-50S, 512-021-26**

SENT: **October 14, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CD	\$229,142.00	NOR Review	\$743.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$2,072.00	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: \$229,142.00		Total Service Charge:	\$2,815.00	

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 2/28/22 based on the site plan submitted to the District on 9/07/21 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**FR  
TRACT  
No. 6350**



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

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**FR  
TRACT No. 6350**

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

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

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**FR  
TRACT No. 6350**

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: 10/14/2021 4:45:50 PM



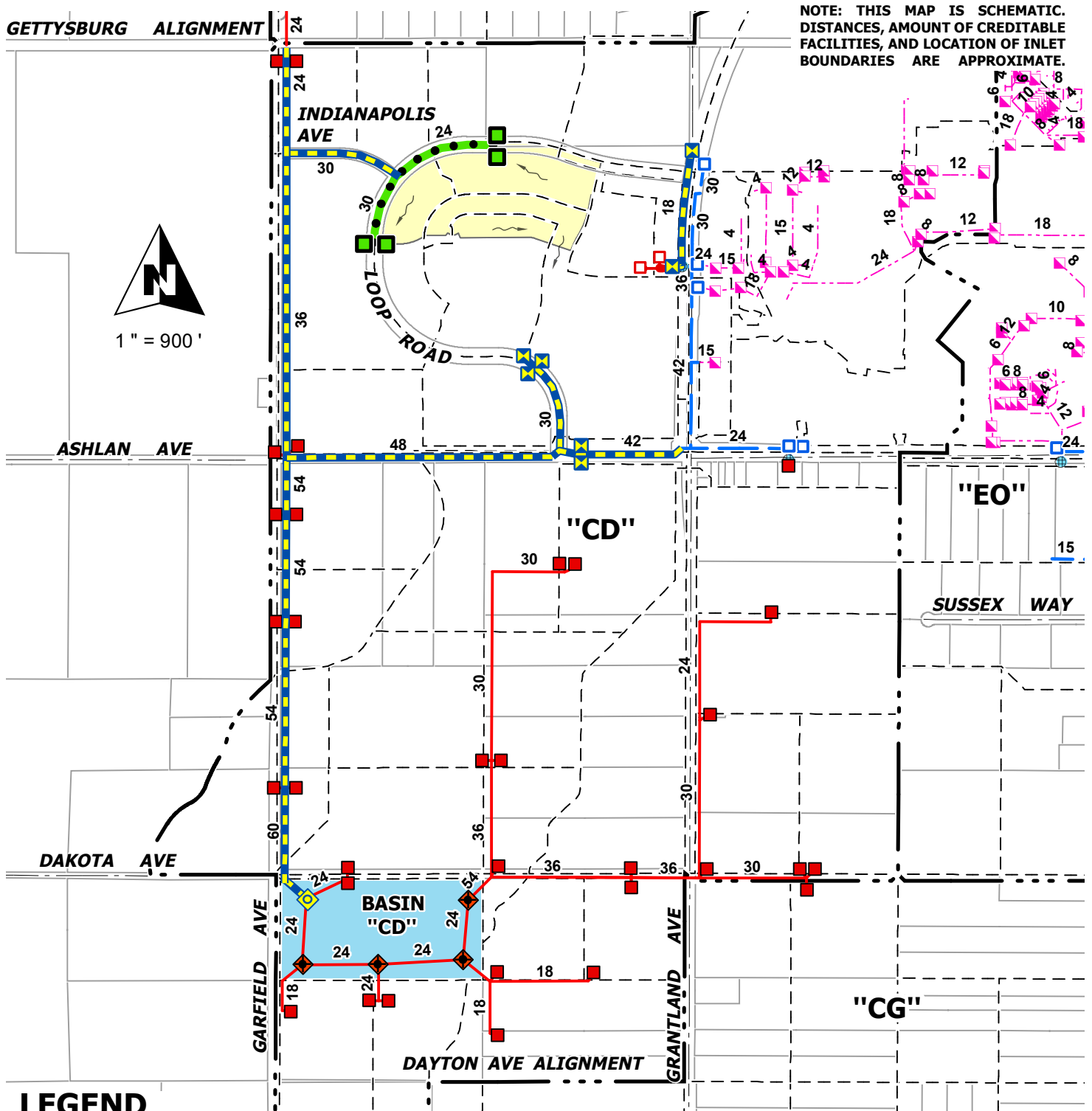
Rick Lyons  
Engineering Tech III

Digitally signed by Rick Lyons Date: 10/14/2021 8:40:49 AM

CC:

MADELYN CUELLAR  
1368 W. HERNDON, #101  
FRESNO, CA 93711





## LEGEND

- |  |   |  |                        |
|--|---|--|------------------------|
|  | Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet |  | Drainage Area Boundary |
|  | Offsite Facilities To Be Constructed By Parc West Development, Inc.   |  | Inlet Boundary         |
|  | Existing Master Plan Facilities   |  | Direction Of Drainage  |
|  | Future Non-Master Plan Facilities   |  | Limits Of Tract 6350   |
|  | Future Master Plan Facilities   |  |                        |
|  | Private Facilities  |  |                        |



# EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

## TRACT 6350 DRAINAGE AREA "CD"

## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

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

The developer of the Parc West development, located between Ashlan, Gettysburg, Grantland, and Garfield Avenues, has proposed revising the current Master Plan. A surcharge study for the proposed Master Plan revisions is currently under review and has yet to be adopted. The Creditable and Offsite Facilities shown on Exhibit No. 1 include the proposed Master Plan revisions. If the developer of Tract 6350 wishes to get final map approval for Tract 6350 prior to the adoption of the surcharge fee, the developer must enter into an agreement with the District agreeing to meet the conditions of this Notice of Requirements and pay the surcharge fee once it is adopted (pay prior to issuance of a building permit).

The construction of the Creditable Facilities, as shown on Exhibit No. 1, along with the Offsite Facilities to be constructed by Parc West Development, Inc., will provide permanent drainage service to Tract 6350 provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlets. If the Offsite Facilities are not constructed, then permanent drainage service will not be available and the District recommends temporary facilities until permanent service is available.

The construction of the Creditable Facilities, as shown on Exhibit No. 1, have also been required of Parc West Development, Inc. If these facilities are completed prior to the development of this site, the construction requirement will be dropped.

The portions of the tract draining to Master Plan facilities located within roads currently not dedicated for street purposes (i.e. Indianapolis Avenue and the Loop Road) must either be dedicated with the final map or storm drain easements provided.

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

The 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.



**DATE:** May 29, 2020 **supersedes any previous conditions (Revised November 23, 2021)**

**TO:** Chris Lang, Development Services/Planning  
Planning and Development Department

**FROM:** Ann Lillie, Senior Engineering Technician  
Public Works Department, Traffic Operations and Planning Division

**SUBJECT:** PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6350 REGARDING MAINTENANCE REQUIREMENTS (P21-03203)

**LOCATION:** 4445 North Grantland Avenue  
**APN:** 512-021-26

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

<b>ATTENTION:</b>			
The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for separate processing to the Public Works Department, Traffic Operations and Planning Division <b>prior</b> to final map approval.			
X	<b>CFD Annexation Request Package</b>	Ann Lillie	(559) 621-8690 <a href="mailto:ann.lillie@fresno.gov">ann.lillie@fresno.gov</a>

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

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

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

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

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

## **1. The Property Owner’s Maintenance Requirements**

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements (“Services”) associated with all new Single-Family developments are the ultimate responsibility of

the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

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

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

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

**The Property Owner may choose to do one or both of the following:**

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic Operations and Planning Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Land Development.
  - **Proceedings to annex the final map to CFD No. 11 SHALL NOT commence unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.**
  - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing.**
  - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
  - All areas not within the dedicated street rights-of-way and approved for Services by CFD No. 11 shall be dedicated as a public easement for maintenance purposes. Outlots purposed for required public open space or City trails shall be dedicated in fee to the City of Fresno or as approved by the Public Works Department City Engineer.
- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management

Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690 or [ann.lillie@fresno.gov](mailto:ann.lillie@fresno.gov)