

Exhibit K

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Development Services Coordinator
Planning Division

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

DATE: *November 5, 2021*

SUBJECT: **Tract 6246**; (APN: 579-075-34; 40; 45s & 46) located on the north side of North Alicante Drive between North Crestview Drive and North Willow Avenue. The Department of Public Works has reviewed the Tentative Tract Map. 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

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick slate pattern.

4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.
2. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.



DATE: November 5, 2021

TO: Israel Trejo, Development Services/Planning
Planning and Development Department

FROM: Randy Guill, Supervising Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING
TENTATIVE TRACT MAP NO. 6246 REGARDING MAINTENANCE
REQUIREMENTS (P21-04697)

LOCATION: East Copper River Ranch Maintenance District, northwest corner area
near North Willow and East Copper Avenues

APN: 579-075-34, 40, 45 and 46

MAINTENANCE REQUIREMENTS OF PUBLIC IMPROVEMENTS

1. Vesting Tentative Tract Map No. 6246 is within the boundaries of Community Facilities District No. 15 (CFD No. 15) and will share the costs for maintenance of certain public improvements based the special tax rates as defined in the CFD No. 15 District Report on file in the City of Fresno City Clerk's Office.
2. Design shall comply with the CFD No. 15 Design Guide Lines.

For questions regarding these conditions please contact **Randy Guill at (559) 621-8684 / randy.guill@fresno.gov**

Fire Department – T-6246

September 23, 2021

Byron Beagles

Comments

1. This project is within 3.0 miles of permanent fire station 17 located at International and Maple Ave.. and there are no development restrictions based on emergency response.
2. Typical street sections were not included in the document package. This is a public street sub-division, comply with all Public Works residential local street standards and requirements; a street section width of a least 35 feet as measured to the curb flow lines is required for parking on both sides of the street.
3. Each lot is subject to the citywide fire service delivery impact fee.
4. Install water main and fire hydrants per Public Utilities and Public Works Standards for single family residential development. Fire hydrant spacing shall be at a maximum of 600 feet apart with a minimum fire flow of 1500 gpm at 20 psi residual pressure.
- 5 The fire hydrant system shall be in service prior to the delivery of lumber to the construction site.
6. Approved all weather access shall be installed prior to and maintained during all phases of construction.
7. Upon completion of this project's road system and connection to existing N. Mazie Ave., the temporary EVA through lot 2 of adjacent T-6126 may be abandoned upon field inspection of the Mazie connection and that lot can be released for construction.
8. Currently both Alicante from N. Crestview to the N. Winery alignment is paved with curb and gutter and water main infrastructure installed. The Fire Dept. will require that Alicante between N. Winery and N. Willow be road based before delivery of combustible material to the tract. This is needed in to significantly reduce the response time from Fire Station 17.



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: November 5, 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 P21-04697 TENTATIVE TRACT
MAP 6246 APN 579-075-46**

Water Service Requirements

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Separate water services with meter boxes shall be provided to each lot.
3. 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 Department of Public Utilities Assistant Director.
4. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
5. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
6. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

November 5, 2021

DPU CONDITIONS OF APPROVAL P21-04697 TENTATIVE TRACT MAP 6246 APN 579-075-46

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Water Supply Requirements

7. The water supply requirements for this project are as follows:
 - a. 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.
 - i. 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.
 - ii. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - b. For any individual parcel of property within the Map which lies partly or wholly within the Original Project Area, as contemplated in the 2003 PEIR relating to the Copper River Ranch Development, in lieu of the foregoing water requirements, Developer may submit available Project Water EDU's (credits) in accordance with the Copper River Water Supply Implementation Agreement, dated November 17, 2016, as amended.
8. 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.
9. 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.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 15-inch sewer main located in East Alicante Road. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 15-inch sanitary sewer main (including sewer house branches to adjacent properties) in East Alicante Road Avenue from the existing 15-inch main located west of the proposed project to 650 lineal feet across the project's frontage.
2. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in East Alicante Road Avenue from the proposed 15-inch main located at the center of the map to the east property line of the project.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

November 5, 2021

DPU CONDITIONS OF APPROVAL P21-04697 TENTATIVE TRACT MAP 6246 APN
579-075-46

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3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. All underground utilities shall be installed prior to permanent street paving.
5. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
6. 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.
7. 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.
8. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
9. Installation of sewer house branch(s) shall be required.
10. Separate sewer house branches are required for each lot.
11. Street work permit is required for any work in the Right-of-Way.
12. On-site sanitary sewer facilities shall be private.
13. A cross access agreement is required for sewer service(s) crossing parcels
14. 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:

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

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

November 5, 2021

DPU CONDITIONS OF APPROVAL P21-04697 TENTATIVE TRACT MAP 6246 APN 579-075-46

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4. Copper Avenue Sewer Lift-Station Benefit Service Area Fee.
5. Trunk Sewer Charge: Sewer Backbone system facility fee.
6. In lieu of the foregoing sewer requirements, Developer may submit available Project Sewer EDUs (credits) in accordance with the Copper River Ranch Wastewater Capacity Supply Implementation Agreement dated July 15, 2015, as amended
7. The North Fresno Water Reclamation Facility (NFWRF) was built sufficient to provide 0.83 million gallons per day (MGD) of wastewater treatment capacity. Copper River Development Company, Inc., (CCR Inc.) secured through on-site and off-site facilities and legal rights a disposal capacity of 0.71 MGD. Although the 0.71 MGD of treatment and disposal capacity is sufficient to treat the Project at full build out of 3,182 equivalent dwelling units ("EDUs"), CCR Inc. also desired the NFWRF to be able to serve an additional approximate 500 EDUs for properties and potential developments that could be integrated into/with the Project. This additional 500 EDUs along with the Project's 3,182 EDUs requires the NFWRF to be able to treat and dispose of 0.83 MGD. "Full Build Out of the Project" means development that equates to 3,682 EDUs in the "Project Area" as designated on the Map in Exhibit "B" of the Transfer Agreement between the City of Fresno and Copper River Development Company, Inc.. The agreement provides the CCR Inc. a reserved capacity of 0.83 MGD within the "Project Area". An additional 0.42 MGD of capacity is to be constructed to serve development outside the "Project Area", but within the NFWRF service area and 764 units South of Copper Avenue that were to originally be served by the Copper Avenue Lift Station.
8. Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit/occupancy. Following adoption of a fee established for the construction of additional capacity at the North Fresno Water Reclamation Facility by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded

Solid Waste Requirements

1. Tract Map 6246 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.



DATE: November 4, 2021

TO: Israel Trejo, Supervising Planner
Planning and Development Department

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

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

SUBJECT: Public Works Conditions of Approval
T-6246 / P21-04697 a 144-lot single family subdivision
Alicante Drive
McDonald Homes / 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: Provide the following information prior to the acceptance of the final map submittal. This can result in additional conditions of approval.

1. Provide a Trip Generation letter that shows a comparison with the EIR.
2. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
3. Revise local street cross sections to *Public Works Standards* or resubmit cross sections to meet our minimum requirements as shown on the standards. Provide cross sections on the map for all streets that are not proposed to a *Public Works Standard*.
4. Park: Delete from the map. The proposed park on this map was not a part of the design included for CFD No. 15. Contact Ann Lillie.
5. 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.
6. Identify all easements on the map.
 - Identify the existing private pipe and provide a note if it is to remain or to be abandoned. If remaining, identify and dimension the easement.
7. Identify traffic calming for local street lengths exceeding **800'** and four-way intersections.
8. Identify and provide a cul-de-sac adjacent to Lots 63 and 64.
9. Visibility: Identify at the entrance.

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. 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.
5. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of *City Administrative Order 8-1*, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation **prior** to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.
6. Encroachment Covenants: The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
7. Street widening and transitions shall also include utility relocations and necessary dedications.
8. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
9. Backing onto a major street: Backing onto a major street is prohibited.
10. 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.
11. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
12. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard P-6*.

Frontage Improvement Requirements:

Public Streets:

Alicante Drive: modified 2-Lane Collector

1. Dedication Requirements:
 - a. Dedicate 94' of property, from centerline, for public street purposes, within the limits of this application, per *Public Works Standards*.
 - b. Dedicate a 1' pedestrian easement per *Public Works Standards P-56A or P-56B*.
 - c. Dedicate corner cuts for standard curb ramps per *Public Works Standards* at all intersections.
 - d. Relinquish direct access rights to Alicante Drive from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and a 6' sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a 10' residential pattern (5.5' – 6' - .5'). If trees are proposed a minimum of 5.5' are required between the curb and walk.
 - b. Construct standard curb ramps per *Public Works Standards* 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 20' of permanent paving per *Public Works Standard P-50* (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
 - d. 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. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in *Section 3-3.17* of the *City Specifications and Standard Drawings E-15, E-17 and/or E-18* or as approved by the City Engineer. OR- As approved on the streetlight plans.

Interior Streets: redesign required

1. Entry Streets: Provide a minimum of 5 ½' from face of curb to walk. No parking is allowed within the limits of the proposed median.
2. Knuckles and cul-de-sacs: Provide a minimum of radius of 47'.
3. 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 wedge, [E-1 and E-9A, E-9B intersections and E-11 cul-de-sacs or as approved on the streetlight plans]*. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.
4. 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.

5. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
6. Provide a **12'** visibility triangle at all driveways.
7. Design local streets with a minimum of **250'** radius.
8. Dead-end Streets are prohibited. Construct a modified cul-de-sac adjacent to lots 63 and 64 to allow for future connection to the east:

Specific Mitigation Requirements:

Comply with the mitigation measure requirements of the Traffic Operations and Planning Manager in the Development Departments FAASTER System. Reference the Revised review of the EIR for TIS 21-002 dated September 28, 2021.

Outside of the subdivision border-

1. Dedicate and construct:
 - Alicante Drive: Dedicate and construct full off-site improvements on the south and west sides of Alicante.
 - adjacent to parcels 76 and 77: Dedicate additional street right of way and construct full off-site improvements across Mazie Avenue.

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 be not be required to construct the signal but would be required to pay the applicable fee.

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

1. The intersection of **Chestnut Avenue and Behymer 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 100 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 Copper River have been identified and analyzed as part of the Copper River EIR (Dated January 29, 2021, P20-03995). Conditions have been phased based on the number of average daily traffic (ADT) generated by each component of the Copper River Project. Tract 6246 is the first entitled project subject to conditions of approval as described in the September 28, 2021 conditions letter from Traffic Operations & Planning Division. The project generates a total of 1,359 ADT and is conditioned with installation of the traffic signal at Chestnut Avenue and Behymer Avenue at 950 ADT to meet the City's response to the Copper River EIR (TIS 21-002, P20-03995).

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. Provide proof of payment or exemption **prior** to certificate of occupancy.

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

File No. 210.45

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PUBLIC AGENCY

ISRAEL TREJO
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: **6246**

ADDRESS: **COPPER RIVER**

APN: **579-075-47, 34, 40, 579-390-55S, 579-075-46, 579-075-45S**

SENT: **October 07, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DN	\$1,084,144.00	NOR Review	\$1,923.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$5,368.00	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: \$1,084,144.00		Total Service Charge: \$7,291.00		

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 9/01/21 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. 6246

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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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.

FR TRACT No. 6246

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

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.

FR
TRACT No. 6246



Brent Sunamoto
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 10/7/2021 5:13:00 PM



Mikel Meneses
Engineer I

Digitally signed by Mikel Meneses Date: 10/7/2021 4:11:13 PM

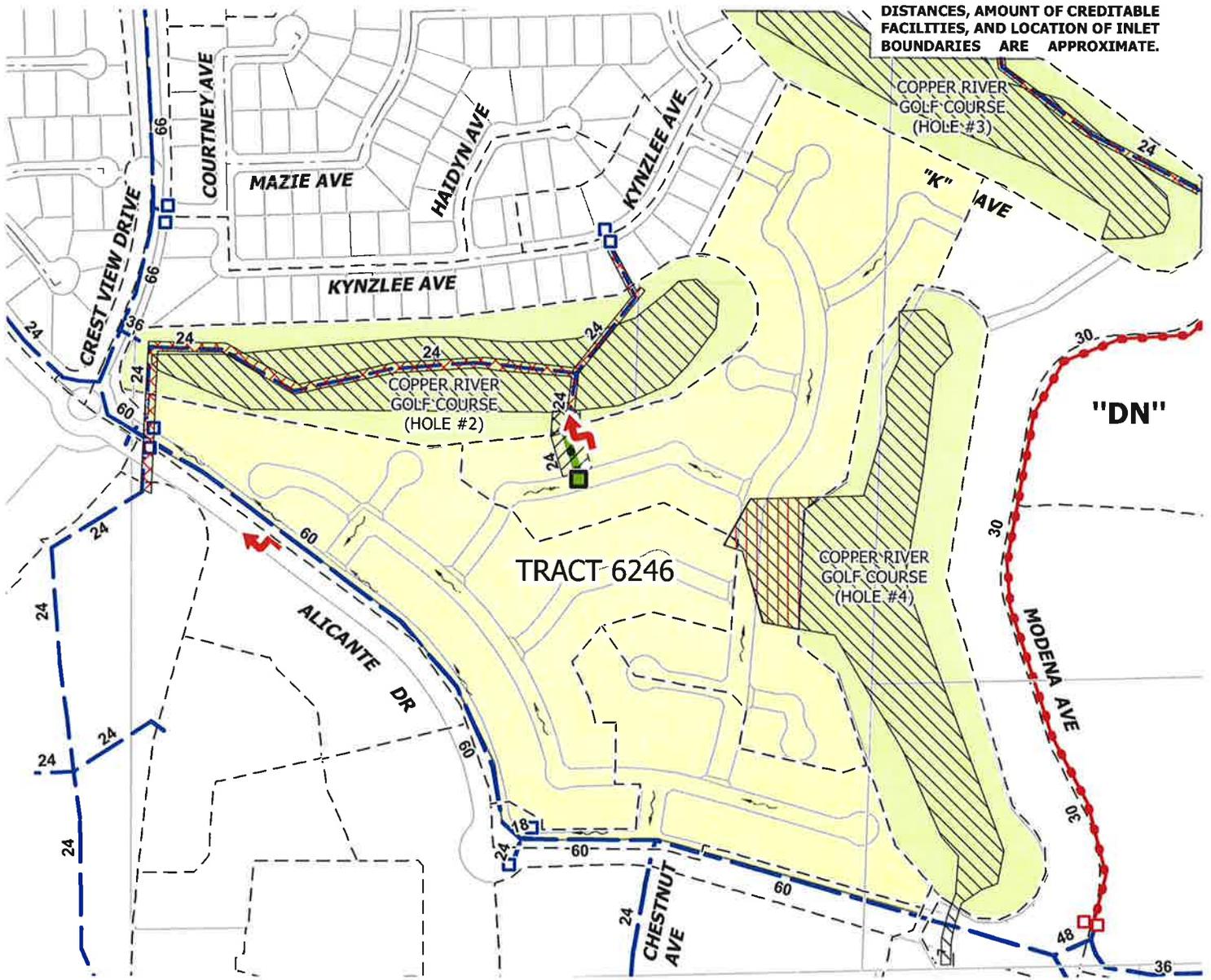
CC:

GARY MCDONALD, L & M DEVELOPERS INC

11861 N. ALICANTE

FRESNO, CA 93730

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



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Future Surcharge Master Plan Facilities
- Inlet Boundary
- Existing Surface Drainage Easement Area To Be Quitclaimed To Developer
- Proposed Storm Drain Channel Easement To Be Dedicated To District By Developer
- Existing Storm Drain Pipeline Easement
- Minimum 15' Wide Storm Drain And Channel Easement To Be Dedicated To District By Developer
- Existing Surface Drainage Easement
- Copper River Golf Course
- Direction Of Drainage
- Major Storm Breakover



TRACT 6246
DRAINAGE AREA "DN"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



Prepared by: danielg
Date: 10/6/2021
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6246.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

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

The developer shall dedicate a minimum fifteen-foot (15') wide storm drain and channel easement, as shown on Exhibit No. 1, as a condition of the final map. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

An existing surface drainage easement on the east side of Tract 6246 encroaches into Tract 6246 as shown on Exhibit No. 1. A portion of the surface drainage easement may be quitclaimed to the developer to accommodate development of Tract 6246 upon approval of the District.

The developer shall dedicate a storm drain channel easement for major storm flows for the area between the existing surface drainage easement located in Copper River Golf Course's Hole #2 and the proposed minimum fifteen-foot (15') wide storm drain and channel easement as shown on Exhibit No. 1. No objects shall be placed in the storm drain channel easement that reduce the design capacity of the channel.

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.



September 16, 2021

Israel Trejo
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: P21-04697; 144-lot single family residential subdivision
North side of North Alicante Drive, between North Crest View Drive and
North Willow Avenue
APN: 579-075-34, 40, 45s and 46

Dear Mr. Trejo:

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

1. Elementary School Information:

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

School Name: *Fugman Elementary*
Address: *10825 N Cedar Ave Fresno CA 93730-3586*
Telephone: *(559) 327-8700*
Capacity: *875*
Enrollment: *821 (CBEDS enrollment 2019-20 school year)*

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

Governing Board

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Deputy Superintendent
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Corrine Folmer, Ed.D.
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

2. Intermediate School Information:

School Name: *Granite Ridge Intermediate*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *1512*
Enrollment: *1283 (CBEDS enrollment 2019-20 school year)*

3. High School Information:

School Name: *Clovis North High School*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *2700*
Enrollment: *2523 (CBEDS enrollment 2019-20 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.67 per square foot (as of July 1, 2021) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

September 24, 2021

Israel Trejo
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Tentative Tract Map Application No. P21-04697
N/W Copper and Willow avenues

Dear Mr. Trejo:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map Application No. P21-04697 for which the applicant proposes to construct a 144-lot single family residential subdivision, APNs: 579-074-52, 54, 55, 56, 57. FID has the following comments:

1. FID's does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map. The subject property is located approximately 1 mile outside the FID boundary.
2. The proposed development may negatively impact local groundwater supplies. The area is currently mostly open land with little to no water demand. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.
3. It is unclear if the source of water for this development is solely groundwater or a mixture of treated surface water. If treated surface water will be used, the City must use its Friant supply or acquire additional water from a water purveyor, such as FID for that purpose, so as to not reduce water supplies or create water supply deficits in other areas of the City. Water supply issues must be resolved before any further "hardening" of the water supply demand is allowed to take place.

G:\Agencies\FresnoCity\Tract Map\P21-04697\6246, P21-04697 FID Comments.doc

BOARD OF DIRECTORS

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

4. The City of Fresno and FID have been working to address water supplies issues for development outside of the FID service area. We encourage the City to continue towards finding solutions to minimize the impacts of changes in land uses and to mitigate any existing adverse water supply impacts within the development.
5. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

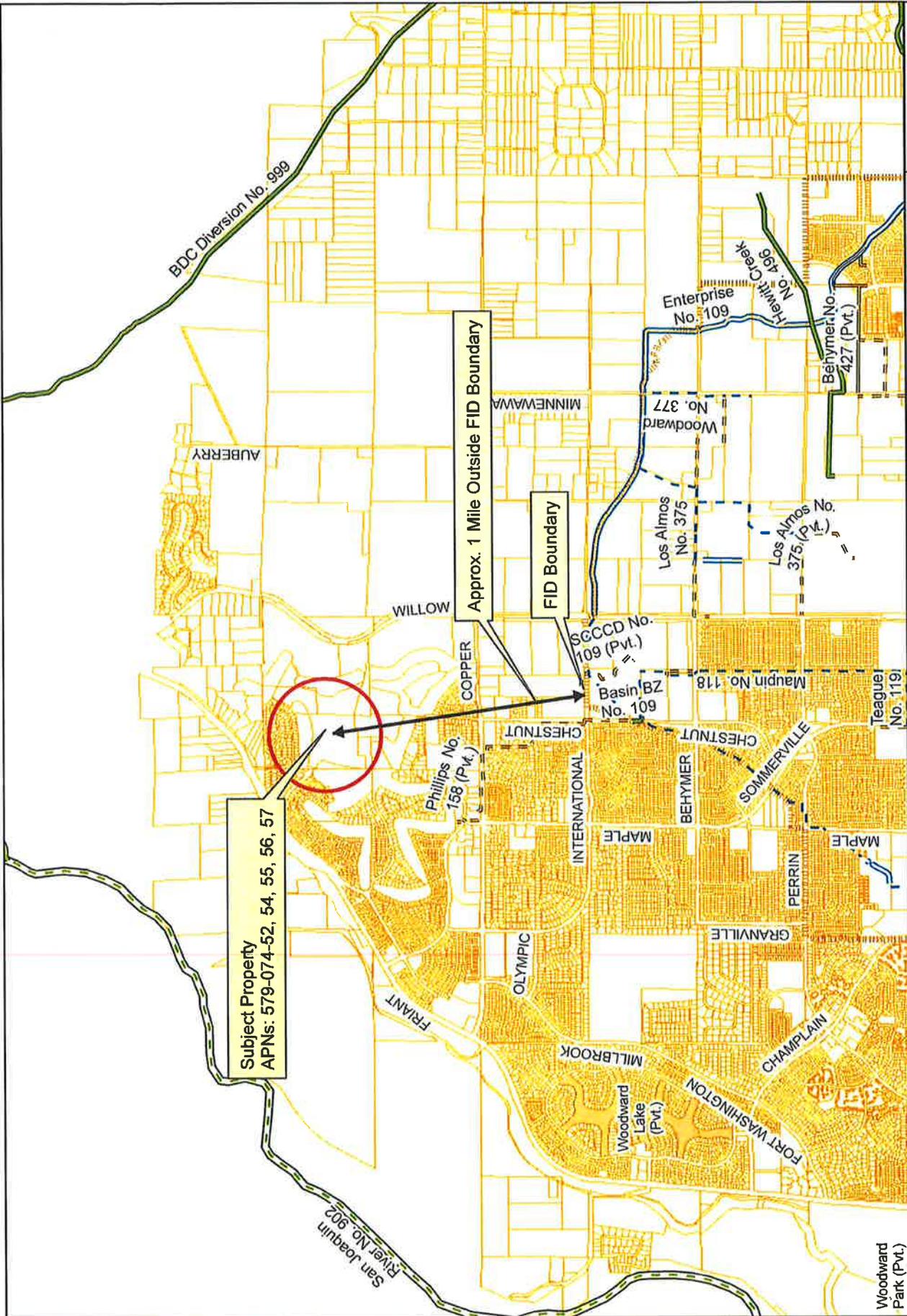
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

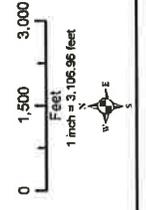
Attachment



Subject Property
 APNs: 579-074-52, 54, 55, 56, 57

Approx. 1 Mile Outside FID Boundary

FID Boundary



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 5004 Path: G:\Vrigin\0210727 FID Mestr.med

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



Woodward Park (Pvt.)