



DATE: August 29, 2017

TO: Andreina Aguilar  
Development and Resource Management Department

THROUGH: Jill Gormley, TE, Traffic and Engineering Manager, City Traffic Engineer  
Public Works Department, Traffic & Engineering Services Division

FROM: Louise Gilio, Traffic Planning Supervisor  
Public Works Department, Traffic & Engineering Services Division

SUBJECT: Public Works Conditions of Approval  
**TT 6185**, 11860 North Alicante Drive  
Gary McDonald / Gary Giannetta

The Public Works Department, Traffic and Engineering Services 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.

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

1. Identify the second point of access from Alicante to Road "D" to Friant.
2. Identify the required 12' visibility triangle at the entrance.
3. Connect the proposed walk to the ramp, at the entrance.

**General Conditions:**

1. Identify all easements on the map.
2. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
3. 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 Development 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.
4. 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, Traffic and Engineering Services Division, (559) 621-8681. Encroachment permits must be approved prior to issuance of building permits.
5. Street widening and transitions shall also include utility relocations and necessary dedications.

6. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
7. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight.

### **Frontage Improvement Requirements:**

#### **Public Streets:**

##### Alicante Avenue: Modified 2-Collector w/median

1. Dedication Requirements:
  - a. Dedicate a corner cut for public street purposes at the intersection of Alicante and the entrance, if needed for accessibility.
  - b. Relinquish direct access rights to Alicante Avenue from all residential lots within this subdivision.
2. Construction Requirements:
  - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**, where not existing. The curb shall be constructed to a **22'** residential pattern 6' curb to walk -10' sidewalk -6' planter.
  - b. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
  - c. Construct an underground street lighting system to Public Works Standards within the limits of this subdivision.
  - d. Construct a **20'** concrete Emergency Vehicle Access (EVA) per Public Works Standard **P-67**.

#### **Interior Streets: Private**

1. 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.
2. Garages: Garage or carport setbacks are recommended to be a minimum of 18' from the back of walk or curb, whichever is greater.
3. Provide a **12'** visibility triangle at all driveways.

### **Specific Mitigation Requirements:**

1. The intersection of Alicante and the proposed entrance shall be designed with a partial median opening to allow for right-in, right out and left-in turns only.
2. 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.
3. Entry Gate: Provide a minimum of 50' from the proposed gate to the back of walk, for vehicle stacking and provide for an onsite turn around.

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in

the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).

**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.

**Friant Widening Mitigation Fee, Clovis Mitigation Fee, Copper River Ranch Associated Major Roadway Infrastructure Fee, Copper River Ranch Interior Collector Roadway Facility Fee:**  
Applicant shall pay fair share contributions.

**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.



# TENTATIVE SUBDIVISION MAP TRACT No. 6185

A VESTING MAP  
A PLANNED UNIT DEVELOPMENT  
A PHASED MAP

APN 579-074-07s  
GROSS AREA = 6.84 ACRES  
NET AREA = 6.84 ACRES

## IMPROVEMENTS TO BE INSTALLED:

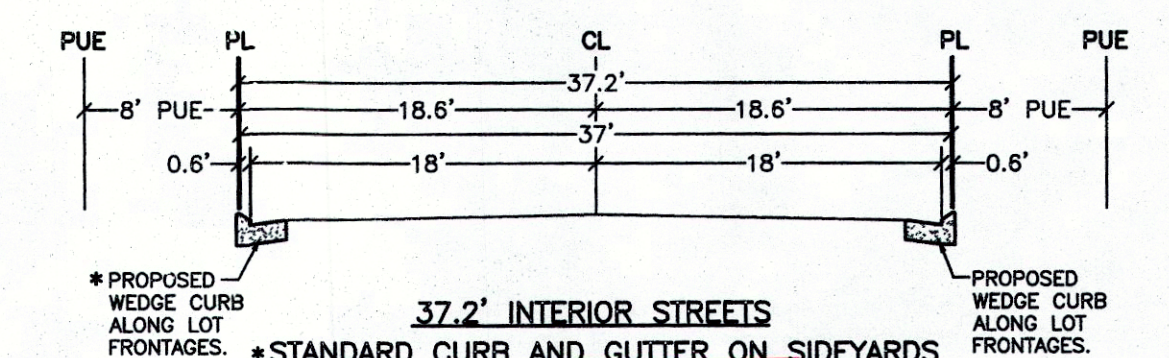
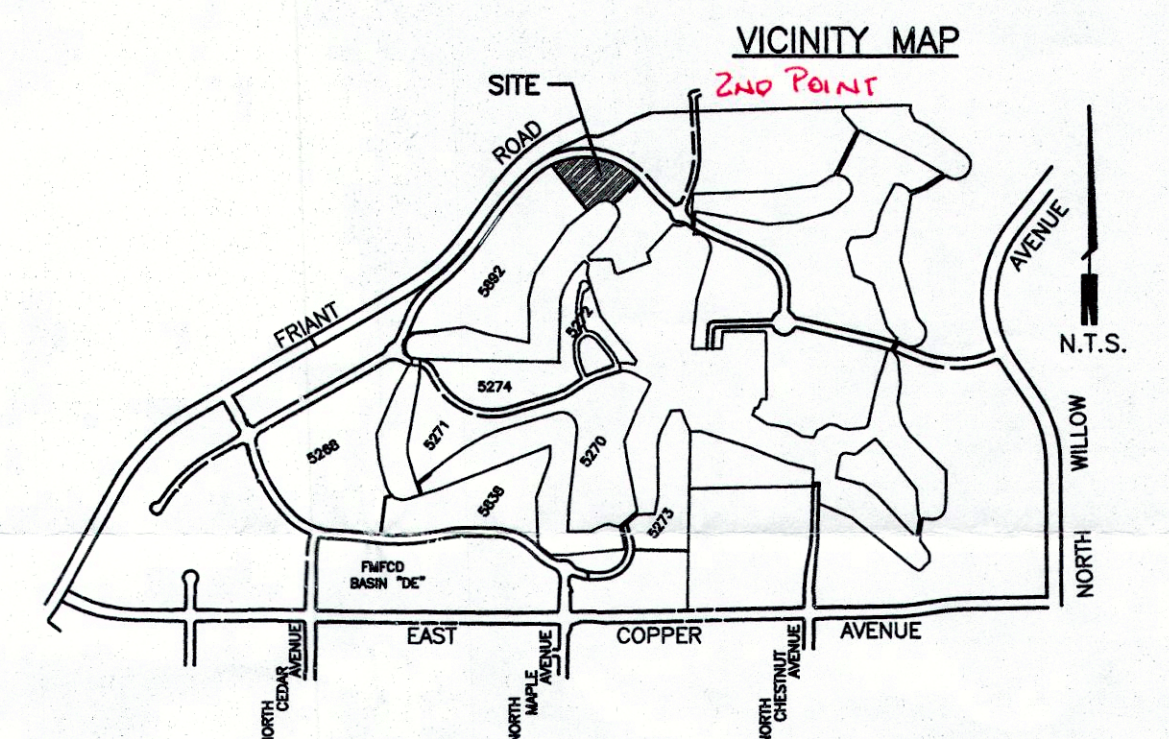
1. STREETS - PRIVATE
2. SEWER - CITY OF FRESNO STANDARDS
3. WATER - CITY OF FRESNO STANDARDS
4. CURB & GUTTER - CITY OF FRESNO STANDARDS
5. SIDEWALK - CITY OF FRESNO STANDARDS
6. STREET LIGHTS - PG&E DECORATIVE
7. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
8. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
9. TELEPHONE - A.T.&T.
10. CABLE TELEVISION - COMCAST

## NOTES:

1. EXISTING ZONING - RS-4/UGM/CZ (SINGLE FAMILY RESIDENTIAL DISTRICT)/URBAN GROWTH MANAGEMENT
2. EXISTING USE - VACANT
3. THE STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE PRIVATE
4. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES, OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
5. THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
6. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
7. ▲▲▲▲▲ - INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
8. THERE WILL BE A 8' PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.
9. OUTLOT A IS FOR PRIVATE STREETS, STREETSCAPES AND PUBLIC UTILITIES.
10. OUTLOT B IS FOR COMMON AREA AND OPEN SPACE.
11. THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
12. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (19 LOTS)
13. THERE ARE NO TREES WITHIN THE BOUNDARY OF THIS SUBDIVISION.
14. OUTLOT B = 7,640± SF

## LEGEND:

- EXISTING 15" PVC SEWER MAIN
- EXISTING 12" WATER MAIN
- EXISTING SEWER MANHOLE ALONG MAIN
- EXISTING 24" STORM DRAIN PIPE
- EXISTING STORM DRAIN MANHOLE ALONG MAIN
- EXISTING CURB AND GUTTER
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- PROPOSED BLOCK WALL
- PROPOSED PROPERTY LINE
- SITE BOUNDARY LINE



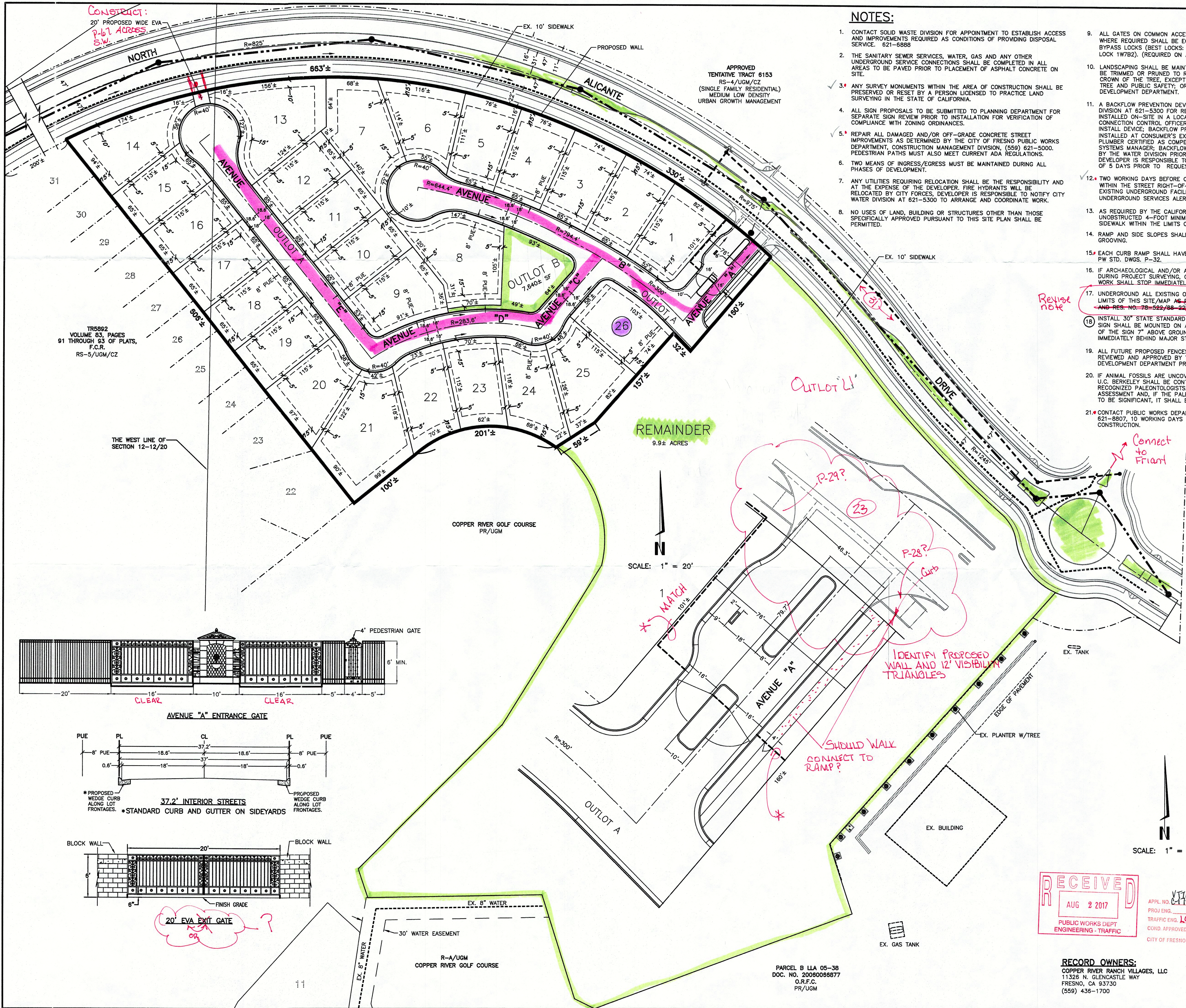
RECORD OWNERS:  
COPPER RIVER RANCH VILLAGES, LLC.  
1396 W. HERNDON AVE. STE 101  
FRESNO, CA. 93711  
(559) 436-0900

SUBDIVIDER:  
GARY McDONALD HOMES  
11861 N. ALCANTE DRIVE  
FRESNO, CA. 93711  
(559) 436-0900

VTM-0185  
APPL NO. C-17091 EXHIBIT DATE 7-21-17  
PROJ ENG. DATE  
TRAFFIC ENG. DATE  
COND. APPROVED BY DATE  
PUBLIC WORKS DEPT. ENGINEERING - TRAFFIC  
GARY C. GIANNETTA  
CIVIL ENGINEERING & SURVEYING  
1110 "B" STREET  
FRESNO, CA. 93721  
(559) 284-3880

2ND





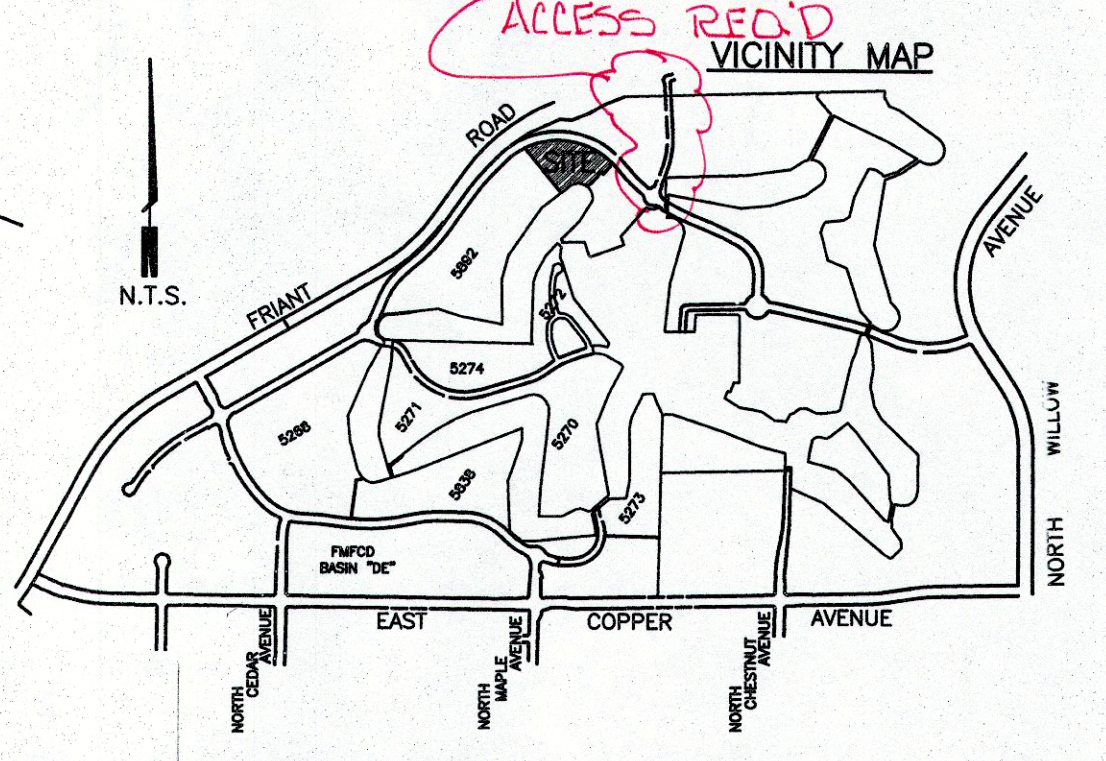
NOTES:

- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT DIVISION, (559) 621-5000. PEDESTRIAN PATHS MUST ALSO MEET CURRENT ADA REGULATIONS.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES, DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 11782), (REQUIRED ON ALL GATES).
- LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER; A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 811.
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER FH STD. DWGS. P-32.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP. *Handwritten note: REVISOR NOTE*
- INSTALL 30" STATE STANDARD "STOP" SIGN (S) AT LOCATION (S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
- ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING SERVICES @ 621-8807, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28, P-29 OR P-31. *Handwritten note: UNCLE*
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED WITHIN ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT OF WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (559) 621-8693. ENCROACHMENT PERMITS MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
- TRUNCATED DOWNS TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
- A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
- CONSTRUCT FULL OFFSITE IMPROVEMENTS CURB, GUTTER, SIDEWALK, ETC. *Handwritten note: STREETLIGHTS, PAVING*

LEGEND:

- CENTERLINE
- EXISTING 15" PVC SEWER MAIN
- EXISTING 12" WATER MAIN
- EXISTING 24" STORM DRAIN PIPE
- EXISTING CURB AND GUTTER
- EXISTING MEDIAN CURB
- EXISTING PROPERTY LINE
- PROPOSED BLOCK WALL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- SITE BOUNDARY LINE

VICINITY MAP

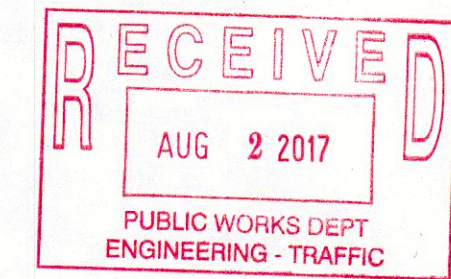


SITE PLAN

APN 579-074-07s  
TRACT 6185  
NET AREA = 6.84 ACRES  
GROSS AREA = 6.84 ACRES

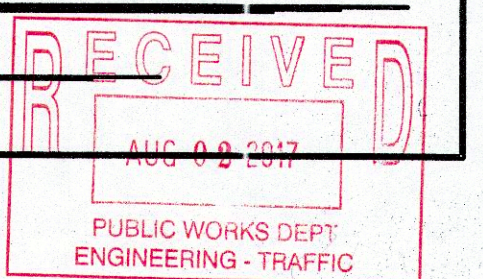
GARY G. GIANNETTA  
CIVIL ENGINEERING & LAND SURVEYING

REV: 7/17/17 DO  
DATE: 4/18/17 DO



RECORD OWNERS:  
COPPER RIVER RANCH VILLAGES, LLC  
11326 N. GLENCASTLE WAY  
FRESNO, CA 93730  
(559) 436-1700

SUBDMR:  
MCDONALD HOMES  
11326 N. GLENCASTLE WAY  
FRESNO, CA 93730  
(559) 436-1700



2ND





**DATE:** August 10, 2017

**TO:** Andreina Aguilar, Development Services/Planning  
Development and Resource Management Department

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

**SUBJECT:** CONDITIONS OF VESTING TENTATIVE TRACT MAP NO. 6185 FOR  
MAINTENANCE REQUIREMENTS

**LOCATION:** 11860 North Alicante Drive  
**APN:** 579-074-07S

**MAINTENANCE REQUIREMENTS OF PUBLIC IMPROVEMENTS**

1. Vesting Tentative Tract Map No. 6185 is within the boundaries of Community Facilities District No. 12 ("CFD No. 12") and will share the costs for maintenance of certain public improvements based the special tax rates as defined in the CFD No. 12 District Report on file in the City of Fresno City Clerk's Office.
2. The developer shall provide a quantified estimate of all improvements to be added to CFD No. 12 for maintenance at time of final map submittal. Submit or email to Ann Lillie in the Public Works Department, Traffic and Engineering Services Division.
3. All improvements on private property shall not be included in CFD No. 12 for maintenance.

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






**DEPARTMENT OF PUBLIC UTILITIES – UTILITIES PLANNING & ENGINEERING  
MEMORANDUM**

**DATE:** August 7, 2017

**TO:** ANDREINA AGUILAR, Planner II  
Department of Development and Resource Management

**THROUGH:** THOMAS C. ESQUEDA, Director  
Department of Public Utilities

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

**SUBJECT:** **Water Requirements for Vesting Tentative Vesting Tract T-6185 and Conditional Use Permit C-17-099.**

**General**

Vesting Tentative Parcel Map of Tract No. 6185 and Conditional Use Permit Application No. C-17-099 were filed by Gary Giannetta, Giannetta Consulting Civil Engineer, on behalf of Gary McDonald Homes, and pertain to approximately 6.84 acres of property located south side of North Alicante Drive on Out lot Q of Copper River; 11860 N. Alicante Dr. S/A, APN: 579-074-07s. Vesting Tentative Map of Tract No. 6185 is a request to subdivide the subject property into a 26-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-17-099 proposes modified property development standards and private streets.

**Water Service**

The nearest water main to serve the proposed project is a 12-inch main located in North Alicante Drive. The following water improvements shall be required prior to providing City water service to the project:

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Installation of water service(s) & meter box(es) shall be required.
3. 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.



*A Nationally Accredited Public Utility Agency*



MEMORANDUM  
ANDREINA AGUILAR, Planner II  
Department of Development and Resource Management  
August 7, 2017

Water Requirements for Vesting Tentative Vesting Tract T-6185 and Conditional Use Permit C-17-099.

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4. 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 Assistant Public Utilities Director.
5. 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.
6. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

***Public water service is allowed within private streets for Conditional Use Permit Application No. C-17-099 subject to the following:***

- i) *The granting of a public utility easement (P.U.E.).*
- ii) *The Subdivider shall include at a minimum, the following terms in the Covenants, Conditions, and Restrictions, subject to approval as to form by the City Attorney:*
  - *Compliance with Section 12-1026 of the Fresno Municipal Code, as may be amended.*
  - *Compliance with Chapter 6 of the Fresno Municipal Code, relating to municipal services, as may be amended.*
  - *City Easements: Subdivider shall include a section of the Declaration entitled "City Easements" wherein Declarant reserves, for the benefit of the City, non-exclusive easements to enter the Community for the maintenance, repair and replacement of the public water and sewer mains and lines that are to be located within the private streets, and other public utility facilities. This section shall also allow the City, at a minimum, to engage in any and all traffic control measures necessary to preserve public health and safety during such maintenance, repair and replacement of the facilities. Finally, this section shall provide that neither the Association nor any Owner may interfere with the City's right to exercise this easement.*
  - *Costs of repair and/or replacement of asphalt and other street improvements within the community due to repair of public utilities within the streets is at the expense of the Homeowner's Association. These repairs and/or replacement will be to City Standards.*



MEMORANDUM  
ANDREINA AGUILAR, Planner II  
Department of Development and Resource Management  
August 7, 2017

Water Requirements for Vesting Tentative Vesting Tract T-6185 and Conditional Use Permit C-17-099.

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

The water supply requirements for this project are as follows:

1. 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.



MEMORANDUM  
ANDREINA AGUILAR, Planner II  
Department of Development and Resource Management  
**August 7, 2017**

Water Requirements for Vesting Tentative Vesting Tract T-6185 and Conditional Use Permit C-17-099.

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2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

***The Developer may submit available Project Water EDUs (credits) pursuant to the Copper River Ranch Water Implementation Agreement dated November 17, 2016.***





**DEPARTMENT OF PUBLIC UTILITIES  
MEMORANDUM**

**DATE:** August 30, 2017

**TO:** ANDREINA AGUILAR, Planner II  
Department of Development and Resource Management

**FROM:** KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities, Planning and Engineering

**SUBJECT:** SEWER REQUIREMENTS FOR VESTING TENTATIVE MAP OF TRACT NO. 6185 AND CONDITIONAL USE PERMIT APPLICATION NO. C-17-099.

**General**

Vesting Tentative Parcel Map of Tract No. 6185 and Conditional Use Permit Application No. C-17-099 were filed by Gary Giannetta, Giannetta Consulting Civil Engineer, on behalf of Gary McDonald Homes, and pertain to approximately 6.84 acres of property located south side of North Alicante Drive on Out lot Q of Copper River; 11860 N. Alicante Dr. S/A, APN: 579-074-07s. Vesting Tentative Map of Tract No. 6185 is a request to subdivide the subject property into a 26-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-17-099 proposes modified property development standards and private streets.

**Sewer Requirements**

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

1. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
2. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
3. All underground utilities shall be installed prior to permanent street paving.
4. 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.



*A Nationally Accredited Public Utility Agency*



MEMORANDUM

ANDREINA AGUILAR, Planner II

Department of Development and Resource Management

August 30, 2017

SEWER REQUIREMENTS FOR VESTING TENTATIVE MAP OF TRACT NO. 6185  
AND CONDITIONAL USE PERMIT APPLICATION NO. C-17-099.

Page 2 of 2

5. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
6. Installation of sewer house branch(s) shall be required.
7. On-site sanitary sewer facilities shall be private.
8. Abandon any existing on-site private septic systems.
9. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

**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)
4. Herndon Trunk Enhancement Fee.
5. Copper Avenue Sewer Lift-Station Benefit Service Area Fee.
6. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
7. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.





**DEPARTMENT OF PUBLIC UTILITIES  
MEMORANDUM**

**DATE:** August 30, 2017

**TO:** ANDREINA AGUILAR, Planner II  
Department of Development and Resource Management

**FROM:** KEVIN GRAY, Supervising Engineering Technician  
Department of Public Utilities, Planning and Engineering

**SUBJECT:** SOLID WASTE REQUIREMENTS FOR VESTING TENTATIVE MAP OF  
TRACT NO. 6185 AND CONDITIONAL USE PERMIT APPLICATION NO.  
C-17-099.

**General**

Vesting Tentative Parcel Map of Tract No. 6185 and Conditional Use Permit Application No. C-17-099 were filed by Gary Giannetta, Giannetta Consulting Civil Engineer, on behalf of Gary McDonald Homes, and pertain to approximately 6.84 acres of property located south side of North Alicante Drive on Out lot Q of Copper River; 11860 N. Alicante Dr. S/A, APN: 579-074-07s. Vesting Tentative Map of Tract No. 6185 is a request to subdivide the subject property into a 26-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-17-099 proposes modified property development standards and private streets.

**Solid Waste Requirements**

**Suggestions to Reduce Impacts/Address Concerns**

Tract 6132 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.

**Recommended Conditions of Approval**

Provide access to gates by 5:30 a.m. or provide remote, key or access code.



*A Nationally Accredited Public Utility Agency*





## FIRE DEPARTMENT

DATE: August 29, 2017

TO: ANDREINA AGUILAR, Planner II  
Development Department/Current Planning

FROM: BYRON BEAGLES, Fire Prevention Engineer  
Fire Department, Prevention Technical Services Division

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 6185, C-17-099

This is a 26 lot private gated single family home subdivision division. The Fire Department's conditions of approval include the following:

Proposed tract is located 2.4 miles from permanent Fire Station 17 at 10512 N. Maple.

Currently N. Alicante only has a single point of common access to the remainder of the Copper River private development and a secondary temporary EVA to N. Friant Road across from Tract 6045. As this temporary EVA is too far east of T-6185, completion of the permanent EVA at the end of Road "D" to N. Friant Road between Tracts 6153 and 6126 is a condition for pulling building permits for Tract 6185

Provide fire hydrants within the sub-division per Public Utilities standards for single family residential development (600 foot spacing, fire flow of 1500 gpm).

The fire hydrant system shall be in service before delivery of lumber on site unless otherwise approved with a temporary water supply for model home construction only.

Add to note 9 that all electric vehicle gates shall be provided with Click-to-Enter radio frequency gate opening devices in addition to Fire X-1 hardware.

Indicate use of PW std. P-67 EVA approaches on each side of the gate.

Provide permanent signs on both sides of the EVA only gate with the following wording in readily visible letters on a contrasting background:

"FIRE LANE" (in 6 inch letters)

"VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters)

"FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1 inch letters)



**CITY OF FRESNO  
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR REVIEW, COMMENTS, AND CONDITIONS FOR  
VESTING TENTATIVE MAP OF TRACT NO. 6185  
AND CONDITIONAL USE PERMIT APPLICATION NO. C-17-099**

**TO: CITY OF FRESNO  
SUBDIVISION REVIEW COMMITTEE**

**Return Completed Form to:**

Andreina Aguilar, Development Services/Planning  
Email: [Andreina.Aguilar@fresno.gov](mailto:Andreina.Aguilar@fresno.gov)  
Telephone: 559-621-8075  
Development & Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

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**PROJECT DESCRIPTION AND LOCATION:**

**Vesting Tentative Map of Tract No. 6185 and Conditional Use Permit Application No. C-17-099** were filed by Gary Giannetta, Giannetta Consulting Civil Engineer, on behalf of Gary McDonald Homes, and pertain to approximately 6.84 acres of property located south side of North Alicante Drive on Out lot Q of Copper River. **Vesting Tentative Map of Tract No. 6185** is a request to subdivide the subject property into a 26-lot single family residential planned unit development with gated private streets. **Conditional Use Permit Application No. C-17-099** proposes modified property development standards and private streets.

**APN: 579-074-07s**

**ZONING: RS-4**

**SITE ADDRESS: 11860 N ALICANTE DR S/A**

**DATE ROUTED: August 1, 2017**

**COMMENT DEADLINE: August 11, 2017**

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**Preliminary Meeting of the SUBDIVISION REVIEW COMMITTEE:**

**1:30 P.M. TUESDAY, AUGUST 15, 2017, CITY HALL-THIRD FLOOR SOUTH, ROOM 3054-S**

**Meeting of the SUBDIVISION REVIEW COMMITTEE WITH SUBDIVIDER AND PROJECT ENGINEER:**

**1:30 P.M. TUESDAY, AUGUST 25, 2017, CITY HALL-THIRD FLOOR SOUTH, ROOM 3054-S**

Your attendance at the review meetings will be appreciated. If you are unable to attend and you have comments you wish to make, please forward your comments to [Andreina.Aguilar@fresno.gov](mailto:Andreina.Aguilar@fresno.gov) prior to the meeting date of August 11, 2017; or you can mail your comments to the Development and Resource Management Department, Development Services/Planning Division, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604. Thank you.

*PLANS & PERMITS REQ'D. (STRUCT./BUILD./ELECT./FIRE)*



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

File No. 210.413

Page 1 of 4

**PUBLIC AGENCY**

ANDREINA AGUILAR  
DEVELOPMENT AND RESOURCE MANAGEMENT  
CITY OF FRESNO  
2600 FRESNO ST.  
FRESNO, CA 93721-3604

**DEVELOPER**

GARY MCDONALD, MCDONALD HOMES  
11861 N. ALICANTE DR.  
FRESNO, CA 93730

PROJECT NO: **2017-099**

ADDRESS: **NORTH END OF ALICANTE DR.**

APN: **579-074-04S, 07S**

SENT: **8/22/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DN	\$138,736.00	NOR Review *	\$341.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$952.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$138,736.00</b>		<b>Total Service Charge:</b>	<b>\$1,293.00</b>	

\* The Development Review Service Charge shown above is associated with FR TRACT 6185 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/28/18 based on the site plan submitted to the District on 8/01/17. 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  
CUP  
No. 2017-099**



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

Page 2 of 4

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

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


**FR CUP No. 2017-099**

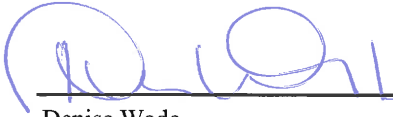


**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

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.

  
Debbie Campbell  
Design Engineer

  
Denise Wade  
Project Engineer

**FR  
CUP  
No. 2017-099**



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

GARY GIANNETTA

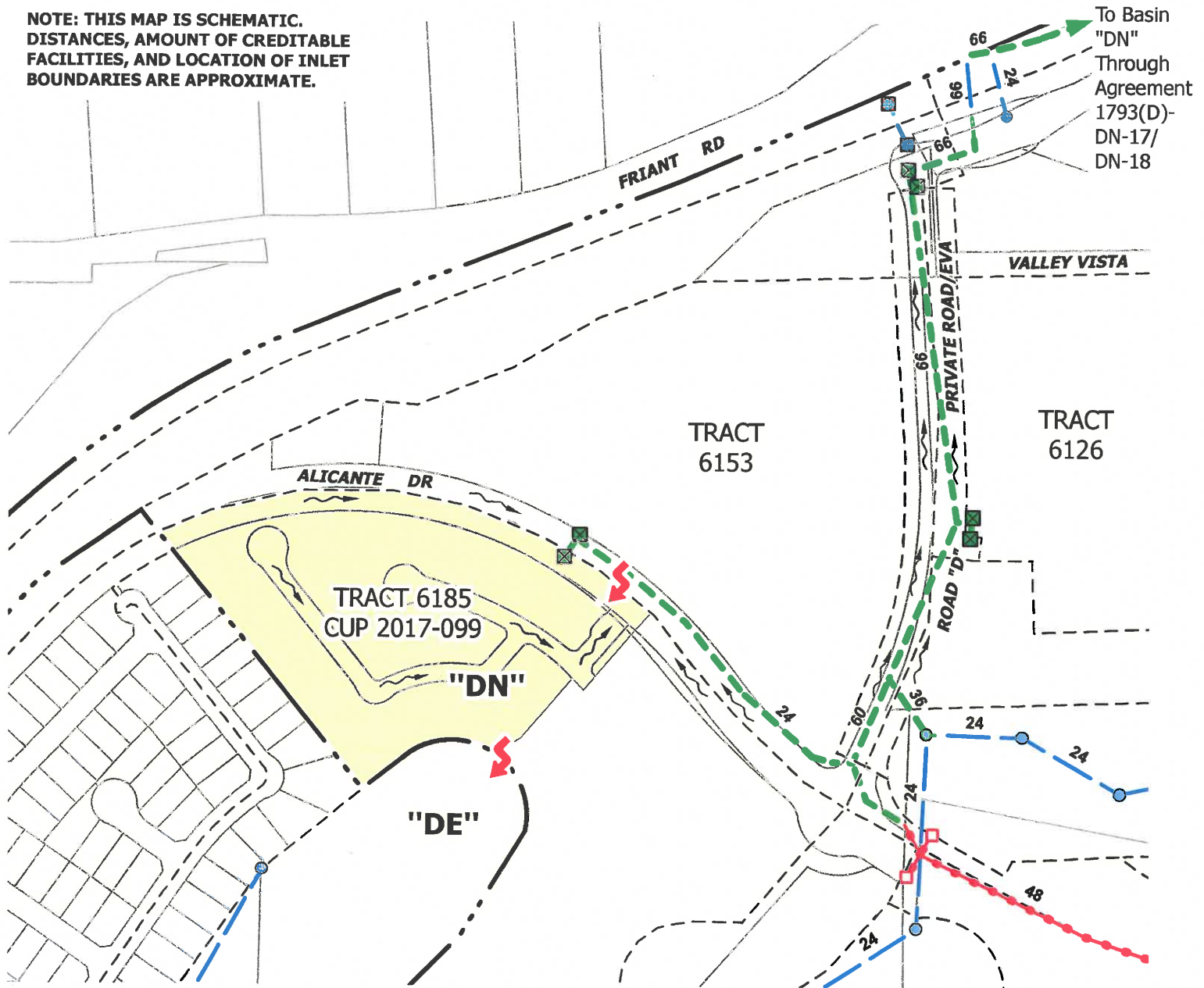
1119 S STREET

FRESNO, CA 93721

**FR CUP No. 2017-099**



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



## LEGEND

- Master Plan Facilities Under Construction By "Copper River Development Company, Inc." Through Developer Agreement 1793(D)-DN-17/DN-18
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Future Surcharge Master Plan Facilities
- Drainage Area Boundary
- Direction Of Drainage
- Major Storm Breakover



1" = 300'

**TRACT 6185  
CUP 2017-099  
DRAINAGE AREA "DN"**



**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

Prepared by: keithr  
Date: 8/17/2017

Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6185.mxd



**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The Master Plan facilities as shown in Exhibit No. 1, are currently under construction and when complete will provide permanent drainage service to CUP 2017-099.

The proposed development historically receives runoff from the area northeast of Alicante Drive during a major storm event. The developer must identify what streets will pass the major storm draining from the area northeast of Alicante Drive and provide calculations that show structures will have adequate flood protection. The developer should be aware that based on historical drainage patterns some of the streets located within CUP 2017-099 may need to be resized to pass larger event storms. District approval is not extended to street configuration. The developer shall include information in the drainage report indicating the path of the major storm flow and calculations confirming there is adequate protection of finished floors.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

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

Drainage fee credits may be available through Developer Agreement No. 1793(D)-DN-17/DN-18 between the District and Copper River Development Company, Inc. Contact the District prior to approval of the final map.

Development No. CUP 2017-099



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

File No. 210.45

Page 1 of 4

**PUBLIC AGENCY**

ANDREINA AGUILAR  
DEVELOPMENT AND RESOURCE MANAGEMENT  
CITY OF FRESNO  
2600 FRESNO ST.  
FRESNO, CA 93721-3604

**DEVELOPER**

GARY MCDONALD, MCDONALD HOMES  
11861 N. ALICANTE DR.  
FRESNO, CA 93730

PROJECT NO: **6185**

ADDRESS: **NORTH END OF ALICANTE DR.**

APN: **579-074-04S, 07S**

SENT:

8/22/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DN	\$138,736.00	NOR Review *	\$341.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$952.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$138,736.00</b>		<b>Total Service Charge: \$1,293.00</b>		

\* The Development Review Service Charge shown above is associated with FR CUP 2017-099 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/28/18 based on the site plan submitted to the District on 8/01/17 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.
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FR  
TRACT  
No. 6185



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

Page 2 of 4

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

1. ☒ a. Drainage from the site shall BE DIRECTED TO ALICANTE DRIVE.  
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☐ 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. 6185**



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

Page 3 of 4

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8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10.   X   See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell  
Design Engineer



Denise Wade  
Project Engineer

**FR  
TRACT No. 6185**

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

Page 4 of 4

CC:

GARY GIANNETTA

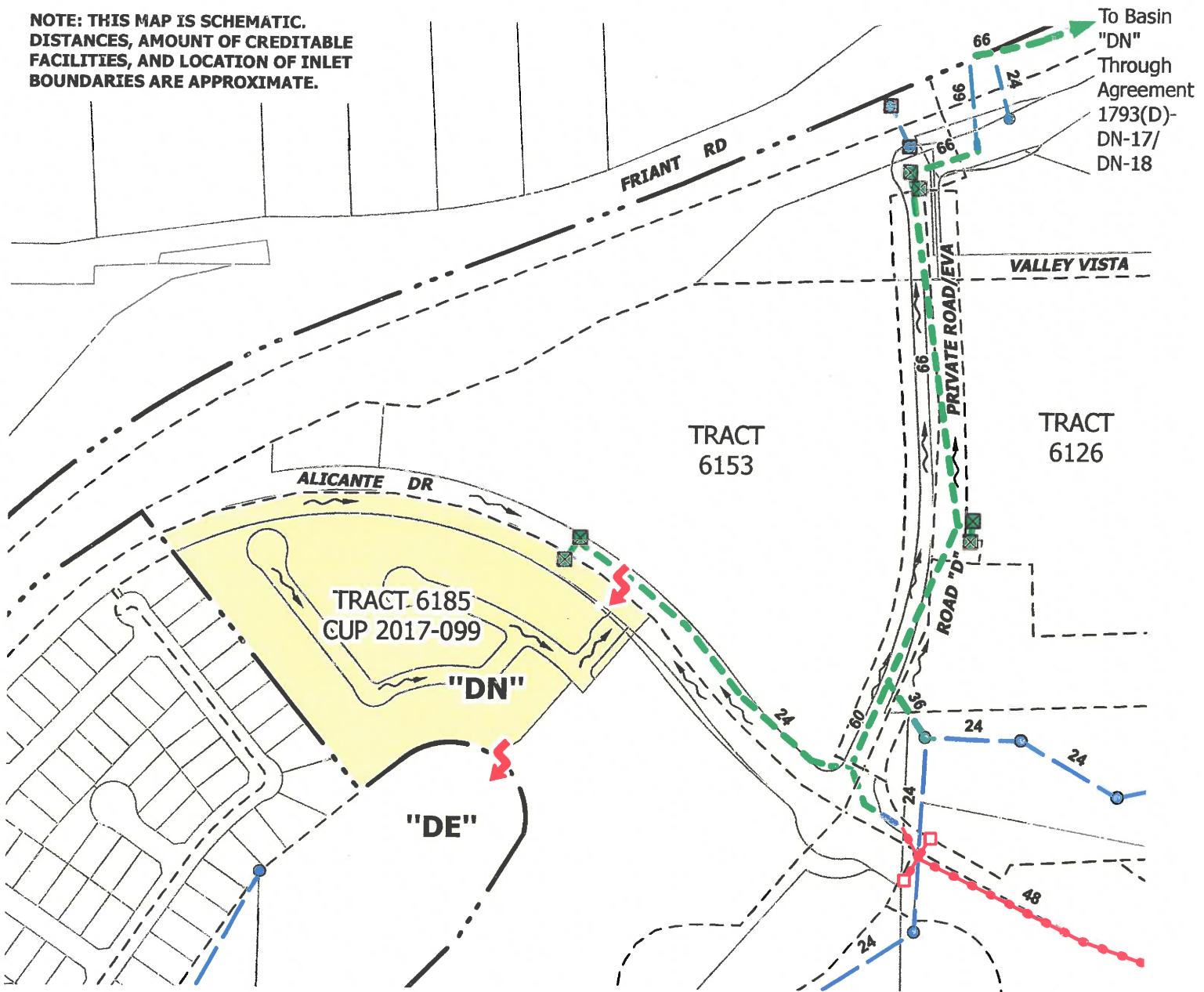
1119 S STREET

FRESNO, CA 93721

**FR TRACT No. 6185**



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



## LEGEND

- Master Plan Facilities Under Construction By "Copper River Development Company, Inc." Through Developer Agreement 1793(D)-DN-17/DN-18
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Future Surcharge Master Plan Facilities
- Drainage Area Boundary
- Direction Of Drainage
- Major Storm Breakover



**TRACT 6185  
CUP 2017-099  
DRAINAGE AREA "DN"**



**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The Master Plan facilities as shown in Exhibit No. 1, are currently under construction and when complete will provide permanent drainage service to Tract 6185.

The proposed development historically receives runoff from the area northeast of Alicante Drive during a major storm event. The developer must identify what streets will pass the major storm draining from the area northeast of Alicante Drive and provide calculations that show structures will have adequate flood protection. The developer should be aware that based on historical drainage patterns some of the streets located within Tract 6185 may need to be resized to pass larger event storms. District approval is not extended to street configuration. The developer shall include information in the drainage report indicating the path of the major storm flow and calculations confirming there is adequate protection of finished floors.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

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

Drainage fee credits may be available through Developer Agreement No. 1793(D)-DN-17/DN-18 between the District and Copper River Development Company, Inc. Contact the District prior to approval of the final map.

Development No. Tract 6185

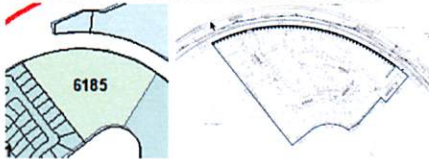




August 1, 2017

Andreina Aguilar  
Development Services/Planning  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

SUBJECT: TM-6185  
APN 579-074-07s  
11860 N ALICANTE DR S/A



Dear Ms. Aguilar:

The purpose of this letter is to provide school district information relative to the above-referenced subdivision and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/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: *858*  
Enrollment: *866 (CBEDS enrollment 2016-17 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**

Sandra A. Budd  
Christopher Casado  
Steven G. Fogg, M.D.  
Brian D. Heryford  
Ginny L. Hovseplan  
Elizabeth J. Sandoval  
Jim Van Volkinburg, D.D.S.

**Administration**

Elmear O'Farrell, Ed.D.  
*Superintendent*  
Don Ulrich, Ed.D.  
*Deputy Superintendent*  
Norm Anderson  
*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: *1600*  
Enrollment: *1393 (CBEDS enrollment 2016-17 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: *3100*  
Enrollment: *2487 (CBEDS enrollment 2016-17 school year)*

3. 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.
4. The District currently levies a school facilities fee of \$4.63 per square foot (as of July 1, 2017) 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.

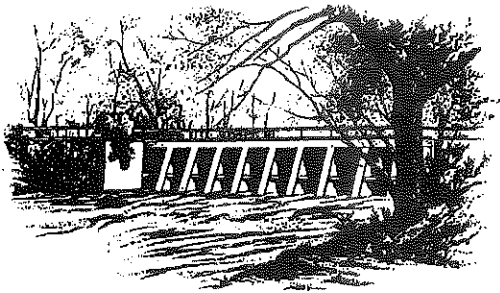
Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,

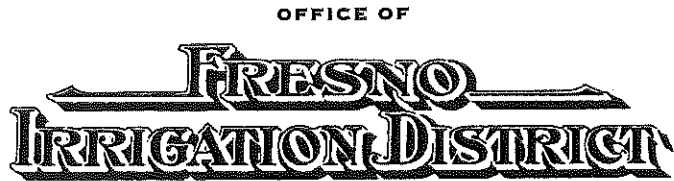


Michael Johnston  
Associate Superintendent  
Administrative Services





YOUR MOST VALUABLE RESOURCE - WATER



OFFICE OF  
TELEPHONE (559) 233-7161  
FAX (559) 233-8227  
2907 S. MAPLE AVENUE  
FRESNO, CALIFORNIA 93725-2208

August 2, 2017

Andreina Aguilar  
Development & Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Vesting Tentative Map of Tract No. 6185, Conditional Use Permit No. C-17-099  
N/E Friant Road and Copper Avenue

Dear Ms. Aguilar:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Map of Tract No. 6185 and Conditional Use Permit Application No. C-17-099 for which the applicant request to subdivide the subject property into a 26-lot single family residential planned unit development with gated private streets and proposes to modify property development standards and private streets, APN: 579-074-07S. FID has the following comments:

1. FID 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 1.5 miles outside FID's Boundary.
2. The proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically native or rural residential with minimal to no water use. Under current circumstances the project area is experiencing a modest, but continuing groundwater overdraft. Should the proposed development result in a greater consumption of groundwater, this deficit will increase. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water to preclude increasing the area's existing groundwater overdraft or require the use of reclaimed water from the City of Fresno, if available.
3. 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 heavily 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.



Andreina Aguilar  
Re: VTM6185, CUP C-17-099  
August 2, 2017  
Page 2 of 2

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

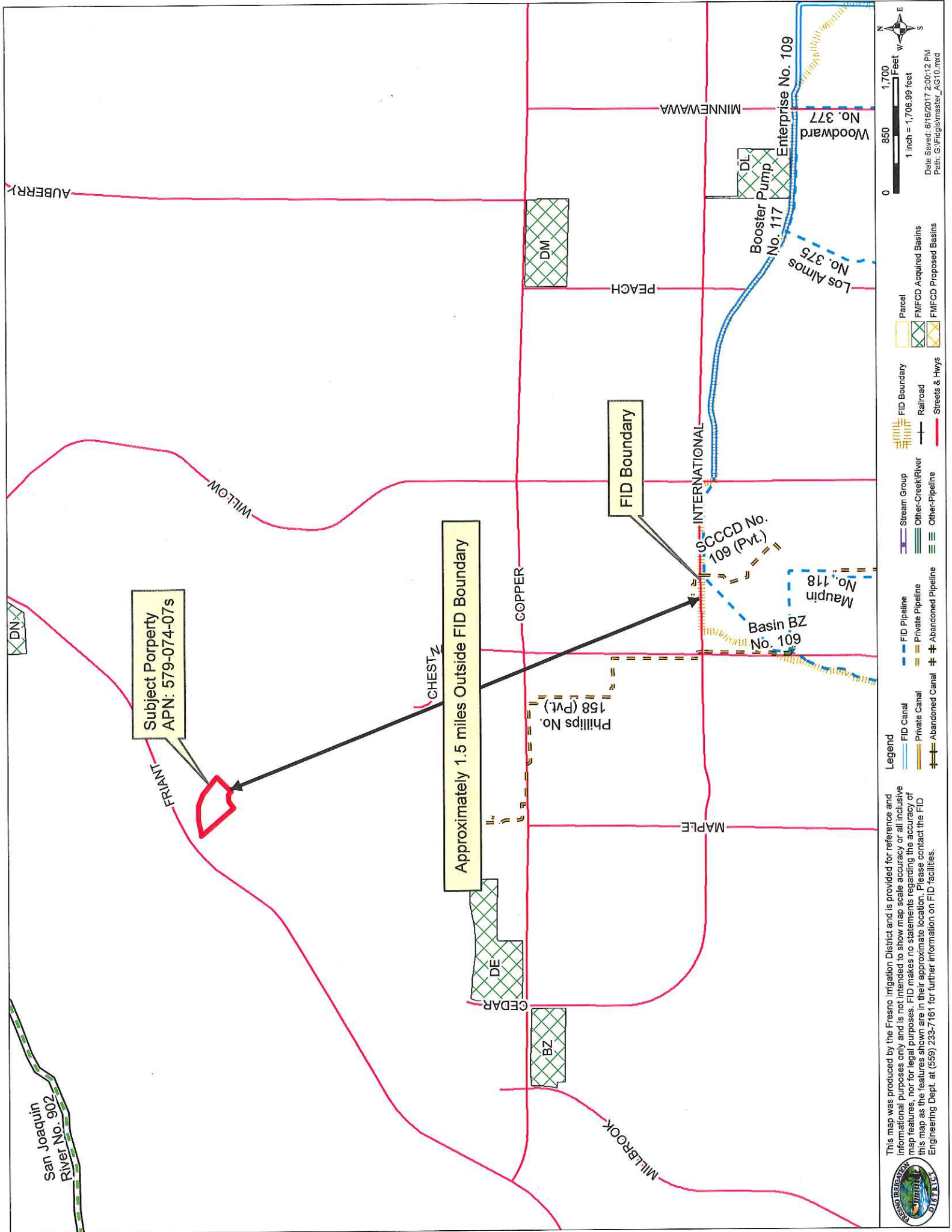
Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment



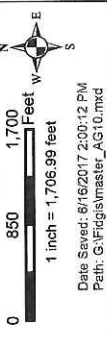


This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown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



**Legend**

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





**CITY OF FRESNO  
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR REVIEW, COMMENTS, AND CONDITIONS FOR  
VESTING TENTATIVE MAP OF TRACT NO. 6185  
AND CONDITIONAL USE PERMIT APPLICATION NO. C-17-099**

**TO: CITY OF FRESNO  
SUBDIVISION REVIEW COMMITTEE**

**Return Completed Form to:**

Andreina Aguilar, Development Services/Planning  
Email: [Andreina.Aguilar@fresno.gov](mailto:Andreina.Aguilar@fresno.gov)  
Telephone: 559-621-8075  
Development & Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

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**PROJECT DESCRIPTION AND LOCATION:**

**Vesting Tentative Map of Tract No. 6185 and Conditional Use Permit Application No. C-17-099** were filed by Gary Giannetta, Giannetta Consulting Civil Engineer, on behalf of Gary McDonald Homes, and pertain to approximately 6.84 acres of property located south side of North Alicante Drive on Out lot Q of Copper River. **Vesting Tentative Map of Tract No. 6185** is a request to subdivide the subject property into a 26-lot single family residential planned unit development with gated private streets. **Conditional Use Permit Application No. C-17-099** proposes modified property development standards and private streets.

**APN: 579-074-07s**

**ZONING: RS-4**

**SITE ADDRESS: 11860 N ALICANTE DR S/A**

**DATE ROUTED: August 1, 2017**

**COMMENT DEADLINE: August 11, 2017**

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**Preliminary Meeting of the SUBDIVISION REVIEW COMMITTEE:**

**1:30 P.M. TUESDAY, AUGUST 15, 2017, CITY HALL-THIRD FLOOR SOUTH, ROOM 3054-S**

**Meeting of the SUBDIVISION REVIEW COMMITTEE WITH SUBDIVIDER AND PROJECT ENGINEER:**

**1:30 P.M. TUESDAY, AUGUST 25, 2017, CITY HALL-THIRD FLOOR SOUTH, ROOM 3054-S**

Your attendance at the review meetings will be appreciated. If you are unable to attend and you have comments you wish to make, please forward your comments to [Andreina.Aguilar@fresno.gov](mailto:Andreina.Aguilar@fresno.gov) prior to the meeting date of August 11, 2017; or you can mail your comments to the Development and Resource Management Department, Development Services/Planning Division, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604. Thank you.



# Master Application Form

#: VTM-6185 / C-17-099

Check all that apply:

<input type="checkbox"/> Plan Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Amendment <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> Rezone	<input type="checkbox"/> Variance	<input type="checkbox"/> Revised Exhibit <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Minor Deviation	<input type="checkbox"/> Easement Encroachment
<input checked="" type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Voluntary Parcel Merger	<input type="checkbox"/> Fresno Green Project	<input type="checkbox"/> Public Art Project
<input type="checkbox"/> Annexation	<input type="checkbox"/> Other:	

Project Name: Tract No. 6185

Project Address: 11860 N. Alicante Dr S/A

A.P.N. 579-074-07 9

Size of Site: Sq.Ft. 6.84 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) ☐

Project Description (attach additional pages if necessary) 26-lot single family residential Planned Unit Development with private streets.

Zoning Designation: RS-4

General Plan Designation: Medium-Low Residential

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available):

**Please read carefully before signing or filing.**

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

**PRIMARY CONTACT, check all that apply** ☒ Applicant ☐ Owner ☐ Other

Name: Gary McDonald Signature: \_\_\_\_\_

Company/Organization: McDonald Homes

Address: 11861 N. Alicante Drive City: Fresno Zip: 93730

Email: garym@garymcdonaldhomes.com Phone: 559-436-1700

Check all that apply ☐ Applicant ☐ Owner ☒ Other Project Engineer

Name: Gary Giannetta Signature: Gary Giannetta

Company/Organization: Gary G. Giannetta Consulting Civil Engineer

Address: 1119 'S' Street City: Fresno Zip: 93721

Email: garygce@sbcglobal.net Phone: 559-264-3590

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Company/Organization: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_

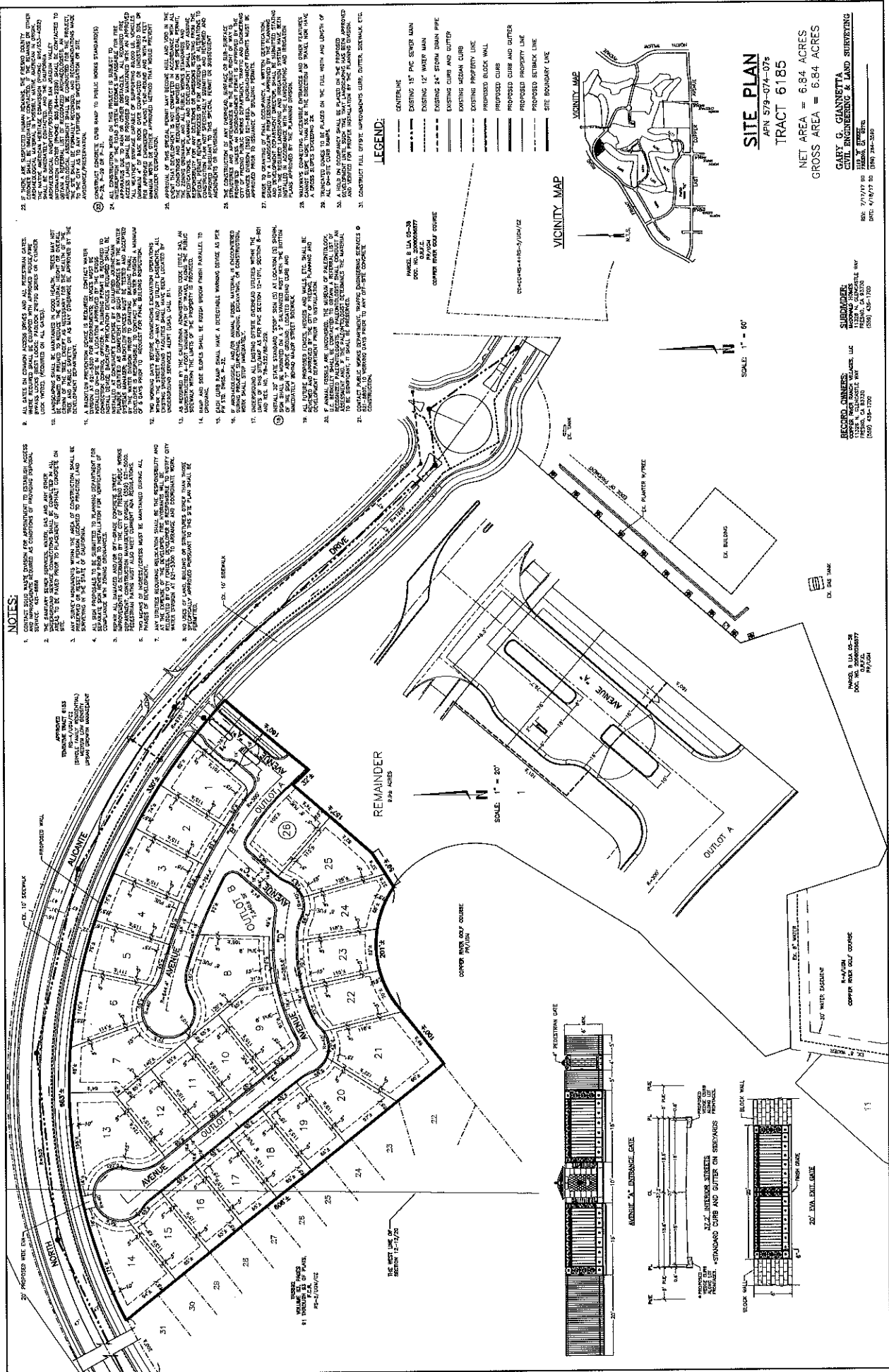
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding Application Submittal Requirements for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>Az</u>	Date:	<u>7-27-17</u>
Verification By:	<u>Az</u>	Date:	
Application Fee:	<u>\$39,220.00</u>	EA Fee:	
PZ No:	<u>VTM 17-40000005</u>	Zone District:	<u>RS-4</u>
	<u>CUP 17-80000099</u>		







A VESTING MAP  
A PLANNED UNIT DEVELOPMENT  
A PHASED MAP

APN 579-074-07s  
GROSS AREA = 6.84 ACRES  
NET AREA = 6.84 ACRES

**IMPROVEMENTS TO BE INSTALLED:**

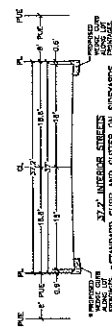
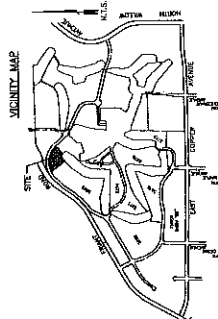
- STREETS - PRIVATE  
1. SEWER - CITY OF FRESNO STANDARDS  
2. WATER - CITY OF FRESNO STANDARDS  
3. SLOPE - CITY OF FRESNO STANDARDS  
4. SOREIL & CUTTER CITY OF FRESNO STANDARDS  
5. STREET LIGHTS - POPE DECORATIVE  
6. DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
7. GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC  
8. TELEPHONE - AT&T  
9. CABLE TELEVISION - COMCAST

## NOTES:

1. EXISTING ZONING = RS-4/JOHN/C2 (SINGLE FAMILY RESIDENTIAL/COMMERCIAL DISTRICT)
2. EXISTING USE = VACANT
3. THE STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE PRIVATE
4. THE STREETS WITHIN THE BOUNDARIES OF THE SUBDIVISION ARE PRIVATE
5. THERE ARE NO EXISTING SEWER, CHUTE, OR DRAINAGE STRUCTURES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
6. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO FLOODING OR A STORM WATER OVERTFLOW.
7. THERE IS LESS THAN A 6' ELEVATION DIFFERENCE BETWEEN THIS TRACT AND THE ADJACENT TRACTS.
8. \*\*\*\*\* INDICATES RELINQUISHMENT OF DIRECT ACCESS RIGHTS OF ALL LOTS FOR PRIVATE STREETS, SIDEWALKS AND PUBLIC UTILITIES.
9. THERE WILL BE A 6' PUBLIC UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS FOR PRIVATE STREETS, SIDEWALKS AND PUBLIC UTILITIES.
10. LOT 1 IS FOR COMMON AREA AND OPEN SPACE.
11. LOT 2 IS FOR COMMON AREA AND OPEN SPACE.
12. THERE ARE NO EXISTING STRUCTURES ON BUILDINGS.
13. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING THE EXPOSURE OF BUILDINGS TO THE SUN.
14. THERE ARE NO TREES WITHIN THE BOUNDARY OF THIS SUBDIVISION.

## LEGEND

- EXISTING 15" PVC SEWER MAIN  
EXISTING 12" WATER MAIN  
EXISTING SEWER MANHOLE ALONG MAIN  
EXISTING 24" STORM DRAIN PIPE  
EXISTING STORM DRAIN MANHOLE ALONG MAIN  
EXISTING CURB AND GUTTER  
EXISTING MEDIAN CURB  
EXISTING PROPERTY LINE  
PROPOSED BLOCK WALL  
PROPOSED PROPERTY LINE  
EXISTING MANHOLE LINE

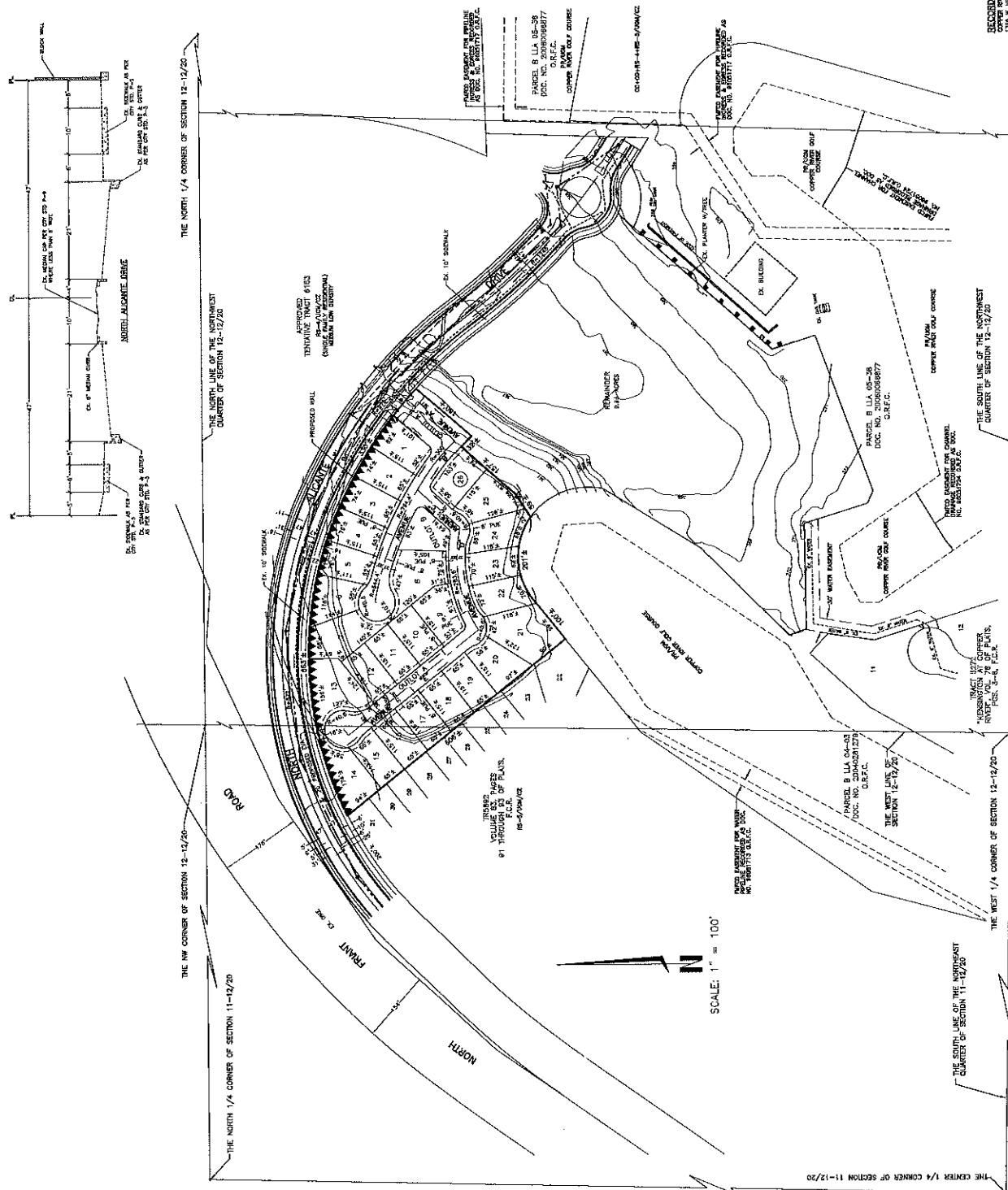


**GARY G. GIANNETTA**  
CIVIL ENGINEERING & LAND  
SCAPE ARCHITECTURE

**REUBEN DIMMER:**  
JAMES DONALD H.  
1181 N. ALICANTE  
PESQUERA, CA. 93711

**RECORD OWNERS:**  
COPPER RIVER RANCH VILLAGES, LLC  
1390 W. HERNGTON AVE., STE 101  
PESNDO, CA. 93731

**RECORD OWNERS:**  
COPPER RIVER RANCH HLL  
1300 W. HERINGTON AVE. ST  
BREND. CA. 93731





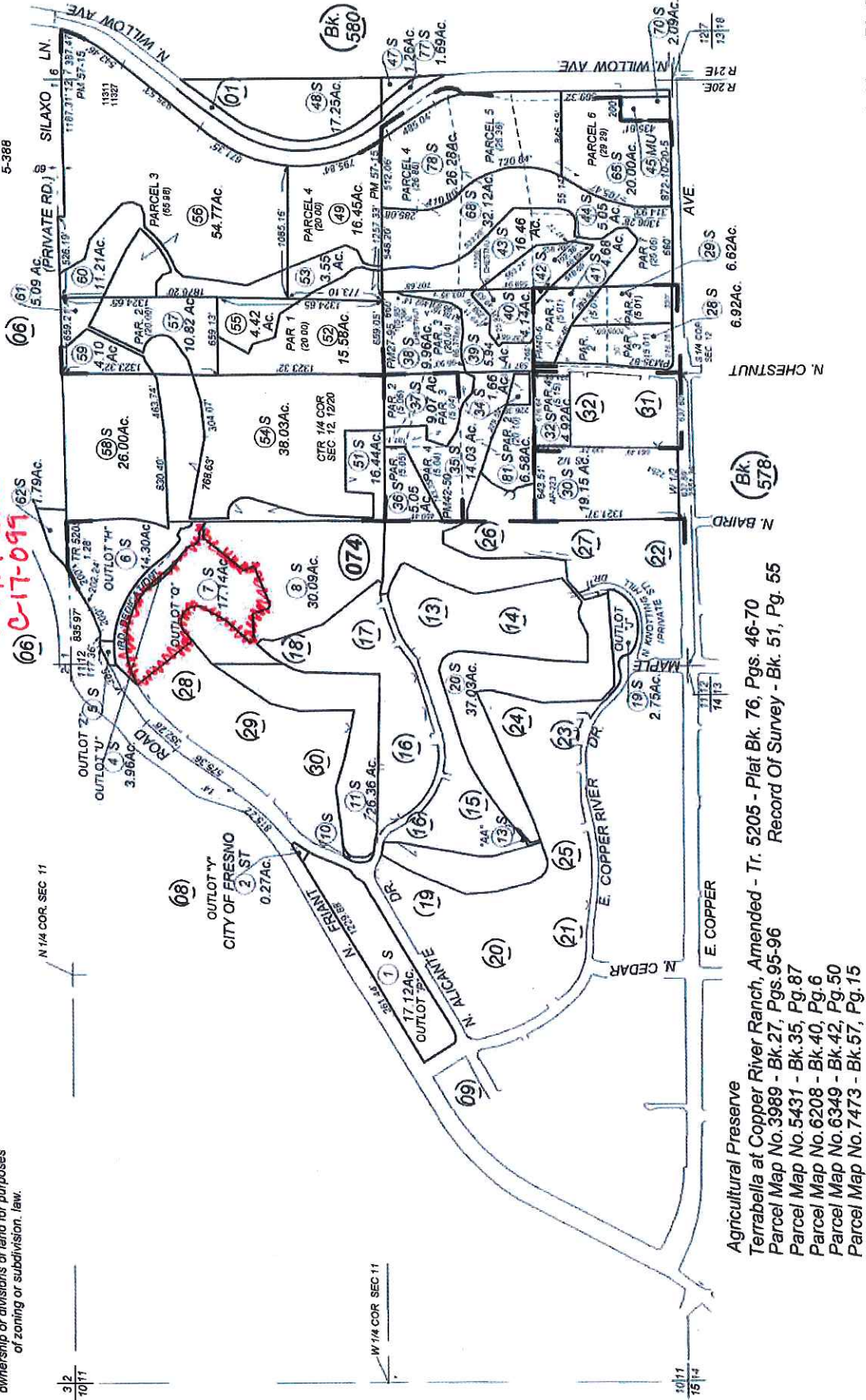
579-07

Tax Rate Area  
5-231 5-389 76-019  
5-385  
5-387  
5-388

POR. SEC'S 1, 11 & 12, T.12 S., R.20 E. & POR. SEC. 7, T.12 S., R.21 E., M.D.B. & M.

-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision. law.

VTTM-0185  
C-17-099/62S



Agricultural Preserve  
Terrabella at Copper River Ranch, Amended - Tr. 5205 - Plat Bk. 76, Pgs. 46-70  
Parcel Map No. 3989 - Bk. 27, Pgs. 95-96  
Parcel Map No. 5431 - Bk. 35, Pg. 87  
Parcel Map No. 6208 - Bk. 40, Pg. 6  
Parcel Map No. 6349 - Bk. 42, Pg. 50  
Parcel Map No. 7473 - Bk. 57, Pg. 15

Assessor's Map Bk. 579 - Pg. 07  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles





# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director  
Dr. Ken Bird, Health Officer

August 3, 2017

Andreina Aguilar  
Development & Resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

LU0019082  
2602

Dear Ms. Aguilar:

PROJECT NUMBER: C-17-099, TT-6185

**Vesting Tentative Map of Tract No. 6185 and Conditional Use Permit Application No. C-17-099** were filed by Gary Giannetta, Giannetta Consulting Civil Engineer, on behalf of Gary McDonald Homes, and pertain to approximately 6.84 acres of property located south side of North Alicante Drive on Out lot Q of Copper River. **Vesting Tentative Map of Tract No. 6185** is a request to subdivide the subject property into a 26-lot single family residential planned unit development with gated private streets. **Conditional Use Permit Application No. C-17-099** proposes modified property development standards and private streets.

**APN: 579-074-07s**

**ZONING: RS-4**

**SITE ADDRESS: 11860 N ALICANTE DR S/A**

Recommended Conditions of Approval:

- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Fresno General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

***Promotion, preservation and protection of the community's health***

1221 Fulton Mall / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

[www.co.fresno.ca.us](http://www.co.fresno.ca.us) • [www.fcdph.org](http://www.fcdph.org)



Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

---

REVIEWED BY:

Kevin Tsuda, R.E.H.S.  
Environmental Health Specialist II

(559) 600-3271

---

cc: Glenn Allen- Environmental Health Division (CT. 55.03)  
Gary McDonald- Applicant ([garym@garymcdonaldhomes.com](mailto:garym@garymcdonaldhomes.com))  
Gary Giannetta- Project Engineer ([garygce@sbcglobal.net](mailto:garygce@sbcglobal.net))