

Exhibit K

DEPARTMENT OF PUBLIC WORKS

TO: Israel Trejo, Planner III
DARM, Planning Division

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

DATE: April 4, 2018

SUBJECT: **Tract 6207; 11291 North Alicante Drive** (APN: 579-090-19 & 20) located north of the intersection of North Friant Road and East Copper Avenue, within the Copper River Ranch Development. 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 60' 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 FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.
2. Small-sized trees (list of Approved Street Trees can be found online under Developer Doorway) shall be planted in the Parkstrip at the rate of one tree per 60 feet of street frontage or one tree per lot, whichever is greater.
3. **No trees shall be planted within the ten foot backwash easement or within five feet of the 8" Private Sewer Main. This shall be stated in each property owners purchase agreement.**
4. The buffer on N. Friant Rd. is planted and irrigated and resides within the Community Facilities District for Tract 5205.
5. Public Works requires a landscape and irrigation design to the scale of 1"=20' to be submitted to Public Works prior to any installation of landscaping within the right-of-way.



DATE: March 19, 2018

TO: Israel Trejo, 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. 6207 FOR
MAINTENANCE REQUIREMENTS

LOCATION: North Alicante Drive and East Copper River Drive
APN: 579-090-20S

MAINTENANCE REQUIREMENTS OF PUBLIC IMPROVEMENTS

1. Vesting Tentative Tract Map No. 6207 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**



FIRE DEPARTMENT

DATE: APRIL 4, 2018

TO: ISRAEL TREJO, Planner III
Development Department/Current Planning

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

SUBJECT: VESTING TENTATIVE TRACT MAP NO. 6207/C-18-031

This is 44 lot private street gated single family home subdivision site addressed to 11291 N. Alicante Drive and submitted by Gary Gianetta on behalf of Granville Homes. FFD has the following conditions of approval:

1. The tract is within the service area for Fire Station 17 located at the north east corner of N. Maple and E. International Aves.
2. Provide fire hydrants per Public Utilities/Public Works Standards for single family home development. See site plan mark up for preliminary fire hydrant locations.
3. Additional fire lane markings on portions of the private road system that are less than 35 feet in width are identified on the attached marked up plan.
4. Edit the legend to indicate fire lane marking on private property must state "FIRE LANE NO PARKING"
5. Edit Fire Department Note #1 to include that Click-to-Enter is required in addition to Fire X-1 bypass hardware.
6. Advisory note; exit only gate swing is typically in the direction of vehicle egress.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: April 23, 2018

TO: ISRAEL TREJO, Planner III
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 TRACT OF MAP
No. 6207 AND CONDITIONAL USE PERMIT APPLICATION C-18-031

General

Vesting Tentative Parcel Map of Tract No. 6207 and Conditional Use Permit Application No. C-18-031 were filed by Gary Giannetta, on behalf of Copper River Southwest, LLC, and pertain to +/-9.88 net acres of property located north of the intersection of North Friant Road and East Copper Avenue within the Copper River Ranch development; 11291 N. Alicante Dr. S/A, APN: 579-090-19 and -20. Vesting Tentative Map of Tract No. 6207 is a request to subdivide the subject property into a 44-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-18-031 proposes modified property development standards including reduced setbacks. Zoning: RM-1/EA/cz.

Solid Waste Requirements

- Tract Map 6207 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.

Special Requirements:

None

Covenant Requirements:

None




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**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: April 23, 2018

TO: ISRAEL TREJO, Planner III
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 TRACT OF MAP
No. 6207 AND CONDITIONAL USE PERMIT APPLICATION C-18-031

General

Vesting Tentative Parcel Map of Tract No. 6207 and Conditional Use Permit Application No. C-18-031 were filed by Gary Giannetta, on behalf of Copper River Southwest, LLC, and pertain to +/-9.88 net acres of property located north of the intersection of North Friant Road and East Copper Avenue within the Copper River Ranch development; 11291 N. Alicante Dr. S/A, APN: 579-090-19 and -20. Vesting Tentative Map of Tract No. 6207 is a request to subdivide the subject property into a 44-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-18-031 proposes modified property development standards including reduced setbacks. Zoning: RM-1/EA/cz.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in East Via Roma Drive. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
2. All underground utilities shall be installed prior to permanent street paving.
3. 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.
4. Installation of sewer house branch(s) shall be required.
5. Street work permit is required for any work in the Right-of-Way.



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MEMORANDUM

ISRADEL TREJO, Planner III

Department of Development and Resource Management

April 23, 2018

SEWER REQUIREMENTS FOR VESTING TENTATIVE TRACT OF MAP No. 6207
AND CONDITIONAL USE PERMIT APPLICATION C-18-031

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6. On-site sanitary sewer facilities shall be private.
7. Abandon any existing on-site private septic systems.
8. All Sewer main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8 feet of the sewer main.
9. 15-foot P.U.E does not exist. Remove the easement from the map. The 8-inch sewer line along Alicante Drive is to be private utility. Therefore, the sewer pipe doesn't belong in a Public Utility Easement.
10. The entirety of the 10-inch public backwash line shall be located in the 10-foot public utility easement.
11. 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 Facility Charge (Residential)
4. Herndon Trunk Enhancement Fee.
5. Copper Avenue Sewer Lift-Station Benefit Service Area Fee.
6. Trunk Sewer Charge: Herndon



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: March 21, 2018

TO: ISRAEL TREJO, Planner III
Department of Development and Resource Management

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

SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE VESTING TRACT
T-6207 AND CONDITIONAL USE PERMIT C-18-031

General

Vesting Tentative Parcel Map of Tract No. 6207 and Conditional Use Permit Application No. C-18-031 were filed by Gary Giannetta, on behalf of Copper River Southwest, LLC, and pertain to +/-9.88 net acres of property located north of the intersection of North Friant Road and East Copper Avenue within the Copper River Ranch development; 11291 N. Alicante Dr. S/A, APN: 579-090-19 and -20. Vesting Tentative Map of Tract No. 6207 is a request to subdivide the subject property into a 44-lot single family residential planned unit development with gated private streets. Conditional Use Permit Application No. C-18-031 proposes modified property development standards including reduced setbacks. Zoning: RM-1/EA/cz.

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.
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



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MEMORANDUM

ISRAEL TREJO, Planner III

Department of Development and Resource Management

March 21, 2018

WATER REQUIREMENTS FOR VESTING TENTATIVE VESTING TRACT T-6207 AND
CONDITIONAL USE PERMIT C-18-031

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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-18-031 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.*
 - *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*

MEMORANDUM

ISRAEL TREJO, Planner III

Department of Development and Resource Management

March 21, 2018

WATER REQUIREMENTS FOR VESTING TENTATIVE VESTING TRACT T-6207 AND
CONDITIONAL USE PERMIT C-18-031

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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.
2. **In lieu of the foregoing water requirements, Developer may submit available Project Water EDUs (credits) in accordance with the Copper River Ranch Water Supply Implementation Agreement dated November 17, 2016, as amended**



DATE: April 12, 2018

TO: Israel Trejo
Development and Resource Management Department

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

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

SUBJECT: Public Works Conditions of Approval
TT 6207 / C-18-031
Granville / Giannetta

The Public Works Department, Traffic Engineering 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.

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

1. Provide a cross section on the map for Alicante where the street dedication widens.
2. Provide two cross sections on the map for Copper River Drive.
3. Identify 12' visibility triangles on the site plan at Alicante and the entrance/exits.
4. Identify all streetlights and signals.
5. Identify 4' clear path of travel along the public sidewalk.

General Conditions:

1. Identify all easements on the map.
2. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
3. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of 160' offset measured from center line to center line.
4. 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.
5. Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations. All existing sidewalks

in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

6. 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.
7. Street widening and transitions shall also include utility relocations and necessary dedications.
8. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
9. 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 and streetlight.
10. Remove abandoned (not identified for utilization) driveway approaches and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (**FMC**) **13-211**.

Frontage Improvement Requirements:

Public Streets:

Friant Avenue: Expressway

1. Relinquish direct vehicular access rights to Friant Road from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct an expressway barrier fence within the limits of the application, per Public Works Standards **P-74** and **P-75**.
 - b. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-10** for Expressways. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.

Copper River Drive: Modified Collector

1. Construction Requirements:
 - a. Where missing, construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. Construct a 6' minimum residential sidewalk per Public Works Standard **P-53**, if not existing.
 - b. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
 - c. If not constructed to current Public Works Standards, modify or replace the existing ramps to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy.

Alicante Drive: Local

1. Relinquish direct access to Alicante Drive from all residential lots within this subdivision.
2. Construction Requirements:

- a. If not constructed to current Public Works Standards, modify or replace the existing ramps to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy.
- b. Where missing, construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 12' residential pattern.
- c. Where not existing, construct an underground street lighting system to Public Works Standards within the limits of this application. Spacing and design shall conform to Public Works Standards for Locals. **-OR-** Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
- d. Construct a street type approach per Public Works Standard **P-76/P-77**. Site Plan approval of a street type approach is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.

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 providing ingress or egress to the subdivision.

Specific Mitigation Requirements: This tract will generate 33 a.m. / 44 p.m. peak hour trips. Comply with the mitigation measure requirements of the Traffic Engineering Manager for T-5205.

1. 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.

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

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.

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

**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 FLOOD
FRESNO, CA 93721

DEVELOPER

CLAUDIA CAZARES, COPPER RIVER
SOUTHWEST, LLC
1396 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: **6207**

ADDRESS: **11291 N. ALICANTE DR**

APN: **579-090-19S, 20S**

SENT: **4/10/18**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DE	\$89,595.00	NOR Review *	\$498.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$1,390.00	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: \$89,595.00		Total Service Charge: \$1,888.00		

* The Development Review Service Charge shown above is associated with FR CUP 2018-031 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 2/28/19 based on the site plan submitted to the District on 3/09/18 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. 6207

**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
☒ 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. 6207**

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

Page 3 of 5

**FR
TRACT No. 6207**

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

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

Page 4 of 5

CC:

GARY MCDONALD, OMEGA INVESTORS, LLC

1396 W. HERNDON AVE., SUITE 101

FRESNO, CA 93711

GARY GIANNETTA ENGINEERING

1119 S STREET

FRESNO, CA 93721

FR TRACT No. 6207

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

Page 5 of 5

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

Application No. FR TRACT 6207

Name / Business CLAUDIA CAZARES, COPPER RIVER SOUTHWEST, LLC

Project Address 11291 N. ALICANTE DR

Project APN(s) 579-090-19S, 20S

Project Acres (gross) 11.58

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

Description	Qty	Unit	Price	Amount
-------------	-----	------	-------	--------

Estimated Construction Cost _____

Fee equals lesser of

\$375.00 plus 3% of the estimated construction costs _____ Total (\$300.00 gross per acre) \$3,474.00

Amount Due _____

**Storm Drain Facilities
Cost Sheet**

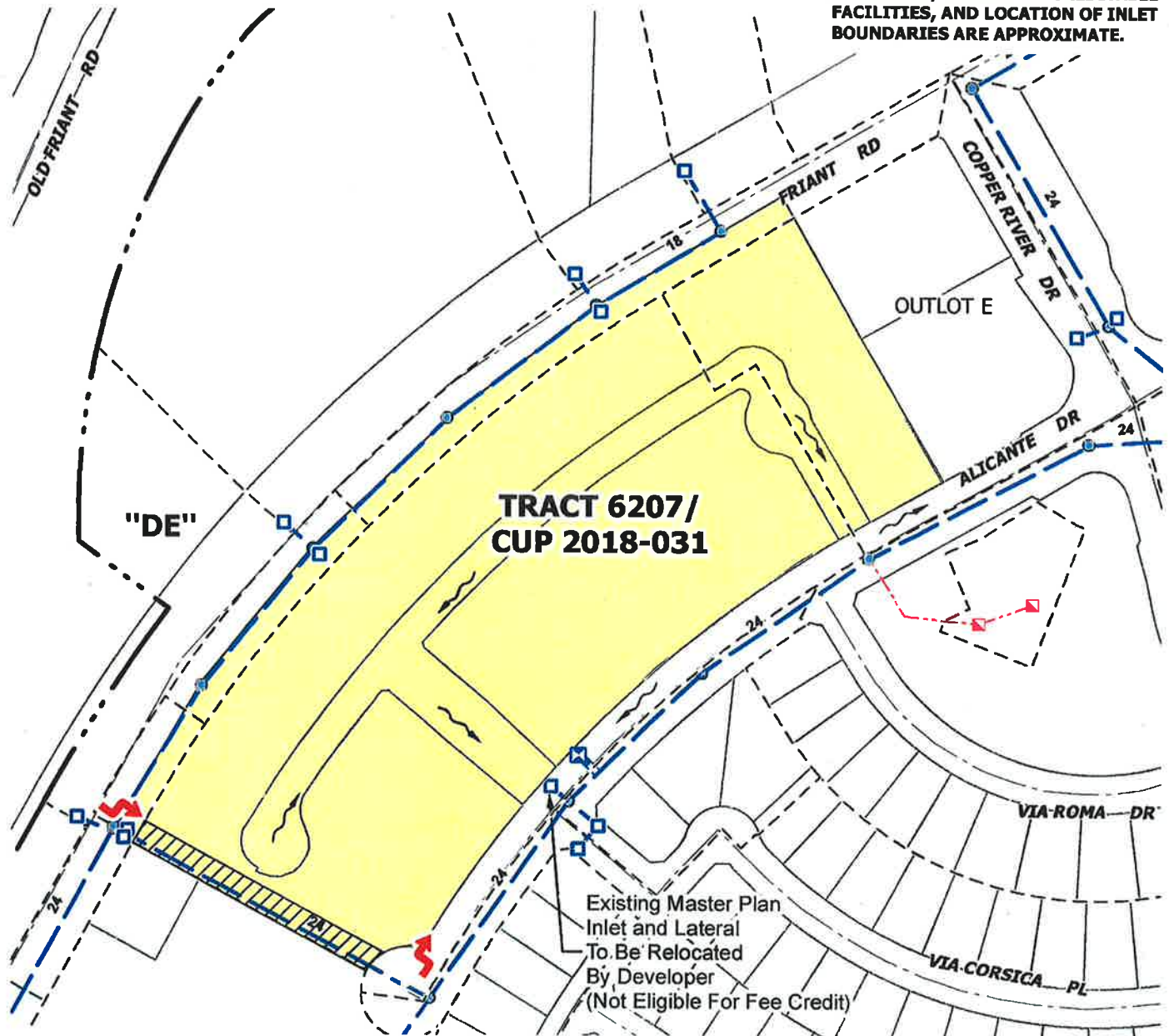
15" Concrete Pipes \$72.00 LF
18" Concrete Pipes \$76.00 LF
24" Concrete Pipes \$85.00 LF
30" Concrete Pipes \$101.00 LF
36" Concrete Pipes \$120.00 LF
42" Concrete Pipes \$139.00 LF
48" Concrete Pipes \$163.00 LF
54" Concrete Pipes \$198.00 LF
60" Concrete Pipes \$233.00 LF
66" Concrete Pipes \$275.00 LF
72" Concrete Pipes \$317.00 LF
84" Concrete Pipes \$354.00 LF
96" Concrete Pipes \$384.00 LF
15" Jacked Pipes \$555.00 LF
18" Jacked Pipes \$608.00 LF
24" Jacked Pipes \$687.00 LF
30" Jacked Pipes \$766.00 LF
36" Jacked Pipes \$846.00 LF
42" Jacked Pipes \$898.00 LF
48" Jacked Pipes \$951.00 LF
54" Jacked Pipes \$1,031.00 LF
60" Jacked Pipes \$1,110.00 LF
66" Jacked Pipes \$1,216.00 LF
72" Jacked Pipes \$1,374.00 LF
84" Jacked Pipes \$1,533.00 LF
Manholes \$4,000.00 EA
Inlets & Laterals \$4,450.00 EA
Outfalls \$11,000.00 EA
Canal Outfalls \$15,000.00 EA
Basin Excavation \$0.75 CY

**IMPROVEMENTS ADJACENT
TO BASIN**

Fence, Pad, and Gate \$20.00 LF
Mowstrip \$18.00 LF
Arterial Paving \$74.00 LF
Local Paving \$48.00 LF
Curb and Gutter \$25.00 LF
Sidewalk \$50.00 LF
Sewer Line \$21.00 LF
Water Line \$24.00 LF
Street Lights \$65.00 LF
Pump Station/Intake \$400,000.00 EA

FR TRACT No. 6207

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



LEGEND

- Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
- Existing Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Existing 30' Wide Channel and Storm Drain Easement
- Major Storm Breakover



1" = 200'

**TRACT 6207/
CUP 2018-031**
DRAINAGE AREA "DE"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg

Date: 4/3/2018

Path: K:\Autocad\DWGS\0EXHIBIT\CITYCUP\2018-031.mxd



OTHER REQUIREMENTS
EXHIBIT NO. 2

There is an existing thirty-foot (30') wide channel and storm drain easement located along the southwesterly property line of Tract 6207. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The existing natural vegetation channel was constructed by Tract 5205 and must be protected in its current location. Should Tract 6207 desire to alter the channel, an acceptable channel design and construction plan must be approved by the District prior to approval of the grading plan and included in the Drainage Report.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the six-inch (6") 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.

Development No. Tract 6207

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

File No. 210.413

Page 1 of 5

PUBLIC AGENCY

ISRAEL TREJO
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

CLAUDIA CAZARES, COPPER RIVER
SOUTHWEST, LLC
1396 W. HERNDON AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: 2018-031

ADDRESS: 11291 N. ALICANTE DR

APN: 579-090-20S

SENT: 4/10/18

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
DE	\$89,595.00	NOR Review *	\$498.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$1,390.00 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: \$89,595.00		Total Service Charge:	\$1,888.00

* The Development Review Service Charge shown above is associated with FR TRACT 6207 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 2/28/19 based on the site plan submitted to the District on 3/09/18 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. 2018-031**

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

Page 2 of 5

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
☒ 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. 2018-031**

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

Page 3 of 5

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
CUP No. 2018-031**



Debbie Campbell
Design Engineer



Denise Wade
Project Engineer

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

Page 4 of 5

CC:

GARY MCDONALD, OMEGA INVESTORS, LLC

1396 W. HERNDON AVE., SUITE 101

FRESNO, CA 93711

GARY GIANNETTA ENGINEERING

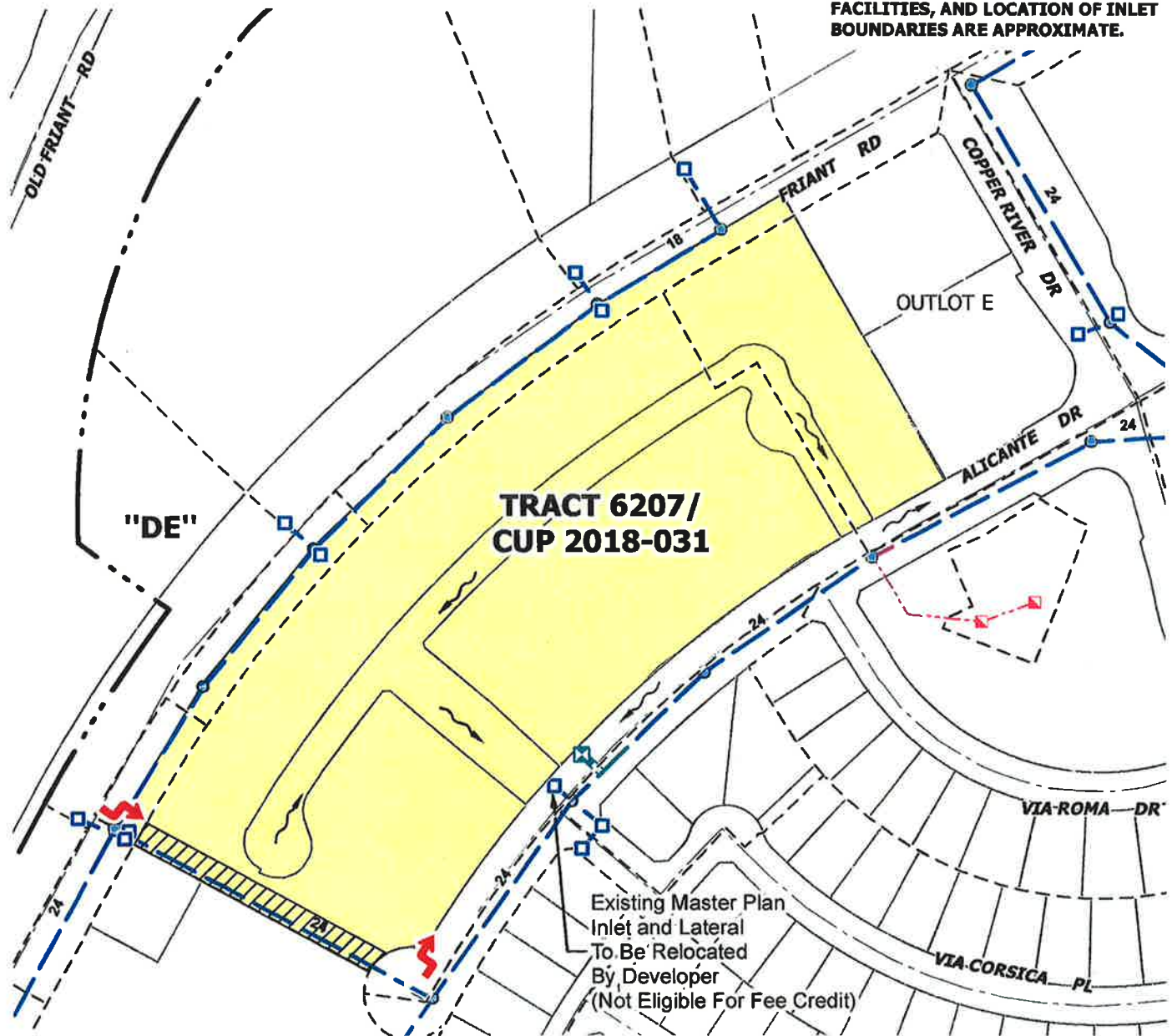
1119 S STREET

FRESNO, CA 93721

**FR
CUP No. 2018-031**

Page 5 of 5

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



LEGEND

- Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
- Existing Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Existing 30' Wide Channel and Storm Drain Easement
- Major Storm Breakover



1" = 200'

**TRACT 6207/
CUP 2018-031**
DRAINAGE AREA "DE"

EXHIBIT NO. 1



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg

Date: 4/3/2018

Path: K:\Autocad\DWGS\0EXHIBIT\CITYCUP\2018-031.mxd

OTHER REQUIREMENTS
EXHIBIT NO. 2

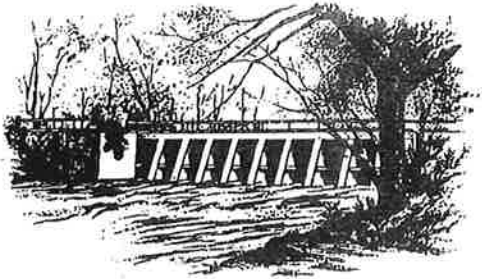
There is an existing thirty-foot (30') wide channel and storm drain easement located along the southwesterly property line of CUP 2018-031. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The existing natural vegetation channel was constructed by Tract 5205 and must be protected in its current location. Should CUP 2018-031 desire to alter the channel, an acceptable channel design and construction plan must be approved by the District prior to approval of the grading plan and included in the Drainage Report.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the six-inch (6") 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.

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Development No. CUP 2018-031



YOUR MOST VALUABLE RESOURCE - WATER



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

April 3, 2018

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

RE: Vesting Tentative Map of Tract No. 6207, Conditional Use Permit No. C-18-031
N/E Friant Road and Copper Avenue

Dear Mr. Trejo:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Map of Tract No. 6207 and Conditional Use Permit C-18-031 for which the applicant request to subdivide the subject property into a 44-lot single family residential planned development with gated private streets and modify development standards to include reduced setbacks, APNs: 579-090-19, 20. 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 1.4 miles outside the FID Boundary.
2. The proposed land use (or change in land use) should be such that the need for water is minimized and/or reduced so that groundwater impacts to the proposed project area and any surrounding areas are eliminated. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically open ground 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 significant increase in dependence on groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem or require the use of reclaimed water, if available.
3. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.

G:\Agencies\FresnoCity\Tract Map\6207.doc

BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

Israel Trejo
Re: VTM6207, CUP C-18-031
April 3, 2018
Page 2 of 2

4. 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.

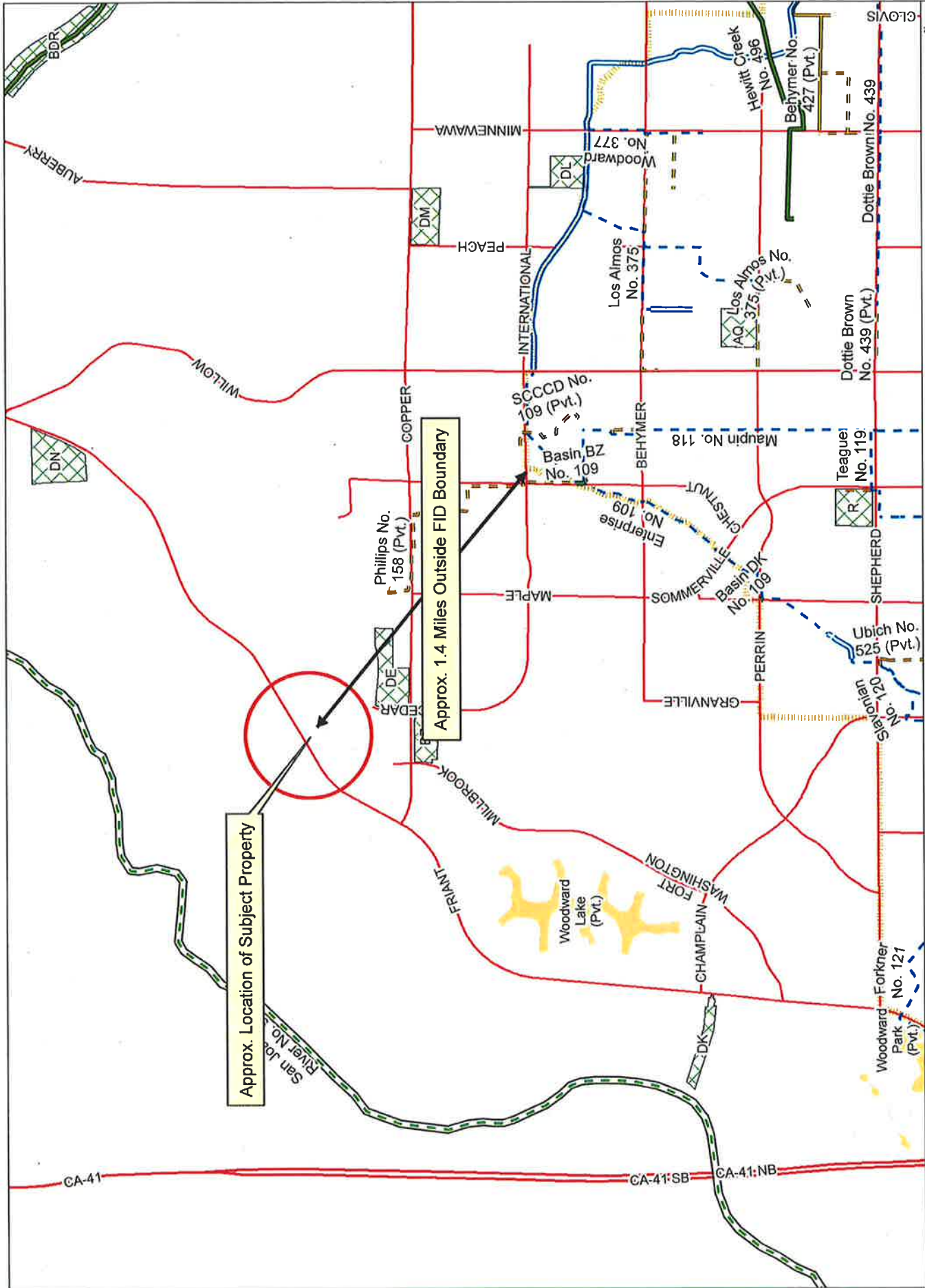
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

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) 283-7181 for further information on FID facilities.



Legend

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

0 1,400 2,800 Feet
1" = 2,770.58 feet
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March 12, 2018

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

SUBJECT: 579-090-20s, 19
11291 N. Alicante Dr.
Tentative Map No. 6207

Dear Mr. Trejo:

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: *839 (CBEDS enrollment 2017-18 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. Hovsepian
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: *1361 (CBEDS enrollment 2017-18 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: *2498 (CBEDS enrollment 2017-18 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 \$4.63 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



March 12, 2018

Israel Trejo
City of Fresno
Development Services and Planning
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

Re: Tentative Tract Map No. 6207 & Conditional Use Permit No. C-18-031
11291 N. Alicante Dr., Fresno

Dear Israel Trejo:

Thank you for giving us the opportunity to review your plans. The proposed Tentative Tract Map No. 6207 & Conditional Use Permit No. C-18-031 does not appear to interfere with any existing PG&E facilities or easement rights; therefore, we have no objection to your proposed plan.

In the event that you require PG&E's gas or electrical service in the future, please continue to work with PG&E's Service Planning department.

https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page

Should your plans change or if you have any questions regarding our response, please resubmit or contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management