

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

CONDITIONS OF APPROVAL

FEBRUARY 6, 2019

VESTING TENTATIVE TRACT MAP NO. 6100

**LOCATED ON THE WEST SIDE OF NORTH ARMSTRONG AVENUE BETWEEN EAST DAKOTA AND
EAST FARRIN AVENUES**

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative map:

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun (please see section related to Development Fees and Charges included herein below for further information).

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments shall be completed with development.

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

The subdivider of property located within the UGM boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the Urban Growth Management process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 6100, a 40-lot conventional single family residential subdivision, the subdivider may prepare a Final Map in accordance with the approved tentative map and Conditional Use Permit Application No. P18-01267 (Planned Development).
 - a. Recordation of a Final Map is contingent upon compliance with all mitigation measures, fees, and timelines identified in the associated Mitigated Negative Declaration prepared for Environmental Assessment No. T-6100/P18-01267 dated October 26, 2018.
2. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.
3. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department, Development Services (Planning) Division for verification prior to Final Map approval. Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.
4. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Planning and Development Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
5. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
6. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the

required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.

7. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Part IV, Chapter 15, "Land Divisions;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
8. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to tentative maps.
9. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
10. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.
11. Prior to final map approval, the owner of the subject property shall execute a "Right to Farm" covenant with the City of Fresno. Said covenant is to run with the land and shall acknowledge and agree that the subject property is in or near agricultural districts located in the City and County of Fresno and that the residents of said property should be prepared to accept the inconveniences and discomfort associated with normal farm activities. The "Right to Farm" covenant shall be recorded prior to or concurrent with the recording of the Final Map of Vesting Tentative Tract Map No. 6100.
12. The subdivider shall comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

13. The subdivider shall comply with Regulation VIII and Rule 8060 of the San Joaquin Valley Air Quality Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.

GENERAL INFORMATION

14. Prior to the issuance of building permits for the subdivision, school construction fees shall be paid to the respective school district, in which the subject property is located, in accordance with the school district's adopted schedule of fees.
15. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.
16. Pursuant to Section 66456.1 of the Subdivision Map Act, which states "The right of the subdivider to file multiple Final Maps shall not limit the authority of the local agency to impose reasonable conditions relating to the filing of multiple Final Maps," any multiple final maps filed by the subdivider on this tract shall fully and independently conform to all provisions of FMC Chapter 15, Articles 33 and 38.
17. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with the FMC.
18. Any existing and/or proposed structure(s) on the site which may be utilized in conjunction with a condominium project are required to maintain compliance with any applicable standards of the California Building Code as it relates to wall protection, allowable area, etc.

- a. Compliance with the prevailing California Building Code must be demonstrated, respective to the location of new condominium boundaries which may be proposed to be described on a condominium plan, prior to recordation of a Condominium Plan. Contact the Development and Resource Management Department, Building and Safety Services Division at (559) 621-8200.
 - NOTE: In the event the structures do not comply with any applicable standards of the California Building Code, they must be modified so as to meet the standard.
19. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
20. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.
21. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
22. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

If the subdivider elects to apportion the assessment, the application shall contain the following information:

- a. A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;

- b. A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
- c. Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
- d. The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

MITIGATION MONITORING REQUIREMENTS

- 23. Development of the subject property shall be subject to implementation of all applicable mitigation measures, fees, and timelines included within the Initial Study and Mitigated Negative Declaration prepared for Environmental Assessment No. T-6100/P18-01267 dated October 26, 2018.
 - a) The Mitigated Negative Declaration prepared for the proposed project is tiered off of the Fresno General Plan Master Environmental Impact Report (MEIR SCH No. 2012111015). Development of the subject property shall be subject to implementation of all applicable mitigation measures included within the MEIR for subsequent projects; included herein by reference.

ZONING & PROPERTY DEVELOPMENT STANDARDS

- 24. The subject property is zoned under the RS-1 (*Residential Single-Family, Extremely Low Density*) and RS-4 (*Residential Single-Family, Medium Low Density*) zone district classifications. In accordance with FMC Section 15-310-C, development of the subject property or individual lots resulting in the subdivision thereof shall comply with all property development standards of the applicable RS-4 (*Residential Single-Family, Medium Low Density*) zone district for the subject property pursuant to Conditional Use Permit Application No. P18-01267 (Planned Development); and, all applicable requirements of the FMC.
 - a) Approval of Vesting Tentative Tract Map No. 6100 is subject to Planning Commission approval of Conditional Use Permit Application No. P18-01267 (Planned Development).

Lot Area and Dimensions

25. Proposed lot shall be configured and dimensioned in accordance with Vesting Tentative Tract Map No. 6100.

Landscaping, Open Space, and Walls

26. In accordance with Section 15-4105-F-2 of the Fresno Municipal Code, the subdivider shall provide a minimum 10-foot wide landscape easement (and irrigation system) along the easterly property lines of all lots with frontage on North Armstrong Avenue (i.e., Lot 1 and Lot 40 of Vesting Tentative Tract Map No. 6100).

- a. Construct a 6-foot high solid masonry sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 & 15-2018 of the FMC behind the required 10-foot wide landscape easement along the easterly property lines of all lots with frontage on North Armstrong Avenue (i.e., Lot 1 and Lot 40 of Vesting Tentative Tract Map No. 6100).

27. Provide a landscape strip (and irrigation system) at the end of interior blocks (i.e., Lots 10, 14, 15, 21, 22, 26, 28, and 37 of Vesting Tentative Tract Map No. 6100), in accordance with Section 15-4105-G-2-b of the FMC; and the following:

- a) A minimum landscape strip of five feet and irrigation system is required along the street side yard of the respective corner lot; unless a minimum four-foot wide park strip is provided between the curb and sidewalk.

- i) The landscape strip/buffer shall be located adjacent to the "sidewalk pattern" within the adjacent public street rights-of-way and shall incorporate street trees to shade the adjacent sidewalks in accordance with Public Works standards, specifications, and policies.

- b) A minimum 6-foot high masonry wall (at finished grade of proposed site) pursuant to the solid wall shall be placed at the rear of the landscape strip or easement in accordance with the requirements of Section 15-2006 & 15-2018 of the FMC; with the following exceptions:

- NOTE: An opening in the masonry wall may be permitted to provide a gate for access if approved by the Public Works Director.

28. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required at all interior end-blocks and adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
29. The subdivider is required to provide street trees on all street frontages per Fresno Municipal Code standards and is responsible for the dedication of public planting and buffer landscape easements as determined by the Development and Resource Management and Public Works Departments.
- a) Street trees shall be planted at the minimum rate of one tree for each 40 feet of street frontage; or, one tree per home (whichever is greater) by the developer.
 - i) The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 15-2309.
 - NOTE: Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or California Plumbing Code as may be amended.
30. Provide a corner cut-off area at all entryways and intersections, where walls or fences and/or landscaping are proposed and/or required, in accordance with Section 15-2018 of the FMC.
- a) Street Intersections. Vegetation and/or structures, flagpoles, signs, fences or walls may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curb exists) and a line joining points on these curb lines at a distance of 30 feet along both lines from their intersection.
 - i) Trees that are located within the sight distance triangle shall have a clearance of eight feet high minimum between the lowest portion of the canopy and the sidewalk and street.
 - b) Driveways and Alleys. Visibility of a driveway crossing a street lot line shall not be blocked above a height of three feet by vegetation or structures for a depth of 12 feet as viewed from the edge of the right-of-way on either side of

the driveway at a distance of 12 feet. Street trees shall be pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.

31. When the grading plan establishes a top of slope beyond the required landscape strip/easement noted and the construction of the required wall(s) is to be established coincident with the top of slope then the required minimum easement width shall be expanded to include the full landscaped area up to the wall location.
32. All proposed/required landscaped easements/buffers, open space areas, pedestrian connections, entryways, pathways and/or private on-site landscaping for street tree purposes shall be improved in accordance with landscape improvement plans, which are to be submitted to the Development and Resource Management Department for review and approval prior to Final Map approval.
 - NOTE: Lighting and fence/wall details for any proposed/required open spaces areas or pedestrian connections shall be provided with the submittal of the landscape improvement plans.
33. Maintenance of any/all required landscape easements and/or proposed Outlots within the boundary of Vesting Tentative Tract Map No. 6100 shall be provided pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
34. Comply with all street tree, buffer landscaping, median island, outlot, and trail requirements included within the attached memorandum from the Department of Public Works, Streets Division dated July 24, 2018.

STREETS AND RIGHTS-OF-WAY

35. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
36. The subdivider shall make provisions for disabled persons in accordance with the Department of Public Works standards and as required by State law. Handicap access ramps are required to be constructed in sidewalks at all corners within the limits of the tract. Where street furniture is located within the sidewalk area (fire hydrants, streetlights, etc.), a minimum of 48 inches of unobstructed path shall be maintained to satisfy the American Disabilities Act requirements. If necessary,

dedicate a pedestrian easement to accommodate for the 4-foot minimum unobstructed path requirement.

37. Comply with all of the requirements included within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated January 22, 2019.

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Armstrong Avenue. The following sewer improvements shall be required prior to providing City sanitary sewer service to the project:

38. Comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated July 25, 2018.

WATER SERVICE

The nearest water mains to serve the proposed project are a 12-inch main located in North Armstrong Avenue. The following water improvements shall be required prior to providing City water service to the project:

39. Comply with all of the requirements included within the attached Department of Public Utilities, Water Division memorandum dated July 31, 2018

SOLID WASTE SERVICE

40. This tract will be serviced as Single Family Residential properties with Basic Container Service (3 container - solid waste, green waste & recyclable material).

FIRE SERVICE

Fire service is available to the proposed tract subject to the following requirements:

41. Comply with all of the requirements included within the attached Fresno Fire Department memorandum dated January 23, 2019.

FLOOD CONTROL AND DRAINAGE

42. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the

subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's memorandums to the Development and Resource Management Department dated August 15, 2018.

- a) The developer shall either make improvements to the existing pipeline system to provide additional capacity or use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing facility.
 - i) Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the proposed medium-high density residential development, to a two-year discharge, which would be produced by the property if developed with medium density residential.
- b) Any temporary basin constructed for or used by this subdivision requires approval of FMFCD and the City of Fresno, and may only be implemented through a covenant between the City and the Developer prior to final map approval. Temporary basins shall be fenced within seven days of the time a basin becomes operational, and fencing shall conform to City of Fresno Public Works Standard No. P-98. The Fresno Mosquito and Abatement District shall be provided access rights and a means of entry for inspection and mosquito abatement activities for all on-site basins (refer to attached map of mosquito abatement districts in the Fresno-Clovis Metropolitan Area). Attached hereto, and incorporated by reference, is a copy of the updated Public Works Standard No. P-97 for temporary on-site ponding basins, and a copy of the City of Fresno's Guidelines for Ponding Basin / Pond Construction and Management, dated October 29, 2004. Maintenance of temporary ponding basins shall be provided through annexation to the Community Facilities District in accordance with the maintenance requirements included herein below; unless the City Engineer determines that maintenance may occur by the subdivider through a covenant agreement until such time that permanent drainage service is available.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

43. Comply with all of the requirements included within the attached County of Fresno, Department of Public Health memorandum dated July 18, 2018.

FRESNO IRRIGATION DISTRICT

44. Comply with all requirements included within the attached memorandum from the Fresno Irrigation District (FID) dated July 28, 2016.

RIGHT-OF-WAY ACQUISITION

45. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
46. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
47. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.
48. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.
49. The subdivider shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

MAINTENANCE OBLIGATIONS

The long term maintenance of all the items listed below is ultimately the responsibility of the owner/developer:

50. With the exception of those areas which may be eligible for inclusion within the Community Facilities District (CFD) as referenced herein below, obligations for retention and maintenance of required end-block landscaped areas or strips for

all corner lots shall be the responsibility of the respective property owner(s) on which the landscaped area is located.

51. Comply with all the requirements included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum regarding Conditions for Maintenance Requirements dated July 24, 2018; and, the following:
52. If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.
 - NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.
- a) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
 - NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.
- b) Proceedings to place the Final Map into a CFD shall not commence until the Final Map, Landscape and Street Construction Plans are considered to be technically correct.
- c) If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the

assessment. The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.

53. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.

a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to Article 40 of Chapter 15 of the Fresno Municipal Code. The Declaration of Covenants, Conditions, and Restrictions (CC&R's) described herein, shall among other things, specify level of effort, frequency, and inspection of maintenance responsibilities, name the City as a third party beneficiary for those provisions, and be subject to approval by the Director of Public Works and the City Attorney's Office. Any amendment to the above provisions or any other provision specifying any right of the City shall require the prior written consent of the City.

- NOTE: Should the owner/developer elect to establish a Home Owners' Association to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.

b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

- a. Applicable Flood Fees as determined by the Fresno Metropolitan Flood Control District.

(Reference Fresno Metropolitan Flood Control District requirements included herein above and notes below for further information)

<i>SEWER CONNECTION CHARGES</i>	<i>FEE RATE</i>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Fowler	\$344/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
g. Fowler Trunk Sewer Interim Fee Surety [1]	\$574/living unit
f. House Branch Sewer Charge [2]	N/A

<i>WATER CONNECTION CHARGES</i>	<i>FEE RATE</i>
h. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
h. Frontage Charge [1]	\$6.50/lineal foot
k. UGM Water Supply Fee [2] Service Area: 101-S	\$456/living unit
l. Water Capacity Fee [1]	\$4,365/living unit*

* Fee based on meter(s) sizes specified by owner; fee for Water Capacity established by the Master Fee Schedule.

<i>CITYWIDE DEVELOPMENT IMPACT FEES</i>	<i>FEE RATE</i>
o. Fire Facilities Impact Fee – Citywide [4]	\$779/living unit
p. Park Facility Impact Fee – Citywide [4]	\$2,738/living unit
q. Quimby Parkland Dedication Fee [2]	\$1185/living unit
r. Citywide Regional Street Fee [3]	\$7,830/adj. acre
s. New Growth Area Major Street Fee [3]	\$21,555/adj. acre
t. Police Facilities Impact Fee – Citywide [4]	\$602/living unit
u. Traffic Signal Charge [1]	\$488.00/living unit

Notes:

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Please see the attached memorandum from the Fresno Metropolitan Flood Control District (FMFCD) for further information regarding considerations which may affect the fee obligation(s) or the timing or form of fee payment.

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. (The requirement to pay this fee is currently suspended by Fresno County. However, payment of this fee may be required if the fee has been reinstated at the time of issuance of building permits on the subject property.)

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.



DATE: ~~August 14, 2018~~ **REVISED January 22, 2019 (Reference LLA 2018-33.)**

TO: Phillip Siegrist
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 6100, 3551 North Armstrong Avenue
De Young Properties / QK

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.

Planner: Outlots A, B ~~and C~~, **D and E:** This open space is not accessible to the general public and is not eligible for Park Impact Fee credits.

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

- ~~1. Clearly identify and dimension the remainder parcels.~~
2. Revise the proposed street layout adjacent to lot 20 and 34 to provide for a 90 degree knuckle. **Parcels 20 and 34 appear to be landlocked. Revise the lots and Outlots D and E to provide access.**
3. **APN's 310-201-11 and 310-201-18: Remainder Parcels:** Identify ingress and egress for the 2 ~~remainder~~ parcels and the building setback from the proposed right of way. **Verify the required building setback after dedications.**
- ~~4. The 25' wide strip to be conveyed to APN 310-201-02 per separate lot line adjustment could hold up the map. We recommend designating it as an outlot.~~
5. Private Irrigation Pipe: All piping **shall be located outside of the proposed street right of way.** Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Traffic and Engineering Services Division for review and approval. **Identify the proposed easements and provide a final cross sectional detail on the map or show pipe in Armstrong to be abandoned.**

General Conditions:

1. Identify all easements on the map.
 - a. Major Streets: A 2' dedication for a pedestrian easement is required.

- b. Local Streets: Where 50' local streets are constructed, a 1' pedestrian easement is required on streets with driveway approaches.
- 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 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.
- 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 **and adjacent to APN's 310-201-11 and 310-201-18** ~~the remainders~~, 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:

Armstrong Avenue: Collector

- 1. Dedication Requirements:
 - a. Dedicate **47'** of property, from section line, for public street purposes, within the limits of this application **and across the remainder 310- 201-11**, per Public Works Standards.
 - b. Dedicate a **2'** pedestrian easement along the Armstrong frontage **and across the remainder 310- 201-11**.
 - c. Dedicate corner cuts for public street purposes at the intersection of Armstrong and Saginaw.
 - d. Relinquish direct access rights to Avenue from all lots within this subdivision.
- 2. Construction Requirements:
 - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5** across the frontage of the map **and the remainder 310- 201-11**. The curb shall be constructed to a **12'** residential pattern. Construct a **6'** residential sidewalk per Public Works Standard **P-53**. A Pedestrian Easement is required. Identify on the map.
 - b. Construct **20'** of permanent paving (measured from face of curb) within the limits of this sub-division **and across the remainder 310- 201-11**.
 - c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision **and adjacent to the remainder 310- 201-11**. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets.

Dakota Avenue: Collector

1. Dedication Requirements adjacent to 310-201-08 the remainder:
 - a. Dedicate 72' of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard P-54.
 - b. Dedicate a 2' Pedestrian Easement.
2. ~~Construction Requirements adjacent to the remainder:~~
 - a. ~~Construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The curb shall be constructed to a 12' residential pattern. Construct a 6' residential sidewalk per Public Works Standard P-53. A 2' Pedestrian Easement is required. Identify on the map.~~
 - b. ~~Construct 20' of permanent paving (measured from face of curb) within the limits of this subdivision and across the remainder.~~
 - c. ~~Construct an underground street lighting system to Public Works Standard E-1 adjacent to the remainder. Spacing and design shall conform to Public Works Standard E-8 for Collector Streets.~~

Interior Streets:

1. Dedicate, design and construct all curb, gutter, sidewalk, (both sides), permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **10'** visibility triangle at all driveways.
5. Design local streets with a minimum of **250'** radius.
6. Dead-end Streets: Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**. Identify and provide a temporary turn around.

Specific Mitigation Requirements:

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.
2. Full offsite improvements adjacent to the remainders on Armstrong and Dakota shall be required for public health and safety and the orderly development of the surrounding area. Reference "**The Subdivision Map Act**", **Chapter 1, Section 66424.6**.
3. Backing onto a major street is prohibited. **Identify** the proposed ingress / egress locations for all buildings to remain. Construct circular or hammerhead driveways, where not existing and construct concrete driveway approaches to Public Works Standards **P-1** and **P-6**.

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 as set forth 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.

Fresno Major Street Impact (FMSI) Requirements:

Armstrong Avenue: Collector (Growth Area Street)

Dedicate and construct (2) 12' southbound and (1) northbound center section travel lanes, (2) 5' shoulders and a 12' center two-way left turn lane within the limits of this subdivision and continue adjacent to the remainder. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

~~Dakota Avenue: Collector (Growth Area Street)~~

~~Dedicate and construct (2) 12' center section travel lanes, (2) 5' shoulders and a 12' center two-way left turn lane within the limits of the remainder. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed.~~

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



DATE: July 24, 2018

TO: Phillip Siegrist, Development Services/Planning
Development and Resource Management Department

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

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6100 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: 6893 East Dakota Avenue
APN: 310-201-08

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. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

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

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

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

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

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

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

1. The Property Owner’s Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements (“Services”) associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno’s Community Facilities District No. 11 (“CFD No. 11”).

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

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

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

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

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

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

PUBLIC AGENCY

PHILLIP SIEGRIST
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

YOHANES MAKMUR, QUAD KNOPF, INC.
6061 N. FRESNO ST.
FRESNO, CA 93720

PROJECT NO: **6100**
ADDRESS: **NWC DAKOTA AND ARMSTRONG AVE.**
APN: **310-201-11, 08, 310-201-12**

SENT: *8/15/18*

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BW	\$46,648.00	NOR Review *	\$487.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$1,358.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$46,648.00		Total Service Charge: \$1,845.00		

* The Development Review Service Charge shown above is associated with FR CUP 2018-01267 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 8/08/18 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. 6100

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
 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. 6100

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.

FR
TRACT
No. 6100



Debbie Campbell
Design Engineer



Robert Villalobos
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

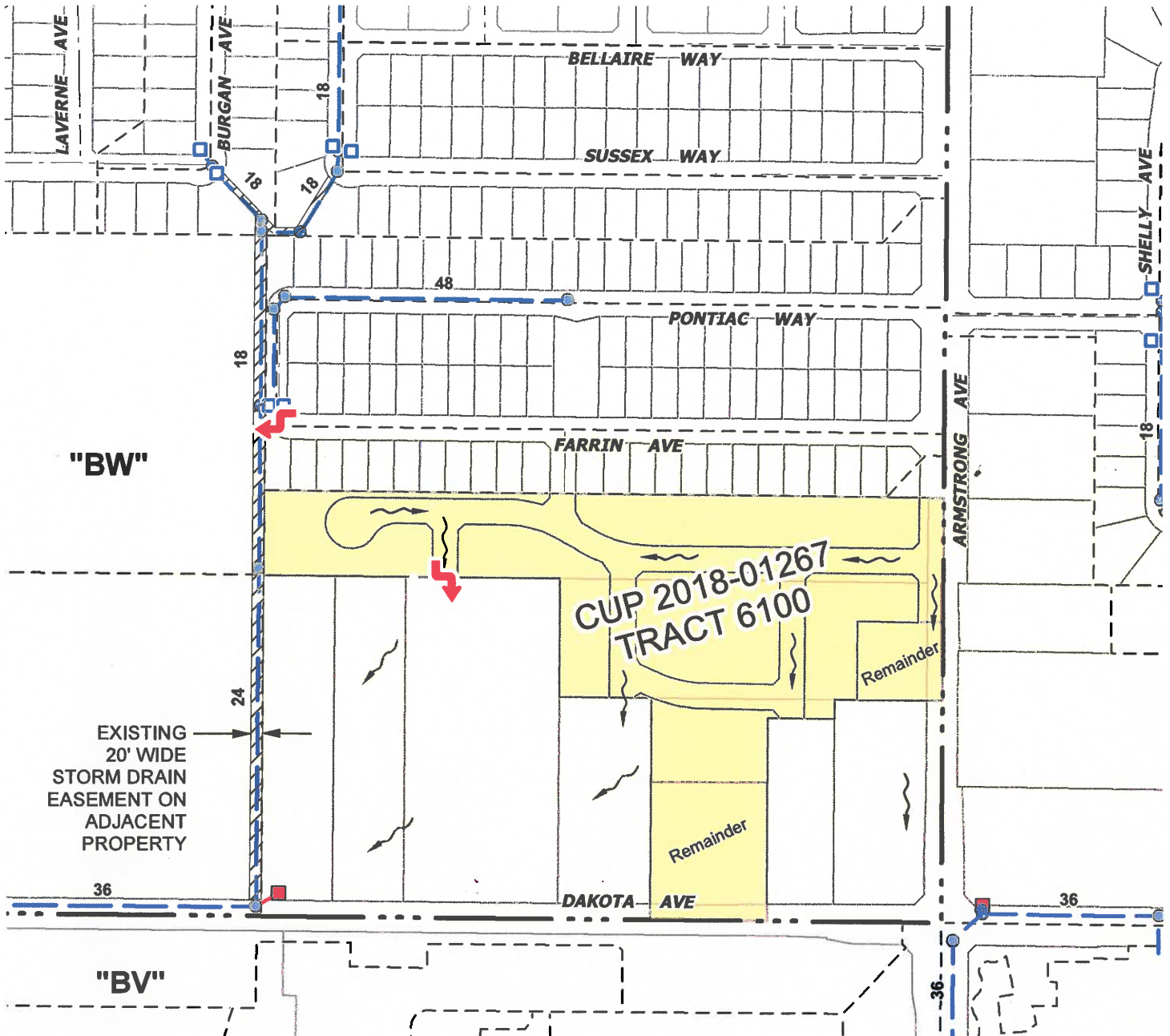
ERNIE ESCABEDO, DE YOUNG PROPERTIES

677 W PALMDON AVE., SUITE 208

FRESNO, CA 93704

FR TRACT No. 6100

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



LEGEND

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Major Storm Breakover



1" = 300'

**CUP 2018-01267
TRACT 6100
DRAINAGE AREA "BW"**

EXHIBIT NO. 1



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS
EXHIBIT NO. 2

The District's Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to a medium-high density type land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed medium-high density type land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a medium-high density type development, to a two-year discharge, which would be produced by the property if developed medium density residential.

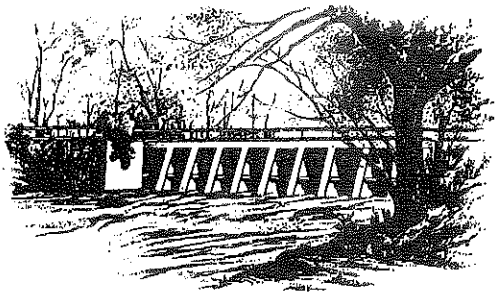
Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density equivalent to or lower than Master Planned, the mitigation requirement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

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

Tract 6100 shall not block the historical drainage patterns of existing development to remain along the perimeter of the tract. The developer shall verify to the satisfaction of the District that runoff from these areas has the ability to surface drain to adjacent streets.

The District is aware of the developer's proposal to direct drainage from the site (not in accordance to the Master Plan) to the existing eighteen-inch (18") storm drain line located along the westerly property line of the site to obtain permanent drainage service. The existing storm drain line was not sized to accommodate runoff from Tract 6100. The developer will need to submit a drainage report and calculations confirming there is adequate capacity in the existing storm drainage pipeline to handle the additional runoff.

Development No. Tract 6100



YOUR MOST VALUABLE RESOURCE - WATER

July 28, 2016

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

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

RE: Tentative Map of Tract No. 6100
N/W Dakota and Armstrong avenues

Dear Ms. Aguilar:

The Fresno Irrigation District (FID) has reviewed the Technical Verification of Vesting Tentative Map of Tract No. 6100 for which the applicant proposes the construction of a 50-lot single family residential subdivision, APNs: 310-201-05, 06, 07, 08, 09, 11, 12. 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.
2. For informational purposes, FID's active Gould Canal No. 97 runs westerly and crosses Armstrong Avenue approximately 1,200 feet north of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Armstrong Avenue or in the vicinity of this canal, FID requires it review and approve all plans.
3. For informational purposes, FID's active Tarpey East Pipeline No. 100 runs southerly along the west side of Fowler Avenue and crosses Dakota Avenue approximately 1,500 feet west of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements within the vicinity of this pipeline, FID requires it review and approve all plans.
4. For informational purposes, a Private pipeline known as the Armstrong Ave. No. 389 traverses the subject property in multiple locations as shown on the attached FID exhibit map. FID records indicate that this pipeline is active and should be treated as such. FID can supply the City with a list of known users upon request. FID has no jurisdiction over private lines, therefore, FID cannot approve nor deny the removal of this pipeline.

G:\Agencies\FresnoCity\Tract Map\6100.doc

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

Andreina Aguilar
Re: TM6100
July 28, 2016
Page 2 of 2

5. The proposed development may negatively impact local groundwater supplies. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

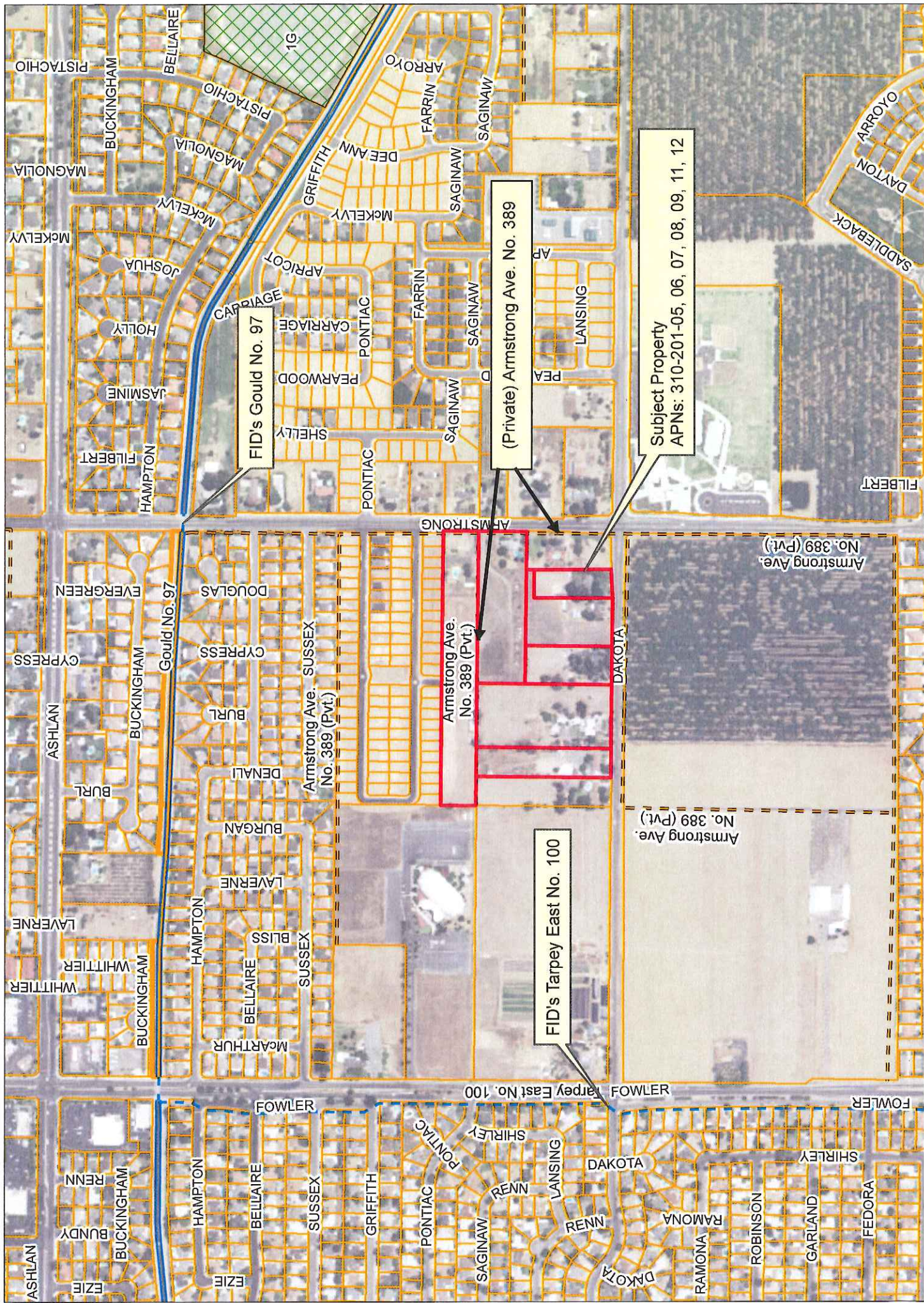
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

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) 233-7161 for further information on FID facilities.

Legend

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

Scale: 1 inch = 574.54 feet
 0 290 580 Feet

North Arrow

6/29/2016
 G:\Figs\master_AC10.mxd

Christopher Lundeen

From: Joann Zuniga <Joann.Zuniga@fresno.gov>
Sent: Tuesday, July 26, 2016 4:08 PM
To: Andrew Benelli; Jill Gormley; Jeff Long; developmentreview@fresnofloodcontrol.org; Engineering Review; Jeff Beck; Scott Sehm; Steve Delsid; Louise Gilio; Hilary Kimber; Ann Lillie; Jason Camit; Frank Saburit; Jon Bartel; Kevin Gray; Doug Hecker; Michael Carbajal; Robert Diaz; Susan Rogers; Karana Hattersley-Drayton; Will Tackett; Byron Beagles
Cc: Andreina Aguilar
Subject: Technical Verification of Vesting Tentative Tract Map No. 6100 - Proposed 50-lot single family residential subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Commenting Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click the following link and download an electronic copy of the project package for review.

Project Address: 3551 North Armstrong Avenue
APN: 310-201-05, 06, 07, 08, 09, 11, 12

<http://m3.fresno.gov/upload/files/97400533/VTTM6100TechVerify.pdf> (click on bookmarks to navigate).

On Tuesday, August 2, 2016, at 2:30 p.m. there will be a technical verification of the map by the Development Review Committee. You are welcome to attend the DRC meeting and give your input at the meeting; or send your response/comments electronically by Tuesday, August 2, 2016, to the attention of Andreina.Aguilar@fresno.gov.

Thank you.

Pre-Application Review Form for the Development Review Committee (DRC)

Project Information

Project Name: Tract 6100
 Project Description: Proposed 50-lot subdivision on the west side of Armstrong, North of Dakota, at back ^{vacant} portions of existing parcels.
 Project Address: 3551 Armstrong Ave, Fresno
 APN: 310-201-05, 06, 07, 08, 09, 11, 12 Project Acreage: 12.5 acres
 Current Zoning: R-A General Plan Land Use Designation: Low Density and Medium Low Density Residential
 Existing Use (list structures): Single Family Residential - Rural

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name: Scott Zaayer Signature: Sm Zaayer
 Company/Organization: QK
 Address: 6061 Fresno St, City: Fresno Zip: 93720
 Email: scott.zaayer@qkinc.com Phone: 449-2400

Check all that apply Applicant Owner Other _____

Name: _____ Signature: _____
 Company/Organization: _____
 Address: _____ City: _____ Zip: _____
 Email: _____ Phone: _____

Check all that apply Applicant Owner Other _____

Name: _____ Signature: _____
 Company/Organization: _____
 Address: _____ City: _____ Zip: _____
 Email: _____ Phone: _____

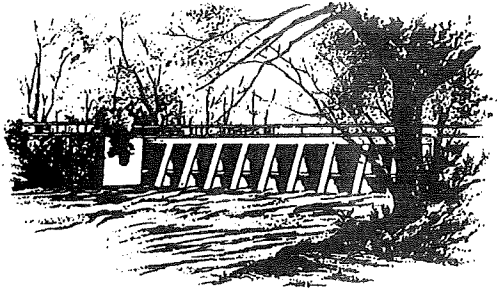
DEADLINES:

Tuesday's DRC: Due by 5pm on Thursday
Thursday's DRC: Due by 5pm on Monday

For Internal Use Only

Date Received: 1/1 BY: Andreina Aguilar
 Application Status: Complete Incomplete
 Pre Application Mtg. Date and Time: DRC - Tuesday, Aug 2, 2016 - 2:30pm





YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

July 23, 2018

Mr. Phillip Siegrist
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application No. P18-01267
N/W Dakota and Armstrong avenues

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P18-01267 for which pertains to the CUP Density Transfer for TM-6100 between RS-1 and RS-4. FID has the following comments:

1. FID previously reviewed and commented on the proposed project on July 28, 2016 as Tentative Map of Tract No. 6100. Those comments and conditions still apply and a copy has been attached for your reference.
2. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with little to no water demand. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.
3. 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 Clovis 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 Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

Phillip Siegrist
RE: P18-01267
July 23, 2018
Page 2 of 2

4. 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 Clovis and FID service area. 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.

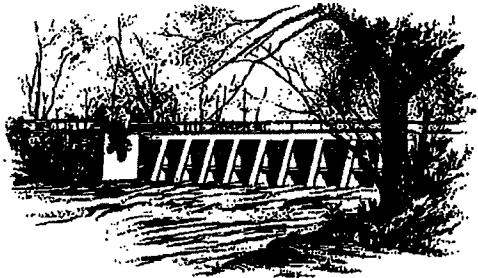
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



YOUR MOST VALUABLE RESOURCE - WATER

July 28, 2016

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

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

RE: Tentative Map of Tract No. 6100
N/W Dakota and Armstrong avenues

Dear Ms. Aguilar:

The Fresno Irrigation District (FID) has reviewed the Technical Verification of Vesting Tentative Map of Tract No. 6100 for which the applicant proposes the construction of a 50-lot single family residential subdivision, APNs: 310-201-05, 06, 07, 08, 09, 11, 12. 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.
2. For informational purposes, FID's active Gould Canal No. 97 runs westerly and crosses Armstrong Avenue approximately 1,200 feet north of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Armstrong Avenue or in the vicinity of this canal, FID requires it review and approve all plans.
3. For informational purposes, FID's active Tarpey East Pipeline No. 100 runs southerly along the west side of Fowler Avenue and crosses Dakota Avenue approximately 1,500 feet west of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements within the vicinity of this pipeline, FID requires it review and approve all plans.
4. For informational purposes, a Private pipeline known as the Armstrong Ave. No. 389 traverses the subject property in multiple locations as shown on the attached FID exhibit map. FID records indicate that this pipeline is active and should be treated as such. FID can supply the City with a list of known users upon request. FID has no jurisdiction over private lines, therefore, FID cannot approve nor deny the removal of this pipeline.

G:\Agencies\FresnoCity\Tract Map\6100.doc

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

Andreina Aguilar
Re: TM6100
July 28, 2016
Page 2 of 2

5. The proposed development may negatively impact local groundwater supplies. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

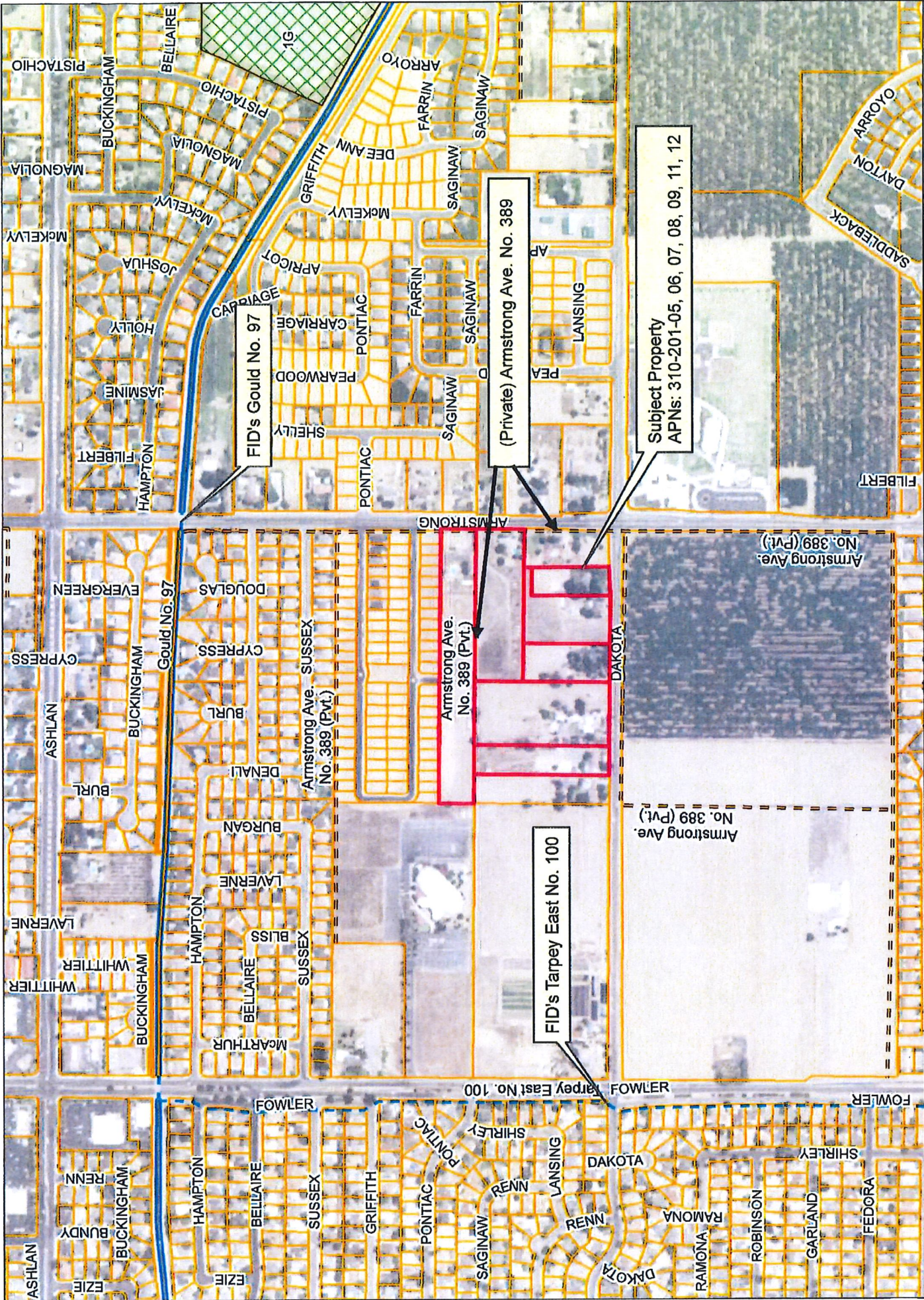
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



FID's Gould No. 97

(Private) Armstrong Ave. No. 389

Subject Property
APNs: 310-201-05, 06, 07, 08, 09, 11, 12

FID's Tarpey East No. 100

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 (555) 233-7161 for further information on FID facilities.



Legend

- FID Pipeline
- FID Canal
- Private Canal
- Abandoned Canal

- Stream Group
- Other-Creek/River
- Other-Pipeline
- Abandoned Pipeline

- FID Boundary
- Railroad
- Streets & Hwys

- Parcel
- FIMFCD Acquired Basins
- FIMFCD Proposed Basins

0 250 500 Feet
1 inch = 574.54 feet
6/23/2016
G:\Fidgimaster_AG10.mxd

Christopher Lundeen

From: Joann Zuniga <Joann.Zuniga@fresno.gov>
Sent: Tuesday, July 26, 2016 4:08 PM
To: Andrew Benelli; Jill Gormley; Jeff Long; developmentreview@fresnofloodcontrol.org; Engineering Review; Jeff Beck; Scott Sehm; Steve Delsid; Louise Gilio; Hilary Kimber; Ann Lillie; Jason Camit; Frank Saburit; Jon Bartel; Kevin Gray; Doug Hecker; Michael Carbajal; Robert Diaz; Susan Rogers; Karana Hattersley-Drayton; Will Tackett; Byron Beagles
Cc: Andreina Aguilar
Subject: Technical Verification of Vesting Tentative Tract Map No. 6100 - Proposed 50-lot single family residential subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Commenting Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click the following link and download an electronic copy of the project package for review.

Project Address: 3551 North Armstrong Avenue
APN: 310-201-05, 06, 07, 08, 09, 11, 12

<http://m3.fresno.gov/upload/files/97400533/VTTM6100TechVerify.pdf> (click on bookmarks to navigate).

On Tuesday, August 2, 2016, at 2:30 p.m. there will be a technical verification of the map by the Development Review Committee. You are welcome to attend the DRC meeting and give your input at the meeting; or send your response/comments electronically by Tuesday, August 2, 2016, to the attention of Andreina.Aguilar@fresno.gov.

Thank you.

Pre-Application Review Form for the Development Review Committee (DRC)

Project Information

Project Name: Tract 6100

Project Description: Proposed 50-lot subdivision on the west side of Armstrong, North of Dakota, at back ^{vacant} portions of existing parcels.

Project Address: 3551 Armstrong Ave, Fresno

APN: 310-201-05, 06, 07, 08, 09, 11, 12 Project Acreage: 12.5 acres

Current Zoning: R-A General Plan Land Use Designation: Low Density and Medium Low Density Residential

Existing Use (list structures): Single Family Residential - Rural

PRIMARY CONTACT, check all that apply: Applicant Owner Other

Name: Scott Zaayer Signature: [Signature]

Company/Organization: QK

Address: 6061 Fresno St City: Fresno Zip: 93720

Email: scott.zaayer@qkinc.com Phone: 449-2400

Check all that apply Applicant Owner Other

Name: _____ Signature: _____

Company/Organization: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

Check all that apply Applicant Owner Other

Name: _____ Signature: _____

Company/Organization: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

DEADLINES:

Tuesday's DRC: Due by 5pm on Thursday

Thursday's DRC: Due by 5pm on Monday

For Internal Use Only

Date Received: 1/1 BY: Andreina Aguilar

Application Status: Complete Incomplete

Pre Application Mtg. Date and Time: DRC - Tuesday, Aug 2, 2016 - 2:30 pm

REVISED VESTING TENTATIVE MAP TRACT NO. 6100

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

THE TRACT DESCRIBED AS FOLLOWS: A certain parcel of land, more or less, situated in the City of Fresno, County of Fresno, State of California, as shown on the attached map, and more particularly described as follows: ...

NOTES:

1. OWNER: ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...
11. ...
12. ...
13. ...
14. ...
15. ...

UTILITY INFORMATION:

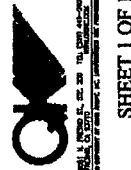
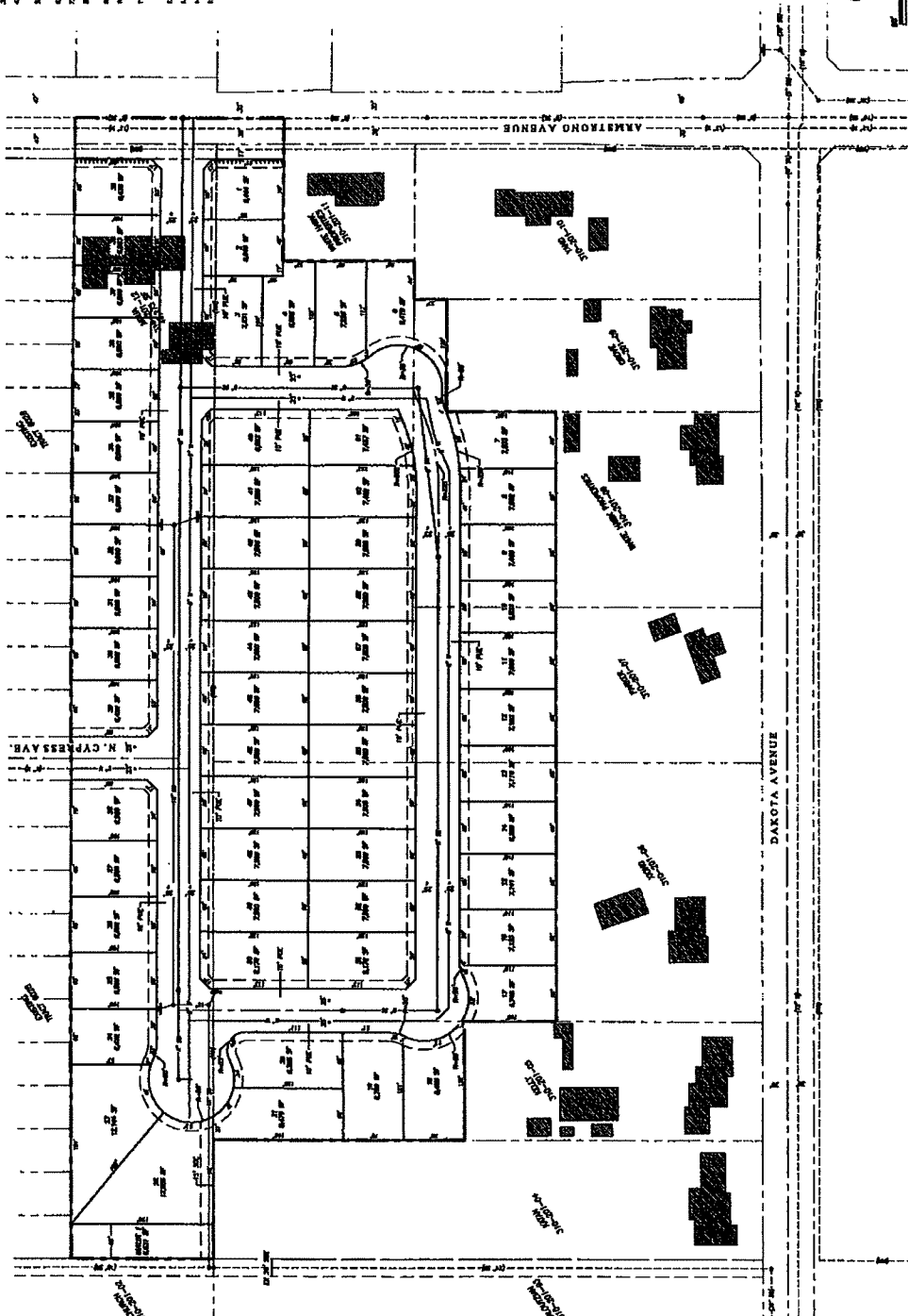
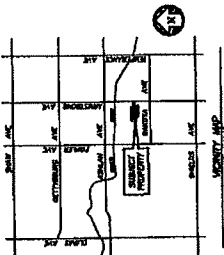
... WATER ... GAS ... SEWER ...

RECORD OWNERSHIP:

... 1980 ... 1985 ... 1990 ...

LEGEND:

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...
- 11. ...
- 12. ...
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...
- 21. ...
- 22. ...
- 23. ...
- 24. ...
- 25. ...
- 26. ...
- 27. ...
- 28. ...
- 29. ...
- 30. ...
- 31. ...
- 32. ...
- 33. ...
- 34. ...
- 35. ...
- 36. ...
- 37. ...
- 38. ...
- 39. ...
- 40. ...
- 41. ...
- 42. ...
- 43. ...
- 44. ...
- 45. ...
- 46. ...
- 47. ...
- 48. ...
- 49. ...
- 50. ...



Christopher Lundeen

From: do_not_reply@fresno.gov
Sent: Wednesday, July 11, 2018 4:12 PM
To: Engineering Review
Cc: Phillip.Siegrist@fresno.gov
Subject: Planning Application P18-01267 - Task Assigned

A task associated with Planning Application P18-01267 has been assigned for your review. You can review details online.

Application Description: Accela Record Number P18-01267 pertains to the CUP Density Transfer for TM-6100 between RS-1 and RS-4. Please reference Accela Record Number P18-01266 to view details on the Tract Map Application for TM 6100.

Task Information: Irrigation District

Due 7/26

TENTATIVE TRACT MAP NO. 6100

GOVERNMENT CODE §66020(d)(1)

A protest filed pursuant to subdivision (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

Improvements and payments shall not be required on or in front of any undeveloped portion of a net acreage of ten acres or more which exists after the division of land. All improvements and payments to be completed with development.

<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Fowler	\$344/living unit
e. Wastewater Facilities Charge [3]	\$2,119/living unit
f. Fowler Trunk Sewer Interim Fee Surety [1]	\$574/living unit
g. House Branch Sewer Charge [2]	N/A

<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
h. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
i. Frontage Charge [1]	\$6.50/lineal foot
j. Water Capacity Fee [1]	\$4,365/living unit*

* Fee based on meter(s) sizes specified by owner; fee for Water Capacity established by the Master Fee Schedule.

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
k. Fire Facilities Impact Fee – Citywide [4]	\$779/living unit
l. Park Facility Impact Fee – Citywide [4]	\$2738/living unit
m. Quimby Parkland Dedication Fee [2]	\$1185/living unit

n. Police Facilities Impact Fee – Citywide [4]	\$602/living unit
o. Citywide Regional Street Fee [3]	\$7,830/adj. acre
p. New Growth Area Major Street Fee [3]	\$21,555/adj. acre
q. Traffic Signal Charge [1]	\$488.00/living unit

Notes:

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits.

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

Comments from DPU_DPW

Water Division

Robert Diaz

07/31/2018

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
2. Separate water services with meter boxes shall be provided to each lot.
3. 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. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
5. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

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. 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.

Comments from DPU_DPW
Land Division Engineering
Jon Bartel
07/11/2018

Comments:

- Comply with Section 15-6203 of the Fresno Municipal Code.
- Change Saginaw Avenue to East Saginaw Way.
- Change Flint Avenue to East Flint Way.
- Change N. Cypress Ave. (siding lots 14 and 15) to North Burl Avenue.
- Change N. Cypress Ave. (siding lots 10 and Outlot A) to North Cypress Avenue.
- Change N. Burl Ave. to North Cypress Avenue.
- Change Douglas Avenue to North Douglas Avenue

Comments from DPU_DPW

Solid Waste

Kevin Gray

07/25/2018

Tract of Map #6100 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.

Department of Public Utilities

Planning and Engineering

Kevin Gray

07/25/2018

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Armstrong Avenue. 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. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
5. Installation of sewer house branch(s) shall be required.
6. Separate sewer house branches are required for each lot.
7. Street work permit is required for any work in the Right-of-Way.
8. Abandon any existing on-site private septic systems.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.

3. Wastewater Facilities Charge (Residential Only)

4. Trunk Sewer Charge: Fowler

5. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.

6. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" in the amount of \$574 per living unit or living unit equivalent for the impending fees.

T-6100

Comments from Fresno County Environmental Health

Public Health

07/18/2018

Comments:

- 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.
- 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.
- 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.

The following comments pertain to the demolition of existing structures:

- Any demolition at the project site has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
 - Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

Fresno Fire Department

Andrew S Dodderer

01/23/19

Comments

RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. Also include a set of the original plans submitted and a detailed response letter clarifying how and where all items have been addressed in the resubmittal set. The nature, quantity and complexity of items to be addressed will require additional review and therefore cannot be completed during a back check appointment. All revisions to plans shall be called out with a cloud or delta. Upon the re-review of this plan there could be additional requirements.

All revisions to plans shall be called out with a cloud or delta.

Provide fire hydrants and fire flow per Public Utilities standards for single family residential development. 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. Coordinate locations with Public Works.

Show fire hydrants on plan.

Note on plan: All weather access roads shall be installed and maintained in a serviceable condition prior to and during construction. (FFD Development Policy 403.002)

Note on plan: All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

Note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus.

Note on plan: Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002)

All turnarounds shall have a minimum 44-foot centerline turning radius with a minimum of 22 feet clear drive width. "T" turnarounds shall have a minimum clear drive width of 24 feet and shall be a minimum of 90 feet in length. All turnarounds must be kept clear of all obstructions (e.g., no parking, no garbage bins, etc., and marked if necessary). (FFD Development Policy 403.002) Ensure the west cul de sac meets this requirement.

From: [Eric McLaughlin](#)
To: [Phillip Siegrist](#)
Subject: RE: Planning Application P18-01267 - Task Assigned
Attachments: [image001.png](#)

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above and has no comments to offer at this time.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. To identify District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found at www.valleyair.org/rules/1ruleslist.htm.

If you have any questions or require further information, please call the District at (559) 230-6000 and ask to speak to the ISR/CEQA group.



From: do_not_reply@fresno.gov <do_not_reply@fresno.gov>
Sent: Wednesday, July 11, 2018 4:12 PM
To: CEQA E-mail <CEQA@valleyair.org>
Cc: Phillip.Siegrist@fresno.gov
Subject: Planning Application P18-01267 - Task Assigned

A task associated with Planning Application P18-01267 has been assigned for your review. You can review details online.

Application Description: Accela Record Number P18-01267 pertains to the CUP Density Transfer for TM-6100 between RS-1 and RS-4. Please reference Accela Record Number P18-01266 to view details on the Tract Map Application for TM 6100.

Task Information: Air Pollution Control District

July 23, 2018

Phillip Siegrist
City of Fresno
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Siegrist,

Thank you for giving us the opportunity to review the subject plans. The proposed Tentative Map 6100 consisting of 40 homes, 2 outlots, and new residential streets is within the same vicinity of PG&E's existing electric distribution facilities that serve this property.

Please contact PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

If you have any questions regarding our response, please contact me at paramjit.jhutti@pge.com.

Sincerely,



Paramjit Jhutti
Land Management
925-328-6114