

January 8, 2020

Review Comments for Tentative Tract Map Application No. 6258/UGM

Air Pollution Control District

This review was performed by:
Status: No Comment

The District has no comments at this time.

DPU Planning and Engineering

This review was performed by: Kevin Gray
Status: Reviewed with Conditions

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 24-inch sewer main located in West Ashlan Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct an 18-inch sanitary sewer main (including sewer house branches to adjacent properties) in West Ashlan Avenue from the existing 18-inch stub out and main located at the intersection of North Bryan and West Ashlan Avenues to the east property line of said project.
2. Construct a 12-inch sanitary sewer main (including sewer house branches to adjacent properties) in West Ashlan Avenue from the planned 18-inch sewer main in Ashlan Avenue at the east property line of said project to the intersection of North Hayes and West Ashlan Avenues.
3. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in North Bryan Avenues from the planned 12-inch sewer main located at the intersection of North Bryan and West Ashlan Avenues to the north property line of said project.
4. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
5. All underground utilities shall be installed prior to permanent street paving.
6. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
7. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developers final map and engineered plan & profile improvement drawing for City review.
8. 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.
9. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
10. Installation of sewer house branch(s) shall be required.
11. Separate sewer house branches are required for each lot.
12. All sewer main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8 feet of the sewer main.

13. Street work permit is required for any work in the Right-of-Way.

14. Abandon any existing on-site private septic

systems Sanitary Sewer Fees

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

1. Sewer Lateral Charge.

2. Sewer Oversize Area #39.

3. Wastewater Facilities Charge (Residential Only)

4. Trunk Sewer Charge: Grantland

DPU Solid Waste Management

This review was performed by: Kevin

Gray Status: Reviewed with Conditions

General Requirements:

• Tract of Map #6258 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.

DPU Water Division

This review was performed by: Robert Diaz

Status: Review Complete

1. Install a 16-inch water main (including installation of City fire hydrants) in North Hayes Avenue from West Ashlan Avenue north approximately 600-linear feet.

2. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.

3. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.

4. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

5. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.

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

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.

Fire Review

This review was performed by: Byron Beagles

Status: Reviewed with Conditions

1. This is a public street sub-division within the service area of Fire Station 18 and is subject to conditions restricting occupancy of houses before construction commences on the permanent station.

2. Provide public hydrants per residential standards with two or more points of connection points of connection as determined by Public Utilities.

3. The frontages of many of the lots are 40-45 feet. In order to mitigate future conflicts with restrictions on parking in front of mid-block fire hydrants, fire hydrants should be located to the greatest extent possible at intersections.

4. There are several proposed ROW sections that do not conform to current Public Works Standards: those ROWs with 35' wide street as measured from wedged curb flow line to flow line are subject to Public Works approval and will be acceptable to FFD to allow parking both sides.

However, street section D-D 45' is proposed with a 33 foot street as measured to a wedged curb flow line and one side of this street must curb must be painted red for no parking; it appears that this street section has only been used for Lot 39 in Phase 4.

5. Both curbs for the traffic calming bulb outs must be painted red.

6. Fire hydrants shall be installed and approved prior to the delivery of combustible material to the job site.

7. All weather access shall be provided and maintained during all phases of construction.

8. This tract is proposed in 4 phases. Each Phase must be provided with two points of access and at least two points of connection to public water infrastructure. Any proposed temporary second point of access for emergency vehicles only must be approved by the Fire Department.

Flood Control District

This review was performed by:

Status: Review Complete

See attached FMFCD Notice of Requirements (NOR).

NOR & Grading Plan review fees due.

Drainage Fees Due.

Fresno Area Express

This review was performed by:

Status: Review Complete

The SW corner of Hayes and Holland is the 1/4 mile location for future a FAX bus stop, when service is deemed feasible. A minimum 8' 6" sidewalk is needed here with no planting strip or vegetation.

Fresno County Environmental Health

This review was performed by:

Status: Reviewed with Conditions

Recommended Conditions of Approval:

- Construction permits for the proposed project 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.

- Construction permits for the proposed project 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.

- The proposed construction project has the potential to expose nearby residents to elevated noise levels.

Consideration should be given to the City of Fresno Municipal Code and the Fresno County Noise Ordinance.

- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- 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.
- 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 Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

Irrigation District

This review was performed by:

Status: Review Complete

FID does not own, operate or maintain any facilities located on the subject property.

Land Division Engineering

This review was performed by: Randy Guill

Status: Review Complete

Boundary should extend to centerline of roads at Ashlan and at Hayes.

Public Works Engineering

This review was performed by: Hilary Kimber

Status: Revisions Required

The original Vesting Tract Map submitted by Precision Engineering (Job No. 18-242) has been updated as of September 24, 2019 (Job No. 19-022). Some of the cross sections listed on the map do not match the listed cross section designs. North Olinda lists G-G cross section but shows a 4.5' parkstrip/5.5' sidewalk/5' LS which matches H-H cross section. W. Holland Outlots N & O list G-G but the dimension again show H-H pattern.

Any LS or Outlot less than 10' in width will not qualify to enter into the CFD11 for maintenance and will be privately maintained by the property owner.

Outlots A, B, C, D, E, F, G, I, L, J, K, L, P, Q and 'R' on W. Ashlan. The Outlot "R" on Olinda shows a G-G pattern but is H-H in design.

The Outlots showing G-G but are actually H-H may qualify for CFD11 planting and maintenance. Please clarify.

Outlot 'G' underneath the PG&E transmission lines will have no plant material taller than 10'.

Please match the existing and approved planting and irrigation plans adjacent to Tract 6258 (Tract 6056, Tract 6217 and Tract 6215)

Public Works TIS Review

This review was performed by: Jill Gormley

Status: Reviewed with Conditions

Please see TIS comment letter dated 10/18/19

Public Works-CFD

This review was performed by: Ann Lillie

Status: Reviewed with Conditions

See the attached conditions in the Document file.

Traffic Planning

This review was performed by: Louise Gilio

Status: Reviewed with Conditions


10-18-19


See Exhibit for Public Works, Traffic Engineering Conditions of approval.



DATE: October 18, 2019

TO: Chris Lang
Planning and Development 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 6258 / P19-04328
6170 West Ashlan Avenue
Wathen / Precision

The Public Works Department, Traffic Engineering Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

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

1. **County:** Coordinate and comply with City and County Conditions of Approval. Identify city and county boundaries.
2. Provide a temporary turn around at the following locations depending on existing conditions: Lots 89/90, 65/66, 47/48, 13/14, and 53/54.
3. Identify all **easements** on the map, typical.
 - **Pedestrian Easements:** Where local streets are constructed to 50' right of way and have a driveway approach, identify a 1' pedestrian easement.
 - Ashlan: A 2' dedication for a pedestrian easement is required.
 - **Outlots G and H:** Class I Trail - Identify a cross section for the required Class I Trail within the 137' PG& E Easement. Engineer to include proposed street crossings.
 - Private irrigation pipe/ easement: Identify size and location and provide an easement if to remain or a note if to be abandoned.
4. **Traffic Calming** is required for all streets greater than **800'** in length. Identify an approved method at all locations. Provide detail on the map. In some cases, a 4-way stop may be used.
5. **Assessor's Parcel Numbers:** Verify.
6. Verify that the **border** is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
7. The intersection of **Ashlan and Olinda** Avenues shall be designed with a full median opening to allow for left turns-in and left turns-out. Identify proposed median island.

8. Revise the descriptions for the proposed **outlots**. All outlots are not to be used for trail purposes. Be specific.
9. Revise plans or **notes** to match. Note 9 states streets to be per Public Works Standards but are not shown as such.
10. Verify that **note 14** is correct. Our records show a private irrigation pipe.
11. Revise **cross sections**
 - **G-G and H-H**. (should be **5.5'-4' sw-0.5'**)
 - **C-C, D-D, E-E, F-F, I-I, J-J** revise to PW Standard **P-56** or obtain written approval for cross sections shown. If written approval provided a **1'** P.E. is needed adjacent to all streetlights and fire hydrants. Additional dedications may be needed adjacent other utilities to provide for accessibility.
 - **A-A and B-B**: swale and plantings not to be in the same location to avoid overwatering.
 - **Ashlan**: designate north and south on property lines.
 - **Hayes**: designate east and west on property lines. **Identify center and section line.**
12. Identify and dimension existing street easements and improvements adjacent to the map.
13. Paseos: Outlots B,C,D and E- Either position street lights at the ends of the paseos to illuminate the path or provide approved lighting within.

General Conditions:

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. 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.
3. 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.
4. Street widening and transitions shall also include utility relocations and necessary dedications.
5. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section **15-4114**.
6. Private Irrigation Pipe: If not abandoned, 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 easement and provide a final cross sectional detail on the map.
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 and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
8. 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.

Frontage Improvement Requirements:

Public Streets:

Ashlan Avenue: 4-lane Arterial

1. Dedication Requirements:
 - a. Dedicate **53'-57'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard modified **P-52**. **Center line shall be established per Official Plan Line No 145.**
 - b. Dedicate a corner cuts for public street purposes at the intersection of Ashlan and Olinda based on a **25'** radius.
 - c. Relinquish direct access rights to Ashlan Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** pattern with a **2'** pedestrian easement. **5.5'** from face of curb to sidewalk – **6'** sidewalk-**0.5'** from back of walk to easement per Public Works Standard **P-52**.
 - b. Construct **20'** of permanent paving within the limits of this subdivision.
 - c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the City Specifications and Standard Drawings **E-15**, **E-18** or as approved by the City Engineer.

Hayes Avenue: 2-lane Collector

1. Dedication Requirements:
 - a. Dedicate **36'** of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard **P-54**.
 - b. Dedicate corner cuts for public street purposes at the intersection of Hayes and Holland, based on a **20'** radius.
 - c. Relinquish direct access rights to Hayes Avenue from all lots within this subdivision.
2. Construction Requirements:
 - 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-54**.
 - b. Construct **20'** of permanent paving (measured from face of curb) within the limits of this subdivision.
 - c. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-8** for Collector Streets. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the City Specifications and Standard Drawings **E-15**, **E-18** or as approved by the City Engineer.

Olinda Avenue: 56' Local Collector (connector) both sides

1. Dedication Requirements:
 - a. Dedicate **28'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**. (**5.5' – 4' sidewalk -0.5'**)
 - b. Dedicate corner cuts for public street purposes at all intersections.
2. Construction Requirements:
 - a. Construct **18'** of permanent paving (each side) per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct standard curb ramp per Public Works Standard **P-28**, based on a **16'** radius.
 - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section **26-2.11(C)**.
 - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
 - e. Construct driveway approaches to Public Works Standards **P-1** and **P-6**. Construct a concrete pedestrian walkway behind all driveway approaches.

Holland Avenue: 56' Local Collector (connector) both sides

1. Dedication Requirements:
 - a. Dedicate **28'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard, **P-56**. (**5.5' – 4' sidewalk -0.5'**)
 - b. Dedicate corner cuts for public street purposes at all intersections.
2. Construction Requirements:
 - a. Construct **18'** of permanent paving (each side) per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Construct standard curb ramp per Public Works Standard **P-28**, based on a **16'** radius.
 - c. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section **26-2.11(C)**.
 - d. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Locals.
 - e. Construct a driveway approaches to Public Works Standards **P-1** and **P-6**. Construct a concrete pedestrian walkway behind all driveway approaches.

Trail: Outlots G and H to be dedicated to the City of Fresno

1. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the Fresno General Plan, the Public Works Standards **P-58**, **P-60**, **P-61** and the *Caltrans Highway Design Manual*. Identify route on the site plan complete with a cross section.

Interior Streets: Either redesign to **P-56** or Provide written approval for street sections shown. An additional 1' minimum pedestrian easement is required to provide for accessibility, streetlights and fire hydrants. Additional easements may be required due to proposed utility locations.

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-1**, **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. Local street lengths exceeding 800' and four way intersections may require traffic calming measures.
7. 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**.

Specific Mitigation Requirements: Comply with the mitigation measure requirements of the Traffic Engineering Manager.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule). In some cases, traffic signals may be conditioned on multiple maps. If the signal is existing at the time of the final map, the applicant would be not be required to construct the signal but would be required to pay the applicable fee.

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

1. See the Traffic Engineer's comments for signal requirements.

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:

Ashlan Avenue: Arterial (New Growth Area Street)

1. Dedicate and construct (2) 12' westbound travel lanes and a 5' shoulder with (1) 12' eastbound travel lane and a 5' shoulder within the limits of this map. Construct (1) west and east bound travel lane with 5' shoulders from the eastern boundary to Hayes. Construct a raised concrete median island within the limits of this subdivision to Hayes Avenue. Construct a raised concrete median with 250' left turn pockets at all major intersections. Details of said street shall be depicted on the approved tentative tract map. If not existing, an additional 8' dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate arterial standard and any other grading or transitions as necessary based on a **55 MPH** design speed. **Or** Construct concrete median cap per Public Works Standard **P-62** and **P-63**.
2. If not existing, dedicate sufficient right-of-way and construct additional paving for eastbound to westbound U-turns on Ashlan at Hayes per Public Works Standard **P-66**.

Hayes Avenue: Collector (Growth Area Street)

1. Dedicate and construct (1) 12' center section travel lane with a 5' shoulder within the limits of this subdivision. Stripe 200' left turn pockets at all major intersections. 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: September 30, 2019

TO: Will Tackett, Supervising Planner
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. 62, A PHASED DEVELOPMENT, REGARDING MAINTENANCE
REQUIREMENTS (P19-04328)

LOCATION: 6170 West Ashlan Avenue
APN/ACREAGE: 512-070-50

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

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 separate 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.**

NOTE: This map will be required to have the ultimate off-site improvement design for all phases when submitting for CFD. This is due to the majority of the landscaping appearing to be in phase 3 and 4.

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, Land Development.
 - **Proceedings to annex the final map to CFD No. 11 SHALL NOT commence unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.**
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing.**
 - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
 - All areas not within the dedicated street rights-of-way 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

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

October 18, 2019

Will Tackett, Supervising Planner
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED SEPTEMBER 3, 2019 FOR THE PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON THE NORTHWEST QUADRANT OF HAYES AVENUE AND ASHLAN AVENUE
TIS 19-022, P19-04328

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Traffic Engineering, Inc. for the proposed single family residential development, "project", which plans to develop 320 single-family dwelling units on the northwest quadrant of Hayes Avenue and Ashlan Avenue. The project is proposed to develop in two phases. The approximately 49 acres site is currently vacant.

The TIA evaluated the impacts of the project by analyzing fourteen (14) intersections in the vicinity of the project during the AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 10th Edition. The following table includes the daily (ADT), AM and PM peak hour trips projected to be generated by the proposed project as shown in the TIA:

Land Use	Size	ADT	Weekday					
			AM			PM		
			Peak Hour			Peak Hour		
			In	Out	Total	In	Out	Total
Phase 1 Single Family Detached Housing (ITE Code 210)	100 DU	944	18	56	74	62	37	99
Phase 2 Single Family Detached Housing (ITE Code 210)	220 DU	2,077	41	122	163	137	81	218
Total	320 DU	2,171	59	178	237	199	118	317

DU = dwelling units

Based on the analyses included in the TIA, the study intersections are currently operating at or above the adopted TIZ III level of service (LOS) standard of LOS D during both the AM and PM

peak hours and are projected to continue to operate at or above the TIZ III LOS D standard with the addition of the project.

The analyses included in the TIA showed the following intersections are projected to operate below the TIZ III LOS D standard in the Near Term With Project scenario:

- Bryan Avenue at Shaw Avenue
- Hayes Avenue at Shaw Avenue
- State Route (SR) 99 southbound ramps at Shaw Avenue
- SR 99 northbound ramps at Shaw Avenue
- Bryan Avenue at Gettysburg Avenue
- Hayes Avenue at Gettysburg Avenue
- Polk Avenue at Gettysburg Avenue
- Bryan Avenue at Ashlan Avenue
- Hayes Avenue at Ashlan Avenue
- Polk Avenue at Ashlan Avenue
- SR 99 northbound ramps at Ashlan Avenue

The analysis in the TIA showed all the study intersections are projected to operate below the TIZ III LOS D standard in the Cumulative Year 2035 Plus Project scenario except the intersections of Herndon Avenue at SR 99 northbound off-ramp, Grantland Avenue at SR 99 southbound on-ramp, and SR 99 southbound off ramps at Ashlan Avenue.

In addition to operational analyses, the TIA also reviewed collisions and prepared traffic signal warrants at the study locations. Based on the TIA, the intersections of Hayes Avenue at Shaw Avenue and Polk Avenue at Ashlan Avenue currently satisfy both Traffic Signal Warrant 1 – Eight Hour Volumes and Traffic Signal Warrant 2 – Four Hour Vehicular Volumes as defined in the California Manual of Uniform Traffic Control Devices (MUTCD).

The following intersections are projected to satisfy Traffic Signal Warrant 3 – Peak Hour Vehicular Volumes in the Existing Plus Project scenarios and/or the Near Term Plus Project scenario:

- Hayes Avenue at Shaw Avenue
- Bryan Avenue at Ashlan Avenue
- Hayes Avenue at Ashlan Avenue
- Polk Avenue at Ashlan Avenue
- Bryan Avenue at Gettysburg Avenue

GENERAL COMMENTS and CONDITIONS

1. Traffic counts used in the analysis were collected between August 2018 and May 2019. Count data collected in 2018 may not be reflective of the growth activity in the area. Therefore, conditions for this project were determined using the operational analysis prepared for the Existing and Near Term scenarios as well as considering the collision and traffic signal warrant analyses.
2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

Improvements at the following study intersections are included in the TSMI fee program:

- Herndon Avenue at SR 99 northbound off-ramp
 - Bryan Avenue at Shaw Avenue
 - Hayes Avenue at Shaw Avenue
 - Bryan Avenue at Gettysburg Avenue
 - Hayes Avenue at Gettysburg Avenue
 - Polk Avenue at Gettysburg Avenue
 - Bryan Avenue at Ashlan Avenue
 - Hayes Avenue at Ashlan Avenue
 - Polk Avenue at Ashlan Avenue
3. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
 4. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee 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, based on vesting rights, prior to issuance of building permits.
 5. The proposed project shall pay the \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic Operations and Planning Division.
 6. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Hayes Avenue and Ashlan Avenue prior to build-out of Phase 1 as shown in the TIA. The traffic signal shall be installed at the ultimate and may require the acquisition of right-of-way.

7. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Hayes Avenue and Gettysburg Avenue prior to build-out of Phase 2 as shown in the TIA. The traffic signal shall be installed at the ultimate and may require the acquisition of right-of-way.
8. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Bryan Avenue and Gettysburg Avenue prior to build-out of Phase 2 as shown in the TIA. The traffic signal shall be installed at the ultimate and may require the acquisition of right-of-way
9. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
10. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations and Planning Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov.

Sincerely,



Jill Gormley, TE
City Traffic Engineer / Traffic Operations & Planning Manager
Public Works Department, Traffic Operations & Planning Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Harman Dhaliwal, PE
Andrew Benelli, Assistant Director
Francisco Magos, Engineering Services Manager
Jason Camit, Chief Surveyor

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

File No. 210.45

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PUBLIC AGENCY

WILL TACKETT
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, ROOM 3043
FRESNO, CA 93721-3604

DEVELOPER

ADRIENNE BURNS, ASHLAN & HAYES
INVESTMENTS, LLC
1396 W. HERNDON AVE., SUITE101
FRESNO, CA 93711

PROJECT NO: 6258

ADDRESS: SWC GETTYSBURG AND HAYES

APN: 512-070-07, 60, 50, 61, 39, 512-184-06S, 512-177-07, 512-070-63S, 512 SENT: 11/12/19
-184-05

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EO	\$506,866.00	NOR Review	\$2,152.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$6,005.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).	
Total Drainage Fee:		\$506,866.00	Total Service Charge:	\$8,157.00

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/20 based on the site plan submitted to the District on 9/25/19 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.

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NOTICE OF REQUIREMENTS**

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

1.
 - ☐ a. Drainage from the site shall
 - ☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1
 - ☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 - ☒ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
 - ☐ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 - ☒ Grading Plan
 - ☒ Street Plan
 - ☒ Storm Drain Plan
 - ☒ Water & Sewer Plan
 - ☒ Final Map
 - ☒ Drainage Report (to be submitted with tentative map)
 - ☐ Other
 - ☐ None Required

4. Availability of drainage facilities:
 - ☐ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 - ☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 - ☒ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 - ☐ d. See Exhibit No. 2.

5. The proposed development:
 - ☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 - ☒ Does not appear to be located within a flood prone area.

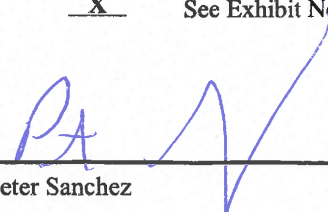
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6. — The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.
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.



Peter Sanchez
District Engineer



Rick Lyons
Project Engineer

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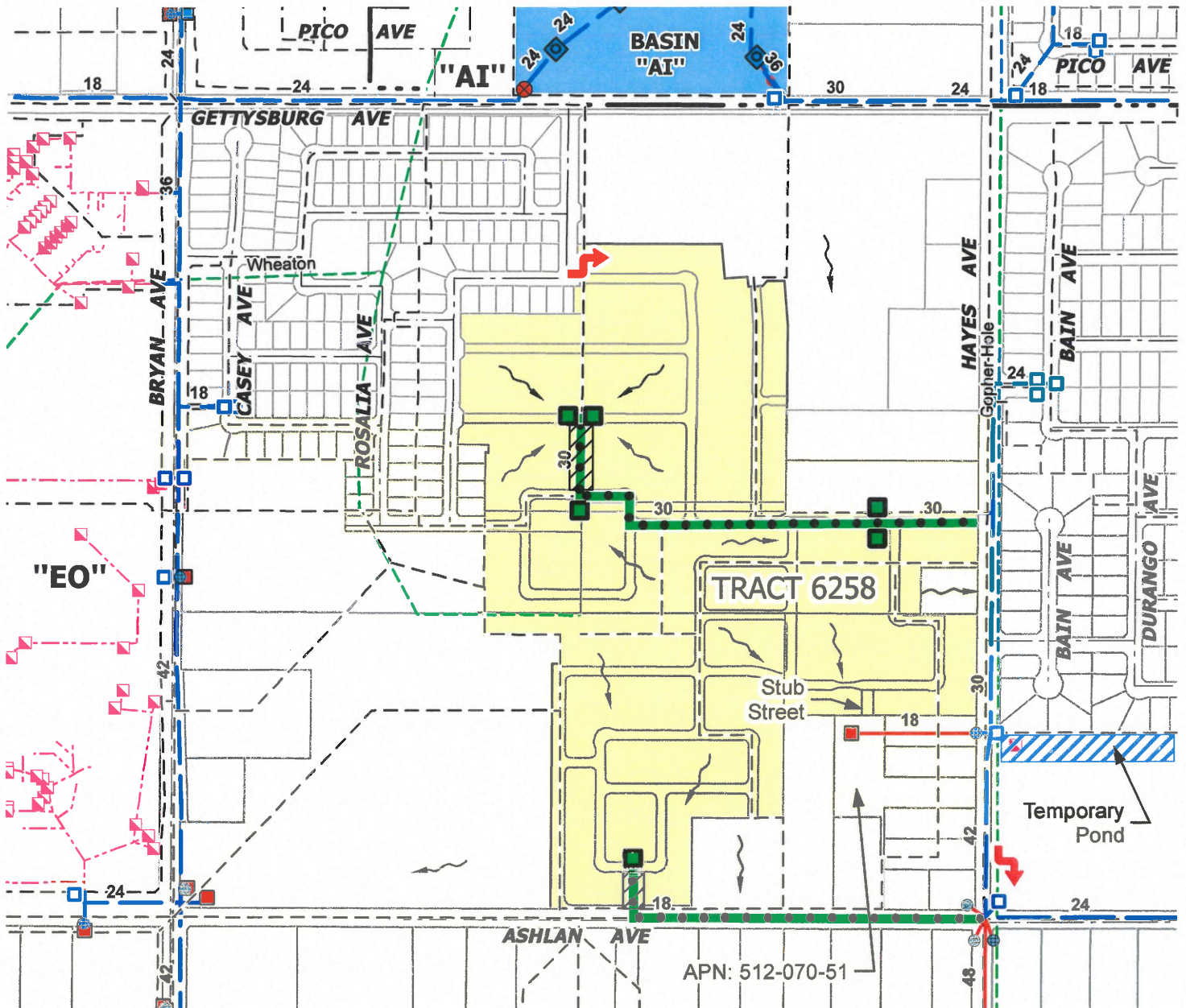
URPI ARRIOLA, PRECISION CIVIL ENGINEERING

1234 O STREET

FRESNO, CA 93721

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



LEGEND

- | | | | |
|--|---|--|--|
| | Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet | | Direction Of Drainage |
| | Existing Master Plan Facilities | | Limits Of Tract 6258 |
| | Future Master Plan Facilities | | Minimum 15' Wide Storm Drain Easement To Be Dedicated To District By Developer |
| | Private Facilities | | |
| | Inlet Boundary | | 1" = 500' |
| | Existing FID Facilities | | |
| | Major Storm Breakover | | |

TRACT 6258
DRAINAGE AREA "EO"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

The grading of Tract 6258 shall not block the historical drainage pattern of the existing adjacent homes to remain.

The District recommends a stub street from Tract 6258 to Assessor's Parcel Number 512-070-51. This is necessary to allow surface drainage from Tract 6258 to reach the future Master Plan inlet as shown on Exhibit No. 1. If the stub street is not constructed, the Developer of Tract 6258 will be responsible for the non-fee creditable cost of a pipe extension to Tract 6258.

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

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

The developer must identify what streets will pass the major storm and provide calculations that show structures will have adequate flood protection. The developer should be aware that based on historical drainage patterns some of the streets located within the tract may need to be resized to pass larger event storms. District approval is not extended to street configuration. The developer shall submit a drainage report indicating the path of the major storm flow and calculations confirming there is adequate protection of finished floors.

A minimum fifteen-foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

Development No. Tract 6258