

DRAFT

November 22, 2019

Review Comments for Tentative Map Tract application: P19-03611

Council District Committee

This review was performed by: Cheryl Aanonson
Status: Review Complete

No quorum by the committee. No objections by the attending committee member; project approved.

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 8-inch sewer main located in West Sierra 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. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
4. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Building Department review and approvals for proposed additions to the City Sewer System.
5. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
6. Installation of sewer house branch(s) shall be required.
7. Separate sewer house branches are required for each lot.
8. All sewer main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8 feet of the sewer main.
9. Street work permit is required for any work in the Right-of-Way.
10. On-site sanitary sewer facilities shall be private.
11. Abandon any existing on-site private septic systems.
12. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Wastewater Facilities Charge (Residential Only)
4. Trunk Sewer Charge: Cornelia

DPU Solid Waste Management

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

1. All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.
2. All multi-family complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include at the minimum cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per public works standard specifications P-33 & P-34.
5. All Solid Waste and Recycling service collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family complexes. (i.e. 24 unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week.)
6. Service Route Permits and Location Permits are required for all private trash company service within the City of Fresno, per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
7. Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
8. ADA requirement for multifamily residential
9. Developer shall install (or construct) a trash enclosure for the project that complies with the City's ADA requirements as defined in the City's standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until developer installs (constructs) the trash enclosure in accordance with the City's ADA requirements.

DPU Water Division

This review was performed by: Robert Diaz
Status: Review Complete

1. On-site water facilities shall be private.
2. Installation of water service & meter box shall be required.
3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

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: Revisions Required

1. The proposed project is for 36 single family homes designed so that two units will have a common wall meeting the California Building and Residential Codes definition of an R-3 townhouse. The common wall is a fire rated party wall from slab to underside of roof and defines a real property line; separate utility services are required to each unit. The fire sprinkler requirement is NFPA 13D using each unit's domestic water service as the supply source.
2. As confirmed with the Kelsey George, Planner II, the Vesting Tentative Map document indicated by the Planning stamp as Exhibit A-1 with date 8/14/09 is both the tentative map and the CUP entitlement plan.
3. Keynote the red lines a red curbs with "FIRE LANE NO PARKING" in 3 inch white letters every 50 feet.
4. Provide CVC 22658 fire lane tow away warning signs at each common access entrance.
5. Provide a graphic address directory at each common access entrance in accordance with Planning and Development Policy and Procedure G-002.
6. Provide notes on the plan that the fire hydrant and all weather access must be in service before delivery of combustible materials on the site and maintained during the duration of construction.
7. There are two landscape plans in Documents and neither one shows the driveway approach and driveway from Sierra Ave.
8. Exhibit A-1 does not indicate a perimeter fence or any vehicle gates, please confirm as that is unusual for this type of development..
9. There was discussion at the Pre-Application DRC meeting that the Sierra drive may need to be an EVA to deter project residents from driving through the adjacent neighborhood to the north.
If a manual EVA gate is proposed indicate on the plan:
 - A Fire X-1 padlock
 - Provide signs on both sides of the gate that state:
"FIRE LANE" (6 inch letters)
"VEHICLES REMOVED AT OWNERS EXPENSE" (2 inch letters)
"FRESNO POLICE DEPARTMENT @ 559-621-7000" (in one inch letters/numbers)

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.

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 Impact Fees

This review was performed by: Frank Saburit

Status: Review Complete

City of Fresno Sewer, Water, Development Impact Fees & Charges - Reference document: TTM 6266.pdf

Long Range Planning

This review was performed by: Amber Piona

Status: Review Complete

This project is located on a site listed in the 2013-2023 RHNA Housing Sites Inventory. The Housing Sites Inventory establishes the minimum capacity of this site to be 32 units with an affordability categorization of Moderate. The proposed project includes 38 units of market rate (Above Moderate) housing.

State law requires that when a jurisdiction permits development on a Housing Element Site at less than the established minimum residential capacity, the following findings (supported by substantial written evidence) must be made at the time of approval: the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the Housing Element are adequate to accommodate the City of Fresno's share of the RHNA.

As of the date of this analysis, the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584. Approval of this project will decrease the 2013-2023 RHNA capacity for Moderate units by 5 units which will reduce the excess capacity from 996 to 964 and increase the 2013-2023 RHNA capacity for Above Moderate by 38 units, which will increase the excess capacity from 4,558 to 4,596. The 2013-2023 RHNA obligation for Moderate is 3,228, and the total capacity remaining after the proposed decrease is 4,492 and the 2013-2023 RHNA obligation for Above Moderate is 10,116 and the total capacity remaining after the proposed increase is 14,712.

Public Works Engineering

This review was performed by: Hilary Kimber
Status: Add'l Info Requested

The proposed landscape plan submitted by Brad Cole dated January 4, 2019 shows onsite trees in-lieu-of street trees. The landscape plan is approved for the onsite street trees.

Please submit an irrigation design to the scale of 1"=20' prior to the installation of any landscaping.

Public Works-CFD

This review was performed by: Ann Lillie
Status: Review Complete

This site has maintenance requirements. See requirements attached in documents file.

School District

This review was performed by:
Status: Review Complete

Fresno Unified School District response uploaded to Documents. Thank you.

Traffic Planning

This review was performed by: Louise Gilio
Status: Reviewed with Conditions

9-24-19
See attachments