

## Exhibit L

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## DEPARTMENT OF PUBLIC WORKS

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TO: Robert Holt, Planner III  
Planning & Development Department

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

DATE: April 28, 2020

SUBJECT: **Tract 6184**; (APN: 326-100-27) located on the northeast corner of West Madison and South Valentine Avenues. The Department of Public Works has reviewed the Tentative Tract Map submitted by Precision Engineering dated February 4, 2019. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

### GENERAL REQUIREMENTS

#### STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
  - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
  - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
  - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
  - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
  - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
  - f. There are no designated street trees for any of the streets on this project. Please choose appropriate trees from the list of Approved Street Trees.

## **BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS**

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.
2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.
  - A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.
  - B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
  - C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.
  - D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
  - E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
  - F. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

## **MEDIAN ISLAND LANDSCAPE REQUIREMENTS**

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards &

Specifications and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick slate pattern.

4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.
5. The median island on the entry street has no scale drawing but should be 10' in width and the adjacent lots (no Lot numbers), should also be 10' in width, not 8.5 feet.

### **OUTLOTS**

1. 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 approved landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.
2. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.



&  
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## **Fire Department**

June 26, 2020  
Byron Beagles

## **Comments**

1. This 18 lot public street housing tract is within 3.0 miles of Fire Station 19 and there are no development restrictions regarding emergency response.
2. Each lot is subject to the City-wide fire service impact fee.
3. Install public water mains and fire hydrants per Fire and Public Utilities requirements with two sources of water.
4. As currently designed, this tract is a minor perimeter extension of the much larger Tract 5456 to the north and east, both water supply and access are dependent on that tract developing first.
5. No delivery of combustible material to the jobsite is allowed until fire hydrants are in service and all-weather fire access is provided.



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## **Public Utilities – Solid Waste Management**

June 30, 2020  
Kevin Gray

### **Comments**

#### General Requirements

1. Tract Map 6184 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.



DATE: June 30, 2020

TO: Robert Holt, Planner III  
Planning and Development Department

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

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

SUBJECT: Public Works Conditions of Approval  
**T-6184 / PZ17-40000010**, 18-lot single family subdivision  
3338 West Madison Avenue  
Fagundes Brothers Dairy / Precision Civil Engineering

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 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. Redesign is required. This map requires connectivity by obtaining the corner parcel or permanent cul-se-sacs. Blind cul-de-sacs are not an option.
2. Construction of T-5456 is required prior to this map moving forward.
3. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
4. Revise local street cross sections to Public Works Standards or resubmit cross sections to meet our minimum requirements as shown on the standards. Provide cross sections on the map for all streets that are not proposed to a Public Works Standard. Sidewalk pattern (5.5-4-.5)
5. Modify the map and cross sections for Valentine and Madison to Public Works Standard P-54 and identify 72'-88' of right of way. Show all right turn lanes and bus bays. Valentine, mid-block: (12-7-11-12-11-7-12) Madison, mid-block: (12-7-11-6)(12+5)
6. When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per Public Works Standard **P-97** for review and approval from Public Works.
7. Identify and verify all easements on the map. Coordinate the pedestrian easements on the maps and cross sections of the following maps: T-5456, T-5463, T-6183 and T-6184. The Pedestrian Easements shown on the maps are in conflict.
8. Madison: delete reference to striping from the cross sections.

9. Identify the second point of access.
10. Identify the proposed ingress / egress locations for all buildings to remain on parcel 326-100-46.
11. Delete the dimension on Valentine that indicates 76' proposed.
12. Delete the dimension on Madison that indicates 80' future right of way.
13. Provide the address on the map.
14. Delete "Phase I" reference. Not applicable.
15. Outlots A and B: Provide a note to describe all proposed outlots.
16. Revise the entry to Public Works Standard P-86.
17. Identify the proposed P.E. for both Madison cross sections.

### **General Conditions:**

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. All right-of-way outside of the subdivision border shall either be acquired **prior** to recordation of Final Map, or a deposit equal to the value of the right-of-way and an estimate of the City staff time necessary to acquire the right-of-way shall be submitted **prior** to recordation of the Final Map.
3. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from center line to center line.
4. Local street lengths exceeding **800'** and four way intersections may require traffic calming measures.
5. 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.
6. Encroachment Covenants: 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, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
7. Street widening and transitions shall also include utility relocations and necessary dedications.
8. Overhead Utilities: Underground all existing offsite overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.

9. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
10. Backing onto a major street is prohibited.
11. 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.
12. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.

### **Frontage Improvement Requirements:**

#### **Public Streets:**

##### Madison Avenue: 3-lane Collector

1. Dedication Requirements:
  - a. Dedicate **36'- 44'** of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard **P-54** and **P-69**.
  - b. Dedicate a 15' pedestrian easement to accommodate the proposed curvilinear sidewalk per *Public Works Standard P-7*.
  - c. Dedicate corner cuts for public street purposes at all intersections.
  - d. Relinquish direct access rights to Madison Avenue from all lots within this subdivision.
2. Construction Requirements:
  - a. Construct concrete curb, gutter and an **8'** sidewalk to *Public Works Standard P-5, P-7 and P-53*. The curb shall be constructed to a **12'** residential pattern. Curvilinear sidewalk shown. **(12') + (15' P.E.)**
  - b. Construct **20'** of permanent paving per *Public Works Standard P-50* (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
  - c. Construct an underground street lighting system to *Public Works Standards E-1 and E-8*, within the limits of this subdivision. 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.
  - d. If applicable, construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.

##### Valentine Avenue: 3-lane Collector

1. Dedication Requirements:
  - a. Dedicate **36'- 44'** of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard **P-54** and **P-69**.
  - b. Dedicate an **11'** pedestrian easement to accommodate the proposed curvilinear sidewalk per Public Works Standard **P-7**.
  - c. Dedicate corner cuts for public street purposes at all intersections.

- d. Relinquish direct access rights to Valentine Avenue from all lots within this subdivision.
2. Construction Requirements:
  - a. Construct concrete curb, gutter and an 8' sidewalk to *Public Works Standard P-5, P-7 and P-53*. The curb shall be constructed to a 12' pattern (12') + (11' P.E.) Curvilinear sidewalk shown.
  - b. Construct standard curb ramps per Public Works Standards at all intersections.
    - Entry: **R=20', P-28**
  - c. Construct 20' of permanent paving per *Public Works Standard P-50* (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
  - d. Construct an underground street lighting system to *Public Works Standards E-1 and E-8*, within the limits of this subdivision. 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.

### **Entry**

1. **T-5456** is required to be constructed prior to this map to accommodate the existing design.

### **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-1 and P-6*.
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. Provide a 10' visibility triangle at all driveways.
4. Design local streets with a minimum of 250' radius.
5. 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:**

#### **Within the subdivision border-**

1. If applicable, construct a concrete EVA per *Public Works Standard P-67*. (A second point of access not shown).

#### **Outside of the subdivision border-**

1. 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*.
2. Dedications:
  - Dedicate to the ultimate street right of way (36'-44') adjacent to parcel 326-100-46. Right of way to include a right turn lane and bus bay.
3. Safe Route to School:

Safe routes to schools shall be prioritized for all projects per the Complete Streets Policy 240.3, approved by Council on October 10, 2019 and Safer Routes to School Resolution 2020-012, approved by Council on January 16, 2020.

  - a. Construct a **4'** minimum asphalt concrete path within the existing right of way and mitigate drainage issues for the path on Madison: from Valentine to an approved location along Madison near the school "drop-off". Exact location to be coordinated with Madison School and the Public Works Department.
  - b. Construct a **4'** minimum asphalt concrete path and construct concrete curb and gutter on Madison from the eastern boundary of this map to the western boundary of **T-5206**.
  - c. Dedicate to the ultimate right of way and construct full the return at the ultimate location with permanent curb, gutter, sidewalk and bus bay, adjacent to APN: **326-100-46**. Construct standard curb ramps per Public Works Standards at the northeast corner of Madison and Valentine.
    - **Major street intersections**, dual ramps per **P-30**

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on 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. Valentine Avenue: If not existing, install a signal pole with a 150-watt equivalent LED safety light and an oversize street sign to Public Works Standards at the northeast corner of Valentine Avenue and Madison Avenue.

**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. In some cases, center section improvements or bridges may be conditioned on multiple maps. If the improvements are existing at the time of the final map, the applicant would be not be required to construct them, but would be required to pay the applicable fee.

**Fresno Major Street Impact (FMSI) Requirements:**

Madison: Collector (Growth Area Street)

1. Dedicate and construct **(2) 12'** center section travel lanes with **5'** shoulders and an additional **6'** on the north side for a future center two-way left turn lane within the limits of this subdivision. Stripe **200'** left turn pockets at all major intersections. 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.

Valentine: Collector (Growth Area Street)

1. Dedicate and construct **(2) 12'** center section travel lanes with **5'** shoulders and a **12'** center two-way left turn lane within the limits of this subdivision and continue to Madison. Stripe 200' left turn pockets at all major intersections. 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](http://www.fresnocog.org). Provide proof of payment or exemption **prior** to certificate of occupancy.



**DEPARTMENT OF PUBLIC UTILITIES  
MEMORANDUM**

**DATE:** June 17, 2019

**TO:** WILL TACKETT, Supervising Planner  
Department of Development and Resource Management

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

**SUBJECT:** SANITARY SEWER AND RECYCLED WATER REQUIREMENTS FOR  
OASIS SUBDIVISION DEVELOPMENT AGREEMENT

**General**

The Oasis subdivision is located within the boundaries of South Brawley, South Marks, West Madison, and West Whites Bridge Avenues. The subdivision consists of 4 maps, Tracts #5463, and #5456 which are tentatively approved and Tracts #6183 and #6184 which have yet to be submitted.

**Sewer Requirements**

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located at the intersection of West Madison and South Marks Avenues and a 66-inch sewer trunk line located in West Church Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. A preliminary design and Sanitary Sewer Feasibility Study shall be prepared and submitted for the Department of Public Utilities review and obtain approval prior to final map submittal.
2. Sanitary sewer improvements to be constructed shall include, but not limited to sanitary sewer mains, house laterals to all existing and proposed lots, lift or pump station(s) and force mains as directed by the Departments of Public Utilities. House laterals shall be installed prior to paving. The cost of the laterals will be reimbursed upon sewer connection of adjacent properties.
3. The following off-site sanitary sewer mains extensions are required. Final sewer main sizes shall be determined through the required Sewer Feasibility Study. Therefore, all required sewer mains sizes are subject to change:
  - a. According to Precision Engineering's master sewer plan dated 7/2/18,



*A Nationally Accredited Public Utility Agency*

MEMORANDUM

WILL TACKETT, Supervising Planner

Department of Development and Resource Management

WATER REQUIREMENTS FOR THE OASIS SUBDIVISION DEVELOPMENT

AGREEMENT June 17, 2019

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there is a proposed 8-inch sewer main from the east property line of the easterly County parcel along the frontage of Tract #5456 and terminating at the intersection of West Madison and South Valentine Avenues. The installation of laterals to existing homes will only be required if the affective section of West Madison is to be repaved.

- b. Construct a 12-inch gravity sewer main (including sewer house branches to adjacent properties) in South Valentine Avenue from the intersection of West Madison and South Valentine Avenues to the first entrance of Tract #6184.
  - c. Construct a 10-inch gravity sewer main (including sewer house branches to adjacent properties) in West Madison Avenue from the intersection of West Madison and South Brawley Avenues east to the intersection of West Madison and South Valentine Avenues (at build out of entire project).
  - d. Construct an 8-inch gravity sewer main (including sewer house branches to adjacent properties) in West Madison Avenue from the easterly property line of the Madison Elementary east to the first entrance of Map 6183.
4. Street easements shall be recorded prior to approval of improvement plans or dedicated by the previously mentioned Maps.
5. All underground utilities shall be installed prior to permanent street paving.
6. 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.
7. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
8. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
9. Installation of sewer house branch(s) shall be required.
10. Street work permit is required for any work in the Right-of-Way.
11. Abandon any existing on-site private septic systems.

MEMORANDUM

WILL TACKETT, Supervising Planner

Department of Development and Resource Management

WATER REQUIREMENTS FOR THE OASIS SUBDIVISION DEVELOPMENT

AGREEMENT June 17, 2019

Page 3 of 5

**Sanitary Sewer Facilities Reimbursements and Credits (\$1,000,000)**

**Developer shall receive a dollar-for-dollar credit for eligible costs, in which case eligibility shall be determined by the Director of Public Utilities Department.**

1. Construction of a sanitary sewer lift station to be located in South Valentine Avenue between West Madison Avenue and West Kearny Boulevard shall be required. The lift station shall be subject but not limited to the following requirements:
  - a. Acquisition and/or dedication of a separate parcel of land necessary to construct required lift or pump station facilities at a location and size acceptable to the Department of Public Utilities.
  - b. Depth of the sewer lift station shall not exceed a maximum depth of 24-feet with a 19-foot maximum flowline depth of the incoming sewer main.
  - c. Installation of permanently mounted auxiliary power supply. (Applicable permits required)
  - d. Installation of antenna for telemetry. (Applicable permits required)
2. Creation and adoption by Council Resolution of a Sewer Lift Station Service Area is require to establish a service boundary that includes all properties to be served by the proposed sewer lift station.
3. Construct a 12-inch gravity sewer main (including sewer house branches to adjacent properties) in South Valentine Avenue from the intersection of West Madison and South Valentine Avenues south connecting to the 66-inch sewer trunk at the intersection of West Church and South Valentine Avenues.

**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 #29.
3. Wastewater Facility Charge (Residential)

MEMORANDUM

WILL TACKETT, Supervising Planner

Department of Development and Resource Management

WATER REQUIREMENTS FOR THE OASIS SUBDIVISION DEVELOPMENT

AGREEMENT June 17, 2019

Page 4 of 5

**Recycled Water Requirements and Credits(\$900,000)**

1. Construct reclaimed water distribution mains in public right-of-ways that will utilize future tertiary treated wastewater for landscape irrigation purposes. Design of the reclaimed water mains will be subject to the approval by the Director of Public Utilities.
2. Reclaimed water system should be operated and maintain by a Community Facilities District (CFD).
3. Recycled water mains shall be extended within the proposed tracts to provide service to all park strips and community green space.
4. Installation of recycled water service(s), master meter box(es), shall be required.
5. All underground utilities shall be installed prior to permanent street paving.
6. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for the Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
7. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.

**Recycled Water Requirements and Credits(\$1,664,630 per Precision Engineer's Estimate dated May 17, 2019)**

**Developer shall receive a dollar-for-dollar credit for eligible costs, in which case eligibility shall be determined by the Director of Public Utilities Department per Recycled Water Infrastructure Reimbursement Agreement dated xx/xx/2019. Agreement will require City Council approval.**

1. Construct a 16-inch recycled water main in West Madison Avenue from the west property line of Subdivision Tract #6183 to the intersection West Madison and South Valentine Avenues.
2. Construct a 16-inch recycled water main in West Madison Avenue from the east property line of Subdivision Tract #5456 to the intersection West Madison and South Valentine Avenues

MEMORANDUM

WILL TACKETT, Supervising Planner

Department of Development and Resource Management

WATER REQUIREMENTS FOR THE OASIS SUBDIVISION DEVELOPMENT

AGREEMENT June 17, 2019

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3. Construct a 16-inch recycled water main in South Valentine Avenue from the intersection of West Madison and South Valentine Avenues to the intersection of West Whites Bridge and South Valentine Avenues.
4. Construct a 16-inch recycled water main in West Whites Bridge Avenue from the west property line of Subdivision Tract #5463 to the intersection West Whites Bridge and South Valentine Avenues.
5. The City shall reimburse the developer for the construction of the 16-inch recycled water transmission main in West Madison, South Valentine, and West White Bridge Avenues.
6. The developer shall construct all improvements under these conditions and shall be reimbursed by a Developer Reimbursement Agreement which be negotiated subsequent to Planning Commission approval.



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www.fresno.gov

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## **Public Utilities – Water Division**

June 19, 2020  
Robert Diaz

### **Comments**

1. Construct a 16-inch water main in West Madison Avenue (including installation of City fire hydrants) from South Lead Avenue west to North Valentine Avenue.
2. Construct a 12-inch water main in South Valentine Avenue (including installation of City fire hydrants) from West Madison Avenue north to West Whites Bridge Avenue.
3. Construct a 16-inch water main in West Whites Bridge Avenue (including installation of City fire hydrants) from North Marks Avenue west to North Valentine Avenue.
4. Construct a 12-inch water main in West Whites Bridge Avenue (including installation of City fire hydrants) from North Valentine Avenue west to across the project frontage.
5. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.
6. Installation of water service(s) & meter box(es) shall be required.
7. Destroy any existing on-site wells 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.
8. 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 Public Utilities Director.
9. Construct a water supply well(s) on a site(s) dedicated to the City of Fresno. The well(s) shall be capable of producing a flow amount to meet a total demand of 1,000 gallons per minute, sufficient to serve peak water demand

for the project and for fire suppression purposes, or an alternative flow amount that is acceptable to the Public Utilities Director and Fire Department Chief (or their designees). Well site(s) shall be of a size(s) and at a location(s) acceptable to the Public Utilities Director. (Only if negotiations fail).

10. Water well construction shall include wellhead treatment facilities, if required. Construction of the well and site improvements shall be completed prior to issuance of home occupancy permits. The cost for constructing wellhead treatment facilities shall be reimbursed by means of established Water Capacity Funds.
11. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.
12. 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. However, vested map #5463, will be susceptible to the old UGM 401s fee.
  - 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.

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

File No. 210.45

Page 1 of 5

**PUBLIC AGENCY**

ROBERT HOLT  
DEVELOPMENT SERVICES/PLANNING  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

NORM ALLINDER, FAGUNDES DAIRY  
P.O. BOX 2717  
MERCED, CA 92344

PROJECT NO: **6184**

ADDRESS: **3338 W. MADISON AVE.**

APN: **326-100-69, 326-100-67**

SENT: **July 02, 2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AS	\$48,812.00	NOR Review	\$206.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$575.00	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:		\$48,812.00	Total Service Charge:	\$781.00

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 2/28/21 based on the site plan submitted to the District on 4/21/20 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. 6184**

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

Page 2 of 5

**FR  
TRACT No. 6184**

**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.
  
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.

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

Page 3 of 5

**FR  
TRACT No. 6184**

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, RCE

Digitally signed by Peter Sanchez Date: 7/2/2020 10:47:07 AM



Gary W. Chapman  
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 7/1/2020 8:20:10 AM

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

Page 4 of 5

CC:

JARED LINNEY, PRECISION CIVIL ENGINEERING

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1234 O STREET

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FRESNO, CA 93721

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BONIQUE EMERSON, PRECISION CIVIL ENGINEERING

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1234 O STREET

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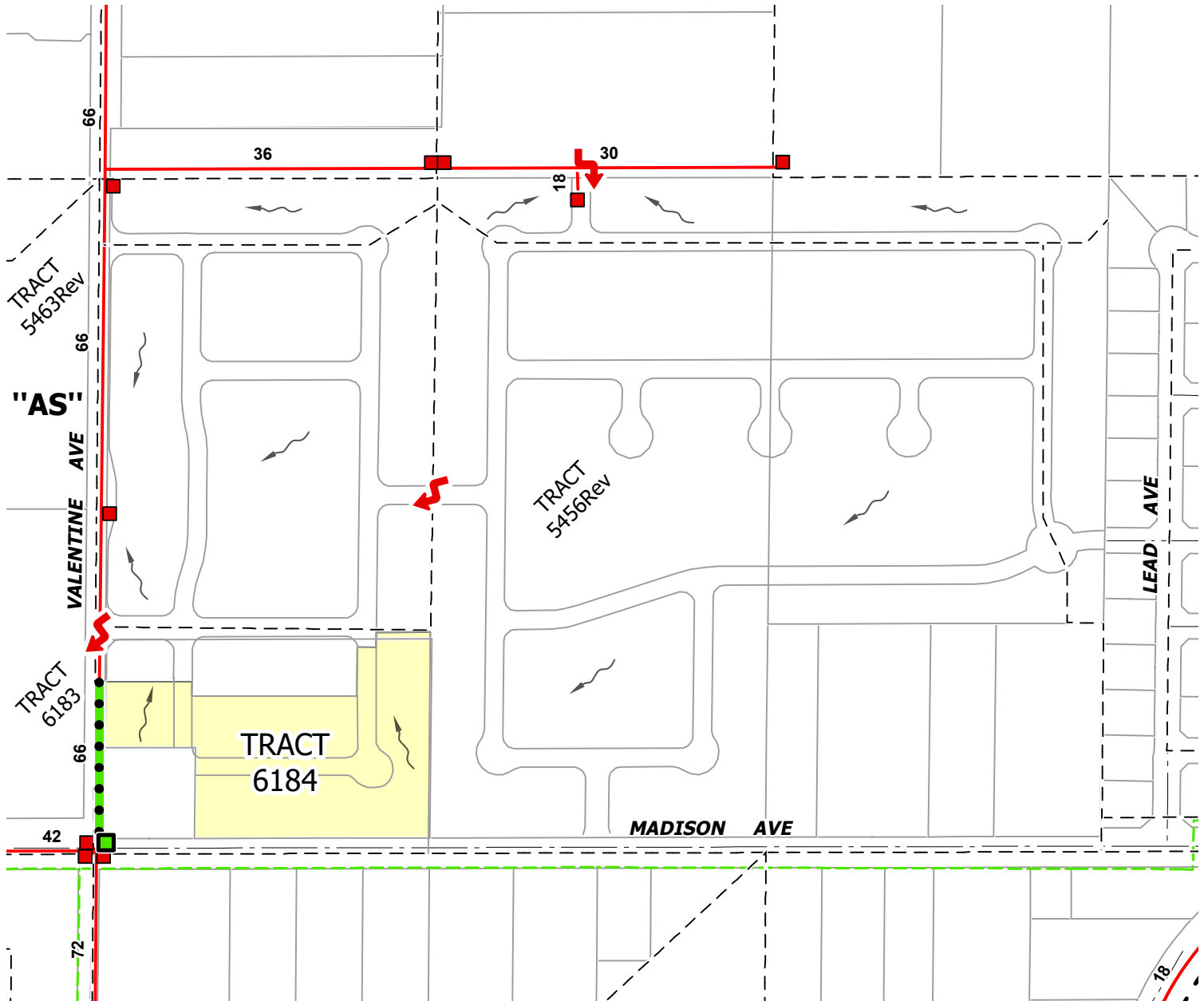
FRESNO, CA 93721

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**FR  
TRACT No. 6184**

**FR TRACT No. 6184**

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
- Future Master Plan Facilities
- Inlet Boundary
- Direction Of Drainage
- Existing FID Facilities
- Possible Major Storm Flowpath



1" = 300'

**TRACT 6184**  
**DRAINAGE AREA "AS"**



## EXHIBIT NO. 1 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: keithr  
Date: 7/1/2020  
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6184.mxd

## **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 or District.

The required 66" Master Plan facilities in Valentine Avenue have also been required of Tract 5463Rev, Tract 5456Rev and Tract 6183. If the 66" Valentine Avenue facilities are completed prior to development of this site, the construction requirement will be dropped.

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. This criteria also applies to any "bump-outs" located in the interior streets. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

## **Fresno County Environmental Health**

April 24, 2020  
Public Health

### **Comments**

1. 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.
2. 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.
3. Should the applicant propose a pool/spa, they shall submit complete pool/spa facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.
4. Should the applicant propose a pool/spa, they shall obtain a permit to operate a public swimming pool/spa from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
5. The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code and the Fresno County Ordinance Code.
6. Facilities that use and/or store hazardous materials, and/or hazardous wastes 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.

7. 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.
8. 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.

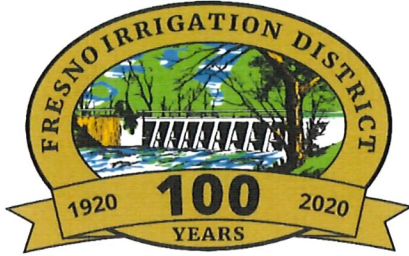
The following comments pertain to the demolition of existing structure(s):

1. Should the structure(s) 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.
2. In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
3. If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
4. If the structures were construction prior to 1979 or if lead-based paint is suspected to have been used in the 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.



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

**A Century of Commitment, Conveyance & Customer Service**

May 22, 2020

Will Tackett  
City of Fresno  
Department of Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

RE: Vesting Tentative Tract Map No. PZ17-40000010  
N/E Madison and Valentine avenues

Dear Mr. Tackett:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. PZ17-40000010 for which the applicant proposes to subdivide the existing property into an 18 lot single family subdivision, APN: 326-100-67. 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. Per the attached site plan, the applicant is proposing a right-of-way encroachment within FID's easement. FID would like to make the City and applicant aware of potential impacts the proposed development may cause.
3. Madison Avenue will not be able to be expanded to the south because of the Teilman No. 79 Pipeline. FID requires a 40 feet wide right-of-way for operations and maintenance on of the pipeline (which currently FID does not fully have). As the area develops under the City of Fresno and the traffic increases, it will be significantly more difficult and hazardous for FID to maintain and operate the Teilman without road closures and/or traffic control unless the canal right-of-way is in place. The City needs to consider these issues in development, traffic and road improvements, need for any turn lanes, etc. for the future growth in the area and the expansion of Madison Avenue. All right-of-way and easements necessary for the full build-out of the area must be acquired and reserved now by the City as a part of this development.
4. To help with the planning and engineering process for the upcoming tract, FID has provided the following additional comments and conditions:

G:\Agencies\FresnoCity\Tract Map\PZ17-40000010.doc

### **Summary of Requirements:**

- FID Board Approval.
- Existing Encroachments removed and/or relocated.
- Review and Approval of all Plans.
- Execute Pipeline Relocation and Easement Agreement, if necessary.
- Execute additional Agreement(s), if necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, City road R/W, etc.).

### **Area of Concern**

1. FID's Teilman No. 79 runs southwesterly, crosses Madison Avenue approximately 1,400 feet east of the subject property, continues westerly along the south side of Madison Avenue, and crosses Valentine Avenue 200 feet southwest of the subject property, as shown on the attached FID exhibit map, and may be impacted by the proposed development. FID records do not show recorded easement(s) for the entire portion of this pipeline, however, FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. P-03 – P-05 and 1-01. Should this project include any street and/or utility improvements along Madison Avenue, Valentine Avenue, or in the vicinity of the pipeline, FID requires it review and approve all plans.
2. FID's plans for the Teilman No. 79 indicated this section of the pipeline was installed in 1979 (41 years old) as a 36-inch diameter Cast-in-Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is non reinforced monolithic pipe that is easily damaged, extremely prone to leakage and does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas..
  - a. Piping Requirements - FID requires the Applicant/Developer replace the impacted pipeline with new 42-inch inside diameter ASTM B-25 C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP), in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
  - b. Easement Requirements - The applicant shall grant to FID an exclusive pipeline easement. The width of the easement depends on several factors including pipe size, alignment, depth, etc. The applicant can expect the easement to be a minimum of 40 feet wide.
  - c. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce

the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.

3. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, pipeline alignment, depth and size, fees, etc.
4. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways, but will in certain instances allow for its property to be in common use with landscape easements if the City of Clovis enters into the appropriate agreement.
5. Should the applicant propose any improvements within FID's easement(s), FID requires it review and approve all Private facilities that encroach into FID's property/easement. For all encroachment(s), the applicant will be required to enter into the appropriate agreement to be determined by FID.

#### **General Comments**

1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
4. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be

responsible for the repair of all damage to the pipeline caused by contractors grading activities.

5. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
6. Footings of retaining walls shall not encroach onto FID property/easement areas.
7. Trees will not be permitted within FID's property/easement areas.
8. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing District facilities. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
9. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with minimal to no water use, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
10. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
11. For informational purposes, FID's Teilman-Valentine Br. No. 297 runs southerly along the west side of Valentine Avenue approximately 200 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Valentine Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

12. For informational purposes, a Private line known as the Teilman No. 79 runs southerly and crosses Madison Avenue approximately 1,800 feet east of the subject properties as shown on the attached FID exhibit map. FID does not own, operate or maintain this private line. FID's records indicate this this line is active and will need to be treated as such. FID can supply the City with a list of known users upon request.
13. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno 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.
14. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
15. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

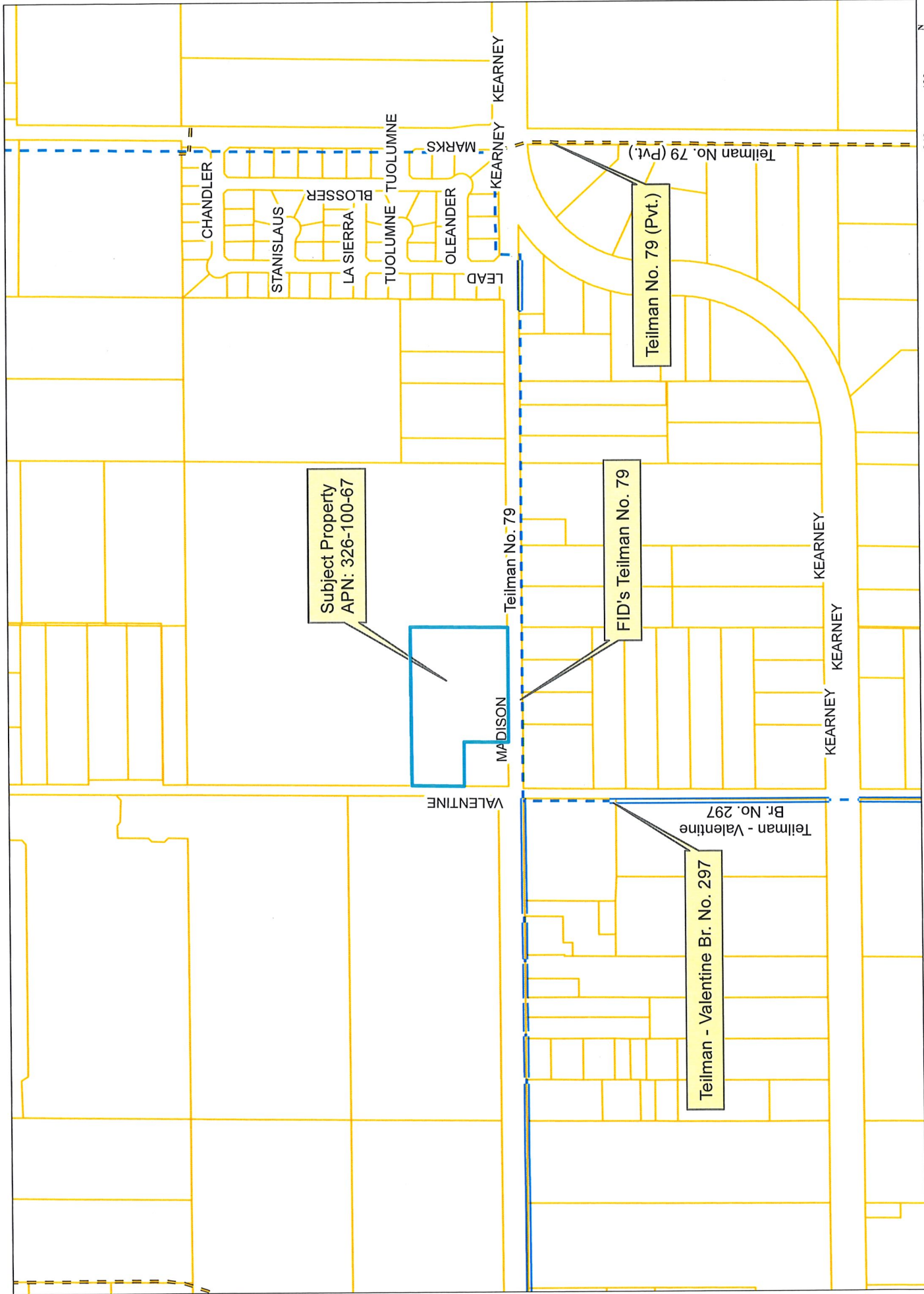
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or [jlandrith@fresnoirrigation.com](mailto:jlandrith@fresnoirrigation.com).

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.

**FRESNO IRRIGATION DISTRICT**

**Legend**

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

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1 inch = 508.37 feet

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