

Exhibit K



DATE: May 6, 2025

TO: Juan Lara, Planner III
Planning and Development Department

THROUGH: Jairo Mata, Public Works Traffic and Planning Manager
Public Works Department

FROM: Angela Reis, Chief Engineering Technician
Public Works Department, Traffic Planning Section

SUBJECT: Public Works Conditions of Approval
T-6376 / P21-05372: a single family subdivision
1099 South Armstrong Avenue
Bonadelle Neighborhoods / Gateway

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.

General Conditions:

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Right of way: 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. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval **prior** to recordation of the Final Map. Street: construction, signing, striping, landscape, irrigation, traffic signal and streetlight.
4. Sidewalks shall not exceed a 5% longitudinal slope.
5. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from centerline to centerline.
6. Traffic Calming: Traffic calming shall be provided for local street lengths exceeding **800'** and four-way intersections. Design to be approved on the street plans.
7. 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.

8. Encroachment Covenants: The construction of any private 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.
9. Street widening and transitions shall also include utility relocations and necessary dedications.
10. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
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. Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the *Public Works ITS Specifications*, where not existing.
13. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
14. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard P-6*.
15. FAX: When a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Contact Jeff Long at 559 621-1436. Coordinate all conditions of approval between Public Works and FAX.
16. Irrigation Requirements: 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, Engineering Services Division for review and approval. Identify the proposed easement and provide a final cross-sectional detail on the map, **if applicable**.
17. 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, Engineering Services Division for review and approval and provide an encroachment covenant for all crossings, **if applicable**.
18. 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.

Frontage Improvement Requirements:

Public Streets:

Armstrong Avenue: 4-Lane Collector

1. Dedication Requirements:
 - a. Dedicate **46'-54'** of property, from section line, for public street purposes, within the limits of this application, per *Public Works Standard P-53* and **P-69**.
 - b. Dedicate corner cuts for public street purposes at all intersections.
 - c. Relinquish direct access rights to Armstrong Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and a **6'** sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** residential pattern (**5.5' – 6' - .5'**).
 - b. Construct standard curb ramps per *Public Works Standard* at all intersections. Major street to major street: **R=30'**, dual ramps per **P-30** and **P-32**. Major street to local street: **R=20'-25'** per **P-24** and **P-25**, curb ramps per **P-28** and **P-32**.
 - c. Construct an **80'** bus bay curb and gutter at the southwest corner of Armstrong and California to *Public Works Standards FAX-1 – FAX-4*, complete with a **12'** monolithic sidewalk.
 - d. 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.
 - e. Construct an underground street lighting system to *Public Works Standard E-1* and **E-7A, E-7B, E-8**, within the limits of this subdivision. Streetlights 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-17 and/or E-18* or as approved by the City Engineer.

California Avenue: modified divided 2-Lane Collector (both sides)

1. Dedication Requirements:
 - a. Dedicate **39'-47'** of property, from centerline, for public street purposes, within the limits of this application, per modified *Public Works Standard P-54* and **P-69**.
 - b. Dedicate corner cuts for public street purposes at all intersections.
 - c. Relinquish direct access rights to California Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. Construct concrete curb, gutter and a **6'** sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** residential pattern (**5.5' – 6' - .5'**).
 - b. Construct standard curb ramps per *Public Works Standard* at all intersections. Major street to local street: **R=20'-25'** per **P-24** and **P-25**, curb ramps per **P-28** and **P-32**.

- c. Construct an **80'** bus bay curb and gutter at the northwest corner of California and Armstrong to *Public Works Standard FAX-1 – FAX-4*, complete with a **12'** monolithic sidewalk.
- d. 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.
- e. Construct an underground street lighting system to *Public Works Standard E-1 and E-7A, E-7B, E-8*, within the limits of this subdivision. Streetlights 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-17 and/or E-18* or as approved by the City Engineer.

Interior Streets:

1. Dedicate, design and construct all driveways, ramps, curb, gutter, sidewalk, permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to *Public Works Standards P-4, P-5, P-6, P-18, P-28, P-50, P-56A, E-1 and E-9A, E-9B and E-11*. 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. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **12'** visibility triangle at all driveways.
5. Design local streets with a minimum of **250'** radius.
6. Dead-end Stub Streets:
 - a. Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the *Public Works Standard P-100*.
 - b. Provide a temporary cul-de-sac with a 40' minimum radius with a 6" asphalt concrete dike on the adjacent parcel next to lots 95 and 96.

Specific Mitigation Requirements:

A Traffic Impact Study is required for this subdivision. Comply with the most recent mitigation requirements of the Traffic Operations and Planning Manager for **TIS 25-005**. A copy of the TIS comments can be found on the City of Fresno's web page, Planning and Development Department's "Citizen Portal".

Within the subdivision border-

1. Relinquish direct vehicular access rights to:
 - a. the north property line of lot 64.
 - b. the south property line of lots 63 and 118.
 - c. the east property line of lots 75 and 176.
 - d. the west property line of lots 74, 86 and 133.
 - e. Erin Avenue: Provide approved markings for “no parking” on the north side. Submit with street plans.
2. Emergency Vehicle Access (EVA): When required, construct a concrete EVA per *Public Works Standard P-67*.

Outside of the subdivision border-

1. Safe Route to School: Comply with TIS 25-005 safe route to school requirements. Construct a 4' asphalt path from the southern limits of the subdivision on the west side of Armstrong to Church Avenue and continue the safe route on the south side of Church and connect to the existing sidewalk located at parcel 316-022-27S, just east of Fowler and Church. Additional dedication may be required.
2. Provide 4' - 6' sidewalk, to provide ADA connectivity on the west side of Armstrong, to connect to the existing sidewalk to the north. Coordinate with the railroad.

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 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. **Armstrong Avenue, Collector:** Install a signal pole with a **150-watt** equivalent LED safety light and an oversize street sign to *Public Works Standard* at the southwest corner of Armstrong Avenue and California Avenue.
2. **California Avenue, Collector:** Install a signal pole with a **150-watt** equivalent LED safety light and an oversize street sign to *Public Works Standard* at the northwest corner of California Avenue and Armstrong 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 not be required to construct them, but would be required to pay the applicable fee.

Fresno Major Street Impact (FMSI) Requirements:

Armstrong Avenue: 4-Lane Collector (New Growth Area)

1. Dedicate and construct the following **within the limits of this subdivision**. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.
 - a. Southbound: (2) **11'** center section travel lane(s), (1) southbound 7' bike lane.
 - b. Center section: a 10' center continuous two-way left turn lane. If applicable, stripe 200' left, turn pockets at all major intersections.
 - c. If not existing, an additional **8'** dedication may be required beyond the edge of pavement.

California Avenue: modified divided 2-Lane Collector (New Growth Area) both sides

1. Dedicate and construct the following **within the limits of this subdivision**. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.
 - a. Eastbound: (1) **12'** center section travel lane, (1) 7' bike lane.
 - b. West bound: (1) **12'** center section travel lane, (1) 7' bike lane.
 - c. Construct, landscape, and irrigate a raised **16'** concrete median island with **250'** left turn pockets and a median cap at all major intersections. Median shall not be constructed west of California Avenue with this map.
 - d. If not existing, an additional **8'** dedication may be required beyond the edge of pavement.

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.

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

April 11, 2025

Robert Holt, Supervising Planner
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED DECEMBER 9, 2024, FOR THE PROPOSED TRACT 6376 LOCATED ON THE SOUTHWEST CORNER OF ARMSTRONG AVENUE AND THE SAN JOAQUIN VALLEY RAILROAD
TIS 25-005, P21-05372

PROJECT OVERVIEW

Traffic & Engineering Services staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Traffic Engineering, Inc. for the proposed Tract 6376 (Project) on the southwest corner of Armstrong Avenue and the San Joaquin Valley Railroad. The Project plans to develop 202 single family dwelling units. The approximately 34.70-acre site is currently vacant.

The TIA evaluated the trip generation characteristics for the proposed project. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 11th Edition. The table below includes the weekday (ADT), AM and PM peak hour trips projected to be generated by proposed project as shown in the TIS.

Table 1 Proposed Project Trip Generation from TIA								
Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE Code 934)	202 DU	1,905	37	104	141	120	70	190

DU = Dwelling Units

GENERAL COMMENTS and CONDITIONS

1. 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.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at the time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. 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.
4. The proposed project shall pay the \$665 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic & Engineering Service Division, Traffic Planning Section.
5. The proposed project shall construct safe route to school asphalt paths, four feet in width, along the west side of Armstrong Avenue from the southern project boundary to Church Avenue and along the south side of Church Avenue from Armstrong Avenue to the existing sidewalk (approximately 0.2 miles east of the Fowler and Church intersection) prior to occupancy of any dwelling unit.
6. The proposed project shall install high-visibility school crosswalks at the intersection of Armstrong and Church Avenues prior to the occupancy of any dwelling unit.

7. Traffic signal plans and improvement plans (Street, Sewer, Water, Storm drain, etc.) shall be submitted and approved prior to recordation of the final map.
8. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.
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.

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
Assistant Director
Public Works Department, Traffic & Engineering Services Division

C: Copy filed with Traffic Impact Study
Angela Reis, Chief Engineering Technician
Scott Tyler, City Traffic Engineer/Licensed Engineer Manager
Jason Camit, Chief Surveyor

DEPARTMENT OF PUBLIC WORKS

TO: Robert Holt, Planner III
Planning & Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works, Traffic Operations and Planning Division

DATE: December 16, 2022

SUBJECT: P21-05372; Tract 6376 (APN: 316-160-16S) located on the west side of South Armstrong Avenue and East California Avenue. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, 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.

OUTLOTS

1. 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.

TRAIL REQUIREMENTS

1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.

Please submit all landscape and irrigation plans to: dpwplansubmittal@fresno.gov for plan review to the scale of 1" =20' prior to the installation of any landscaping within the right-of-way.



DATE: December 16, 2022

TO: Robert Holt, Planner III
Planning and Development Department

FROM: Adrian Gonzalez, Senior Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6376 REGARDING MAINTENANCE REQUIREMENTS (P21-05372)

LOCATION: 1099 South Armstrong Avenue
APN: 316-160-16S

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 Packages (CFD 11 and 18)	Adrian Gonzalez	(559) 621-8693 Luis.Gonzalez@fresno.gov

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

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

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

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

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

1. The Property Owner's Maintenance Requirements

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

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

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without limitation, the median island (1/2, if fronting only one side of median), parkways, buffers, street entry medians and sides **(10' wide minimum landscaped areas allowed)** in **all Local and Major Streets**.
- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots having the purpose for 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**.

***All end lots, side yards, and front yards are the responsibility of the property owner and are not eligible for Services for maintenance by the CFD.**

2. The Property Owner's Services Requirements

The recurring expenditures related to Public Safety Services, police and fire safety/protection/suppression ("Services"), provided by the City that are 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. 18 ("CFD No. 18").

The following public safety services will be furnished by CFD No. 18 as associated with this development:

- The services to be funded, in whole or in part, by the District include all direct and incidental costs related to providing for the funding of public safety services within the area of the District.
- The services shall include, but not be limited to, police and fire safety/protection/suppression services.
- The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.
- The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the City related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly

related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.

- The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

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 Operations and Planning 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 and approved for Services by CFD No. 11 shall be dedicated as a public easement for maintenance purposes. Outlots purposed for required public open space or City trails shall be dedicated in fee to the City of Fresno 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.
- c. The Property Owner may petition the City of Fresno to request annexation to CFD No. 18 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic Operations and Planning 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. 18 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. 18 are not subject to change and after acceptance for processing.

For questions regarding these conditions please contact Adrian Gonzalez at (559) 621-8693 or Luis.Gonzalez@fresno.gov



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: April 22, 2025

TO: JUAN LARA – Planner III
Planning & Development Department – Current Planning

FROM: DENISE SORIA, MSCE, PE, Licensed Professional Engineer
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: REVISED DPU CONDITIONS OF APPROVAL FOR P21-05372 VESTING TENTATIVE TRACT MAP NO. 6376 (CALIFORNIA AND ARMSTRONG) – APNs 316-160-16S, 17S, 43S, 59S, and 61S (Cross-reference P21-05373)

Background

On December 12, 2022, DPU issued Conditions of Approval for Tentative Tract Map Application P21-05372 and Plan Amendment – Rezone Application P21-05373. The applicant has updated the Tentative Tract Map to increase the number of lots from 172 lots to 202 lots. The Planning and Development Department routed a revised map exhibit for review and revised Conditions of Approval.

This Project is a Tentative Tract Map Application for the phased development of a 202-lot single-family residential subdivision as shown on the map exhibit uploaded to Accela on April 3, 2025. Phase 1 is designated for lots 1 through 86. Phase 2 is designated for lots 87 through 202. The existing property is 34.70 acres located near the South Armstrong Avenue and East California Avenue Alignment and is bound by the San Joaquin Valley Railroad to the north.

The DPU Conditions of Approval for P21-05372 were previously dated December 12, 2022, and uploaded to Accela on December 15, 2022. These DPU Conditions of Approval dated April 22, 2025, are being revised to reflect changes in the scope of work for the Project.

This entitlement (DPU Conditions of Approval) is contingent upon the Project being annexed into the City of Fresno.

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities (DPU) review and approval.
2. All DPU facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.

3. Street easements and/or deeds shall be recorded prior to the approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.
6. **Attached to these DPU Conditions of Approval is a preliminary review of the Map Exhibit for the Project (as such Map Exhibit was available on Accela as of the date of these Conditions of Approval). Final Map Exhibit review will be conducted after an update based on these and other conditions for the Project.**

Water Service Requirements

The nearest water mains to serve the Project are a 14-inch water main located in South Armstrong Avenue and a 14-inch water main located in East California Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. Install a 16-inch water main (including installation of City fire hydrants, if applicable) in East California Avenue, from the existing 14-inch water main located in South Armstrong Avenue to the western boundary of the Project.
2. Install an 8-inch looped water main (including installation of City fire hydrants, if applicable) in all public streets within the Project (as depicted on the Map Exhibit uploaded to Accela on April 3, 2025) to provide service to each lot, connecting to the existing and future water mains described above at two points.
3. Installation of water service(s) and meter(s) to each lot shall be required.
4. The applicant shall be financially responsible for the abandonment of any unused water services previously installed at the property.

Note: Aerial images from 1992, 1995, 2002, 2005, and 2015 show residential structures on APNs 316-160-16S, 43S, and 59S. Based on recent aerial images it appears that the residential structures have been demolished. DPU's Utilities Planning and Engineering Division records do not indicate the properties were connected to the City's water system. See **Water Service Requirements, Item 5** below regarding the destruction of on-site wells.

5. Destroy existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California Department of Water Resources, and City of Fresno Public Works Standard Drawing **W-45**. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.

Submit well destruction application(s) and a filled-out Well/Boring Submittal Checklist, attached for your reference to dpu.eng@fresno.gov.

6. 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 Department of Public Utilities Director or designee.

Water Supply Requirements

The existing property is currently not served by a City water service.

1. The 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 (MFS).
 - c. The City reserves the right to require the applicant to increase or decrease the size of a water meter for the Project to ensure that it 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 applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and the FMC.

Sewer Service Requirements

The nearest sanitary sewer mains to serve the Project are an 8-inch sanitary sewer main that transitions to a 10-inch sanitary sewer main in South Armstrong Avenue and an 8-inch sanitary sewer main located in East California Avenue. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. A preliminary sewer design layout for subdivisions with public (City of Fresno) sewer shall be prepared by the applicant's engineer and submitted to the Department of Public Utilities for review and conceptual approval. The preliminary sewer design

layout must be submitted to DPU **at least 45 days** prior to submitting the final map(s), engineered plan, and profile improvement drawing(s) for City review or acceptance of the final map(s), in accordance with these DPU Conditions of Approval.

Submit the preliminary sewer design layout and a filled-out Utility Improvement Plan and Submittal Checklist, attached for your reference to dpu.eng@fresno.gov.

2. Install an 8-inch sewer main in all the public streets within the Project (as depicted on the Map Exhibit uploaded to Accela on April 3, 2025) to provide service to each lot, connecting to the existing 8-inch stub at the South Armstrong Avenue and East California Avenue Alignment.
3. Installation of separate sewer service branch(es) to each lot shall be required.
4. The applicant shall be financially responsible for the abandonment of any unused sewer services previously installed at the property.

Note: Aerial images from 1992, 1995, 2002, 2005, and 2015 show residential structures on APNs 316-160-16S, 43S, and 59S. Based on recent aerial images it appears that the residential structures have been demolished. DPU's Utilities Planning and Engineering Division records do not indicate the properties were connected to the City's sewer system. See **Sewer Service Requirements, Item 5** below regarding the destruction of on-site private septic systems.

5. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

Sanitary Sewer Fees

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

1. Lateral Sewer Charge.
2. Oversize Sewer Charge: Area #35.
3. Wastewater Facility Sewer Charge (Single-Family Residential).
4. Sewer Trunk Area: Fowler.

Solid Waste Service Requirements

This Project will be serviced as a Single-Family Residential property with Basic Container Service. Each unit will receive 3 containers to be used as follows: 1 (one) Gray container for solid waste, 1 (one) Green container for green waste, and 1 (one) Blue container for recyclable material.

1. Provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around, in accordance with Public Works Standard Drawing **P-34**.
2. Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide, in accordance with Public Works Standard Drawing **P-34**.
3. The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing **P-34**.

Note: As currently depicted on the Map Exhibit uploaded to Accela on April 3, 2025, the locations of lots 94 and 95 exceed the maximum 45-foot back-up distance allowed for a solid waste vehicle. The Map Exhibit shall be revised to meet the safe back up limit for solid waste vehicles. Alternatively, a covenant will be required for the following lots. The covenant will require that lots in question place their solid/green/recyclable waste containers in front of the adjacent lot on service days in accordance with City of Fresno and Solid Waste Division standards.

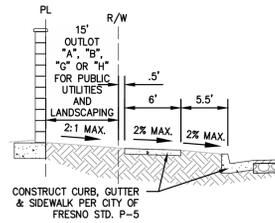
- i. Lot 94: place containers in front of lot 93
- ii. Lot 95: place containers in front of lot 94

Attachments: DPU1 Redlines dated April 22, 2025
Permit Application to Install, Modify, or Destroy Wells
Well/Boring Submittal Checklist
Utility Improvement Plan and Submittal Checklist

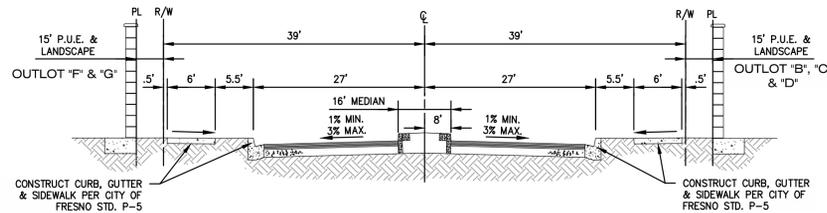
PHASED TENTATIVE SUBDIVISION MAP OF TRACT MAP NO. 6376 / UGM

A PHASED VESTING MAP IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA PREPARED AND PLATTED IN FEBRUARY, 2024

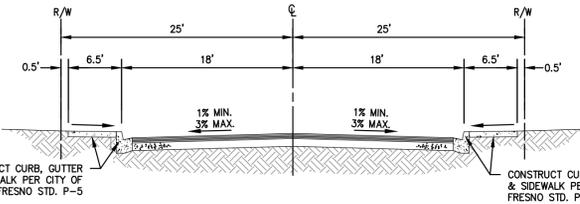
APPL. NO. T-6376 EXHIBIT A-2 DATE 04/03/2025 PLANNING REVIEW BY DATE TRAFFIC ENG. DATE APPROVED BY DATE CITY OF FRESNO DARM DEPT



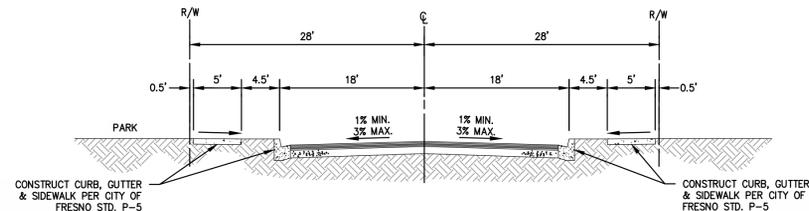
SECTION A-A SCALE: N.T.S.



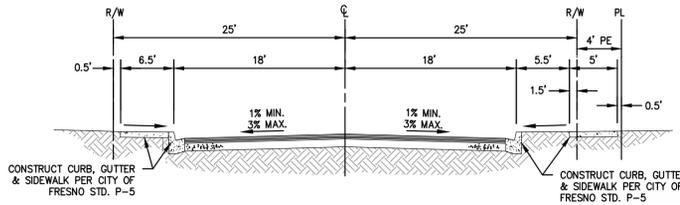
SECTION B-B CALIFORNIA AVENUE SCALE: N.T.S.



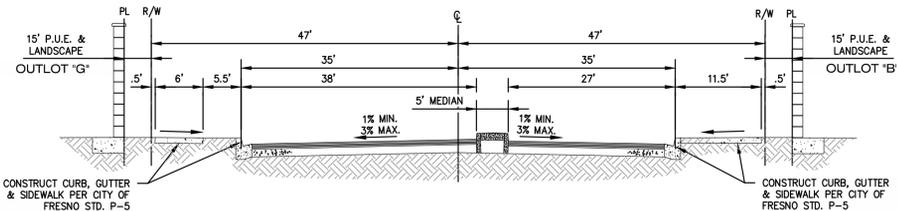
SECTION C-C INTERIOR STREETS (TYP.) SCALE: N.T.S.



SECTION D-D S. BURGAN AVE SCALE: N.T.S.



SECTION E-E INTERIOR STREETS W/ PE (TYP.) SCALE: N.T.S.



SECTION F-F CALIFORNIA AVENUE AT 94' WIDTH SCALE: N.T.S.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 1-20.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 61-80.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 121-140.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 181-200.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 21-40.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 81-100.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 141-160.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 201-202.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 41-60.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 101-120.

Parcel table with columns: PARCEL #, AREA (SQ. FT.) for parcels 161-180.

OUTLOT DESIGNATIONS table listing outlots A through K with their respective areas and public status.

DATE: 04/02/2025

TMS376 BONADELLE HOMES E. CALIFORNIA AVE & S. ARMSTRONG AVE. TENTATIVE TRACT MAP

Table with columns: DATE, DESCRIPTION, REV. NO., ENGINEER: D. BOND, LICENSE NO: 57,133, DRAWN BY: PC, CHECKED BY: DKB, SCALE: AS SHOWN, PROJECT NO: 24-081, SHEET 2 2



DEPARTMENT OF PUBLIC UTILITIES
1626 E Street, Fresno, CA 93706
(559) 621-1634
John.Martin@fresno.gov

PERMIT APPLICATION TO INSTALL, MODIFY, AND DESTROY WELLS

Pursuant to Fresno Municipal Code, **Chapter 6, Article 4**, an application is hereby made to the City of Fresno for permission to install, modify, abandon, or destroy well(s) within the City at: (Check one) Private Property Public Right-of-Way (Wells located in Public Right-Of-Way Will require an additional and separate agreement.)

Permit Application Fee and other Fees are based on the current City of Fresno's Master Fee Schedule and must be paid with the submission of this Application.

WELL ADDRESS _____

APN _____

PERMIT DATE _____

PERMIT # _____

TYPE OF WORK	NEW WELL	WELL REHAB	ABANDONMENT	DESTRUCTION	OTHER
---------------------	----------	------------	-------------	-------------	-------

I hereby state that all the information provided herein is complete, true, and correct. I have carefully read the condition on page 2 of this application. I further understand this permit must be approved before any work is started, and that the work shall comply with all conditions as described in this permit application.

Applicant _____ Signature _____ Date _____
Address _____ Phone _____ Fax _____

I hereby state that I have receive, understand, and shall comply with any and all conditions specified in this permit application.

Owner _____ Signature _____ Date _____
Address _____ Phone _____ Fax _____

I hereby state that the information provided herein is complete, true, and correct. I also understand that all work is to comply with: the California Well Standards, the conditions of this permit application, and when applicable this work will be conducted in conformance with CAL EPA (DTSC) Guidelines. I certify that I have a C-57 Contractor's License and, if I employ workers, have a current Certificate of Workers Compensation Insurance, which is attached.

Signature _____ **Workers Comp Insurance** _____

Contractor _____ License No. _____ Expiration Date _____
Address _____ Phone _____ Fax _____

Consultant _____ Registration No. _____ RG,RCE,CEG _____ Expiration Date _____
Address _____ Phone _____ Fax _____

Lead Regulatory Agency _____ Work Plan: Date _____

Contact Person _____ Phone _____ Fax _____

TYPE OF WELL	NEAREST FACILITIES	
MONITORING WELL (Check an Appropriate line in each column)	(Show on Map) Distance	
GROUNDWATER _____ SAMPLING _____	SEWER LINE _____	
SOIL _____ EXTRACTION _____	SEPTIC TANK _____	
SOIL/VAPOR _____ INJECTION _____	LEACH FIELD _____	
AIR/GAS _____	WATER WELL _____	
OTHER _____	OTHER _____	
WATER SUPPLY WELL	WELL(S) ID	
DOMESTIC _____ OPEN BOTTOM _____	City _____ Private _____	
MUNICIPAL _____ GRAVEL PACKED _____	WELL _____	
AGRICULTURAL _____ OTHER _____	WELL _____	
INDUSTRIAL _____		
DRILLING METHOD (Check a Drilling Method)		
CASING DRIVEN _____ AUGER _____		
CABLE TOOL _____ DIR ROTARY _____		
HARD ROCK _____ REV ROTARY _____		
OTHER _____		

WELL LOCATION MAP NTS

WELL CONSTRUCTION SPECIFICATIONS

Drill or Place	Length	from	to	Dia	Material	Gauge	Slot size
Borehole					na	na	na
Conductor							na
Blank Casing							na
Screen Casing							
Annular Seals						na	na
Gravel Pack						na	na
Drilling Fluid							

WELL DESTRUCTION SPECIFICATION

The destruction of all wells with-in the jurisdiction of the City Of Fresno Water Division shall conform to the State of California Department of Water Resources Standard Bulletins 74-81 & 74-90, and as directed by the City Of Fresno Water Division.

DIAMETER OF WELL _____	INSPECTION DATE _____
CASING MATERIAL _____	COMP (DWR) DATE _____
WATER LEVEL _____	SUBMIT DVD OF WELL _____
DEPTH OF WELL _____	INSTALL TREMIE PIPE TO _____ ft
DEPTH TO PERF _____	PLACE CEMENT AND SAND GROUT TO _____ ft
DEPTH OF CASING _____	PLACE NEAT CEMENT GROUT TO _____ ft
WELL VOLUME _____	PRESSURIZE GROUT TO _____ PSI FOR _____ min
GROUT ESTIMATE _____	

SPECIAL CONDITIONS _____ Incomplete Date _____

	Official Use Only	Approved _____	Denied _____
DPU Fee _____ PERMIT _____ Date Pd _____	Water System Manager _____ Date _____		
PW Fee _____ CM No. _____ Date Pd _____	Engineering Services Manager _____ Date _____		
EA Fee _____ CM No. _____ Date Pd _____	Public Works Director _____ Date _____		
DPU E/O _____ hrs. X _____ MFS TOTAL _____ Date Pd _____			

MONITORING WELL PERMIT**GENERAL CONDITIONS**

(Installation within Private Property)

- A** The City of Fresno grants permission to install a monitoring well(s) at the referenced location and for purpose described herein, subject to all conditions and provisions of **Chapter 6**, of the Fresno Municipal code, and to any and all other applicable Federal, State and local standards, codes, ordinances, and the following:
- 1 The applicant, the owner and their representatives acknowledge that the city is not responsible for any liability arising from any work related to this permit.
 - 2 The applicant acknowledges the proposed work will be permitted by the City only if said work complies with all applicable standards, codes and ordinances.
 - 3 Upon completion of the work, the applicant shall submit two copies of the consultant's environmental report(s) to Public Works Engineering; including but not limited to: Well Driller's Report, lithological logs, analytical results of samples, findings, evaluations, and conclusions. The applicant shall also provide construction diagram(s) for the finished well(s), and a scaled asbuilt location map.
 - 4 The owner acknowledges that the proposed work is part of an environmental assessment or re-mediation program as directed by a regulatory agency with the scope of work based on a work-plan approved by said agency.
 - 5 This permit shall in no way be construed as a grant by the City of any right to the owner, applicant and or their representatives to trespass upon land rightfully in the possession of, or owned by, another, whether such land be privately or publicly owned.
 - 6 If installation of a monitoring well(s) is required on property in the possession of, or owned by, another, whether public or private, the applicant shall provide written authorization from the property owner granting permission to enter said property for the purpose of installing and maintaining the well(s).
 - 7 Applicant hereby agrees to comply with the conditions stated above and any additional conditions, which may be required by the City as, deemed necessary to insure compliance with any and all applicable ordinances.

Please Initial _____

WATER WELL PERMIT**SECTION 6-402. WELL DRILLING PROHIBITION.**

- A** The drilling or digging of wells within the city, except by the City of Fresno, for any other purpose than for furnishing water in whole or in part for refrigeration, air conditioning, or for the purpose of furnishing water to any refrigeration or air-cooling system or unit, or for a drainage well in connection therewith, or for irrigation, or use as a monitoring well, is hereby prohibited; provided that the Public Works Director may issue a permit for the drilling and completion of a well pursuant to the following requirements.
- B** The Director may issue a permit for the drilling of a supply well for domestic, commercial or industrial purposes for temporary use only, under the following conditions:
- 1 City water mains are not in place adjacent to the property involved.
 - 2 The Director has determined that it is not economically feasible or desirable to extend the city's water mains to serve the property at the time the request for service is made by the owner or lessee.
 - 3 The owner or lessee of the property has executed an agreement for the discontinuance of the use of the well and the capping of the same upon notice by the Director. Such notice shall be given immediately following installation of water mains adjacent to the property on which the well has been drilled.
- C** The Director may issue a permit for the drilling of a supply well to replace an existing well or to deepen an existing well supplying water for industrial food or beverage processing, or for irrigation of cemeteries providing that cemeteries are in compliance with the other provisions of this Code, when in the determination of the Director, the existing well which heretofore has served such purposes has become impaired and unusable, providing such well shall be permanently capped and closed.
- D** The Director may issue a permit for drilling of a new supply well for industrial food or beverage processing purposes, when in the determination of the Director the use of such well would significantly lessen the amount of the energy that would otherwise be consumed by the food or beverage processing operation.
- E** Issuance of a permit pursuant to subsections (b), (c) or (d) of this section shall in no way nullify or affect any provisions of Chapter 14 of this Code or amendments thereto, which provide for the installation of water mains and the payment therefor.
- F** Any permit issued for the digging of a well for irrigation or food or beverage processing purposes shall be conditioned upon the installation of a water meter on such well at the permittee's expense and the payment by the user at the rate specified in Section 14-105 of this Code for all water drawn therefrom.
- G** The Director may issue a permit for the drilling of a monitoring well within a public right-of-way following satisfaction of the following requirements:
- 1 Completion of an Environmental Assessment.
 - 2 Issuance of a Street Work Permit, in accordance with Sections 11-202, 11-203 and 11-204.
 - 3 Execution of an agreement providing indemnification for the city, protection of the public right-of-way, discontinuance of the use of the well and abandonment of the well upon notice by the Director. Such notice may be given for any reason at the Director's sole discretion. The Director is authorized to execute the required agreement on behalf of the City

WELL / BORING SUBMITTAL CHECKLIST



Department of Public Utilities

Instructions: please fill out and submit completed checklist to dpu.eng@fresno.gov

Requestor Name(s):

Date Requested:

Company:

Email Address:

Phone Number:

Project Name:

Project Description:

SUBMITTAL DOCUMENTS

Included

Not Applicable

Well / Boring Permit Application:

Project Scope of Work / Work Plan:

Project Vicinity Map:

Requestor Comments:

DPU OFFICE USE ONLY

DPU PROJECT ID NUMBER:

DPU SUBMITTAL ACCEPTED DATE:

DPU ACCELA NUMBER:

DPU SUBMITTAL REJECTED DATE:

DPU Response:

***Please note, work cannot begin until the submittal checklist has an accepted date.**

For all other questions or concerns, call (559) 621-8666 or email dpu.plan@fresno.gov

UTILITY IMPROVEMENT PLAN AND SUBMITTAL CHECKLIST



Department of Public Utilities

Instructions: please fill out and submit fully completed checklist to dpu.eng@fresno.gov

Subdivision (In-Tract) Public Right-of-Way Other

Requestor(s) Name:

Date Requested:

Email Address:

Phone Number:

Company:

Project Name:

Project Description:

Tract Number / Parcel / Subdivision:

Public Works Number (PW Number):

Land Section Accela Number (L24-xxxx):

Relevant Project Accela Record Number(s):

SUBMITTAL DOCUMENTS

Included

Not Applicable

Water & Sewer Utility Improvement Plans:

FMFCD Storm Drainage Improvement Plans:

FID Irrigation Improvement Plans:

Street Improvement Plans:

Engineer's Cost Estimate:

Requestor Comments:

DPU OFFICE USE ONLY

DPU PROJECT ID NUMBER:

DPU SUBMITTAL ACCEPTED DATE:

DPU ACCELA NUMBER:

DPU SUBMITTAL REJECTED DATE:

DPU Response:

***Please note, work cannot begin until the submittal checklist has an accepted date.**

For all other questions or concerns, call (559) 621-8666 or email dpu.plan@fresno.gov



2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Fire Department

April 25, 2025
Carl E Torrence

1. This is a 202-lot public street subdivision. All lots are inside the fire 4-minute response time. This tract is within 3 miles of Fire Station 15. There are no development restrictions on this tract regarding fire service response.
2. The existing parcels are in the County and annexation is required. A fire service transition fee must be paid to the Fresno County Fire Protection District as a condition of service area transfer.
3. Each lot in the sub-division will be subject to payment of the city wide fire service delivery impact fee as a condition of each house building permit.
4. Any development project proposed for annexation to the City of Fresno has the potential to increase call volume related to fire and emergency medical incident response. Within the project area, the Fire Department can currently meet the projected demands for emergency response service. The overall effect of future development on service delivery can assume that calls for service and response times will likely increase as a denser population develops; this will be monitored closely as development occurs in the area. Increased service demand may necessitate the need for additional staffing and fire apparatus at the impacted existing fire stations. Additional Fire Prevention Division staff will also be required to maintain existing levels of service for inspections of new buildings during construction, and maintenance inspections after buildings are constructed.
5. There are no relevant COF Public Works Standards for these streets shown on the plan. Call out with a cloud or delta and note on plan as the standards are required to be placed on the plans prior to any formal approval of this plan. FFD staff are unable to determine if there will be any on street parking restrictions.
6. No turn radii are shown on this plan. Show on plans: All turn radii must be in conformance with FFD access requirements as noted in FFD Policy #403.002 prior to final approval of this map.
7. Note on plan and show: Install 8-inch minimum public water mains throughout the development per Public Utilities and Fire Department requirements for local residential streets. Public water main extensions with at least two points of connection to the existing 14" water main in N. Armstrong is required. Provide public hydrants at single family home residential spacing per FFD and Public Utilities requirements.
8. Note on plan and show: There are no fire hydrants shown on plans. Provide public fire hydrants per Public Works and Public Utilities requirements for residential subdivisions with a minimum fire flow of 1500 gpm at a residual pressure of 20 psi with fire hydrants

spaced no more than 600 feet apart with two points of connection.

9. Note on plan and show: Provide public water mains and fire hydrants per Public Utilities and FFD-requirements for single family home development. Hydrant locations will be reviewed upon review of the water plans submitted to Public Utilities.
10. Call out with a cloud or delta and note on plan: Fire hydrants must be inspected and in service (approved) prior to the delivery of combustible material to the location.
11. Call out with a cloud or delta and note on plan: All weather fire access must be provided, inspected and in service (approved) prior to the delivery of combustible material to the location. All weather fire access must be maintained throughout the project without interruption. FFD Policy #403.002.
12. No phasing of construction has been proposed by developer.
13. Call out with a cloud or delta and note on plan: It is the permit applicant's obligation to confirm and comply with all fire & life safety provisions per '22 CFC §106.2.3.

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

PUBLIC AGENCY

JUAN LARA
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

DANIEL BOND - GATEWAY ENGINEERING
405 PARK CREEK DRIVE
CLOVIS, CA 93611

PROJECT NO: **6376**

ADDRESS: **1099 S. ARMSTRONG AVE.**

APN: **316-160-59S, 61S, 17S, 16S, 316-160-43S**

SENT: **April 25, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
BM	\$434,158.00	NOR Review	\$1,671.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$4,662.00 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: \$434,158.00		Total Service Charge: \$6,333.00	

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 2/28/26 based on the site plan submitted to the District on 4/03/25 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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. 6376 v.1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 5

FR TRACT No. 6376 v.1

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. 6376 v.1

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.



Brent Sunamoto
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 4/25/2025 2:46:43 PM



Antonio Tolentino
Engineer I

Digitally signed by Antonio Tolentino Date: 4/22/2025 11:29:47 AM

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 5

CC:

GREGORY SIMONIAN

441 SHERWOOD WY

MENLO PARK, CA 94025

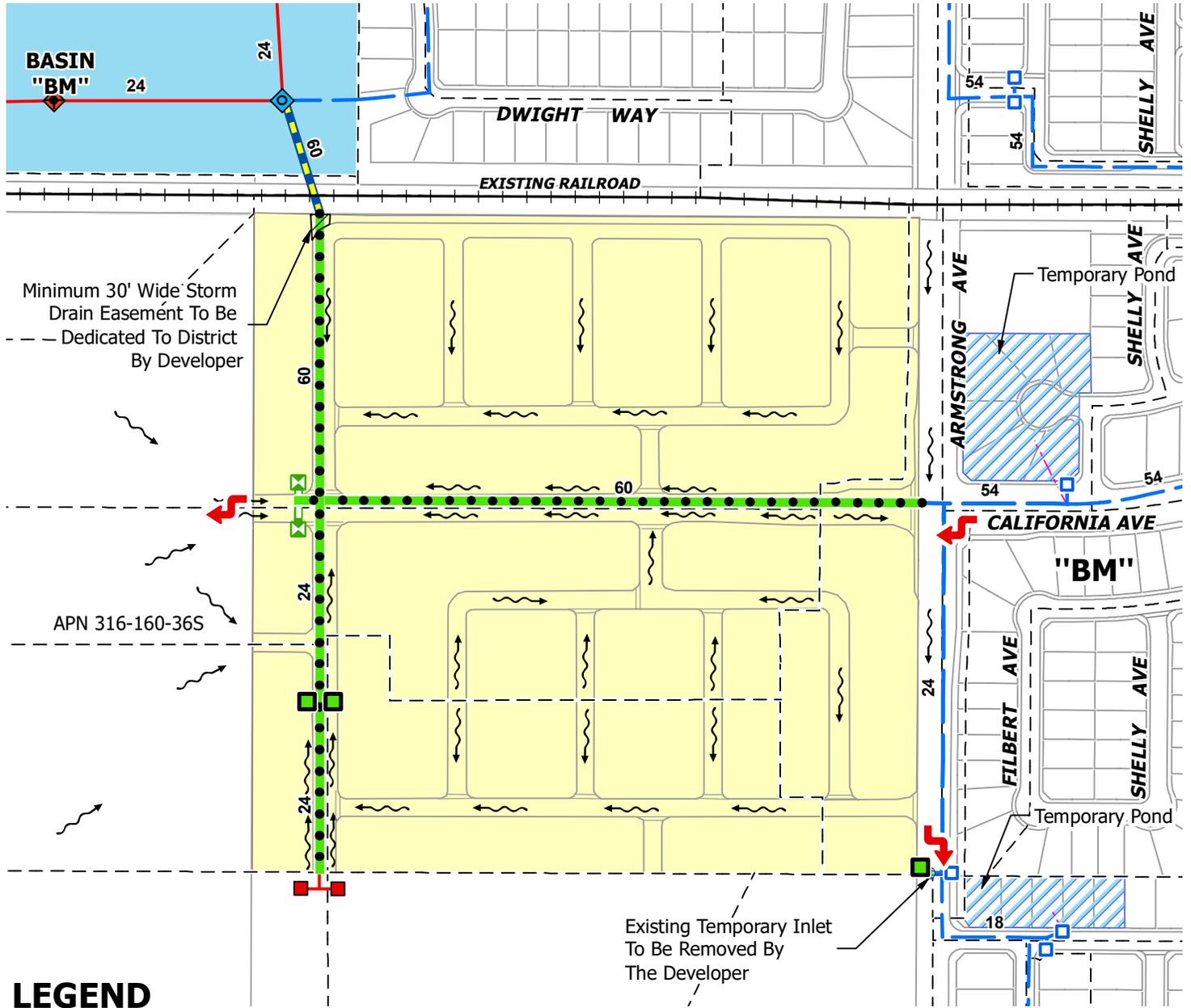
JOHN BONADELLE

7030 N. FRUIT #101

FRESNO, CA 93711

FR TRACT No. 6376 v.1

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 Outfall |
| | Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit) - Pipeline & Inlet | | Inlet Boundary |
| | Optional Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) | | Drainage Area Boundary |
| | Existing Master Plan Facilities | | Direction Of Drainage |
| | Future Master Plan Facilities | | Existing Temporary Pond |
| | Private Facilities | | Limits Of Tract 6376v.1 |
| | Existing Master Plan Outfall | | Major Storm Breakover |



1" = 300'

EXHIBIT NO. 1

TRACT 6376v.1 DRAINAGE AREA "BM"

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 or District.

The construction of the "Optional Master Plan Facilities" as shown on Exhibit No. 1 will provide permanent drainage service to Tract 6376v.1. If these optional facilities are not constructed, the District recommends temporary facilities until permanent service is available.

The developer shall dedicate a minimum thirty foot (30') wide storm drain easement as shown on Exhibit No. 1, 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.

The minimum finished floor elevation for that portion of Tract 6376v.1 draining to Armstrong Avenue shall be 320.50 (U.S.G.S. Datum). For the remainder of Tract 6376v.1 draining to the west, the minimum finish floor elevation shall be 318.60 (U.S.G.S. Datum).

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 may submit a drainage report indicating the path of the major storm flow and calculations confirming there is adequate protection of finished floors.

The site shall not block the historical drainage patterns of existing development to remain along the perimeter of the tract, including runoff from the existing Railroad located north of the proposed development. The developer shall verify to the satisfaction of the District that runoff from these areas has the ability to surface drain to adjacent streets.

The 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.

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.



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

April 24, 2025

Robert Holt
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Tract Map Application No. P21-05372, Tract 6376
N/W Church and Armstrong avenues

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed Vesting Tentative Tract Map Application No. P21-05372 for which the applicant requests authorization to subdivide the subject property into a conventional 172-lot single-family residential subdivision, APNs: 316-160-16S, 17S, 43S, 59S, and 61S. FID has the following comments:

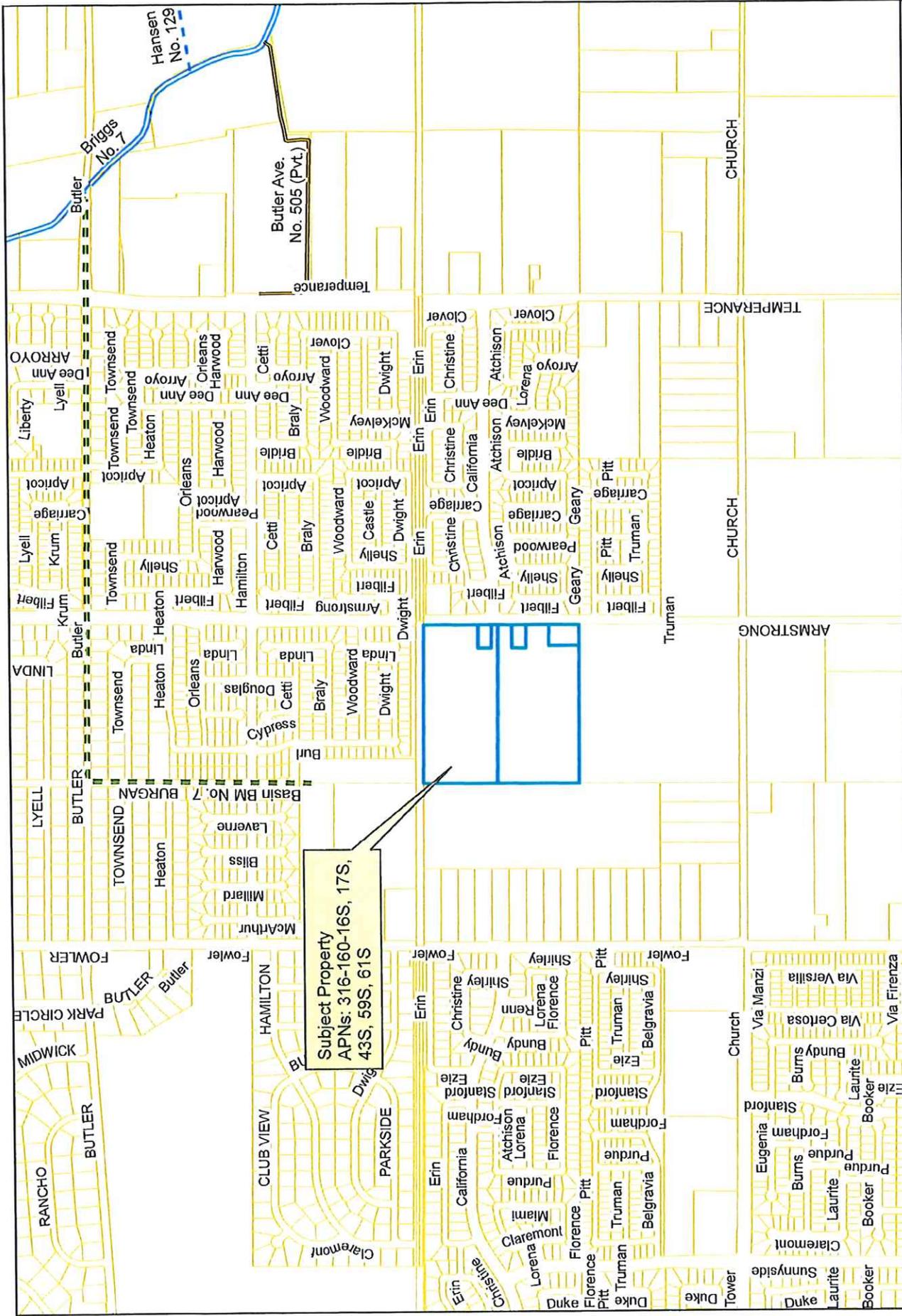
1. FID previously reviewed and commented on the subject property on December 12, 2022 as Vesting Tentative Tract Map Application No. P21-05372, Tract 6376. Those comments and conditions still apply and a copy has been attached for your review.

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.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



Subject Property
 APNs: 316-160-16S, 17S,
 43S, 59S, 61S



FRESNO IRRIGATION DISTRICT

This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only. It is not intended to show map scale accuracy or all inclusive map features 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) 253-7161 for further information on FID facilities.

Path: G:\FID\GIS\2022\905 FID Compact.mxd
 Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 404

Legend

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

Scale

0 500 1,000 Feet

1 inch = 1,026.23 feet



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

December 12, 2022

Robert Holt
Development & Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Vesting Tentative Tract Map Application No. P21-05372, Tract 6376
N/W Church and Armstrong avenues

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed Vesting Tentative Tract Map Application No. P21-05372 for which the applicant proposes to subdivide the subject property into a conventional 172-lot single-family residential subdivision, APNs: 316-160-16S, 17S, 43S, 59S, and 61S. 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. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land and rural residential with minimal to no water use, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. 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.
3. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

G:\Agencies\FresnoCity\Tract Map\P21-05372 - TM6376\6376, P21-05372 FID Comments.doc

BOARD OF DIRECTORS

President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH

Robert Holt
RE: Tract 6376, P21-05372
December 12, 2022
Page 2 of 2

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

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment

December 14, 2022

Robert Holt
City of Fresno
Planning and Development Department
2600 Fresno St. #3043
Fresno, CA 93721

Project: P21-05372 Vesting Tentative Map No. 6376

District CEQA Reference No: 20221569

Dear Mr. Holt:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Vesting Tentative Map (VTM) from the City of Fresno (City) for the KB homes housing Development on California & Armstrong. Per the VTM, the project consists of approximately 34.70 acres of property to subdivide into 172 lots for single-family homes (Project). The Project is located at the west side of South Armstrong Avenue, between the San Joaquin Valley Railroad and East Pitt Avenue in Fresno, CA.

The District offers the following comments regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, PM_{2.5} standards.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed any of the following significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: <https://www.valleyair.org/transportation/GAMAQI.pdf>. The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions.

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

1b) Operational Emissions

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts:

<https://www.valleyair.org/transportation/GAMAQI.pdf>.

Recommended Mitigation Measure: At a minimum, project related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at:

<http://www.valleyair.org/transportation/Mitigation-Measures.pdf>.

1c) Recommended Model for Quantifying Air Emissions

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

2) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A “Prioritization” is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association’s (CAPCOA) methodology.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA. This step will ensure all components are addressed when performing the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District’s significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files

- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww3.arb.ca.gov/ch/handbook.pdf>.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: www.valleyair.org/ceqa.

4) Voluntary Emission Reduction Agreement

Criteria pollutant emissions may result in emissions exceeding the District's significance thresholds, potentially resulting in a significant impact on air quality. When a project is expected to have a significant impact, the District recommends the environmental review also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for this Project.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve

emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of old farm tractors.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

5) Vegetative Barriers and Urban Greening

There are residential units located north of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

6) Electric Vehicle Chargers

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

7) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888

7a) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed the 50 dwelling unit threshold of residential development projects.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510. One AIA application should be submitted for the entire Project. It is preferable for the applicant to submit an AIA application as early as possible in the City's approval process so that proper mitigation and clean air design under ISR can be incorporated into the City's analysis.

Information about how to comply with District Rule 9510 can be found online at:
<http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at:
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

7b) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

The Project will be subject to District Rule 4002 since the Project will include demolition, renovation, and removal of existing structures. To protect the public from uncontrolled emissions of asbestos, this rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Any asbestos present must be handled in accordance with established work practice standards and disposal requirements.

Information on how to comply with District Rule 4002 can be found online at:
<http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

7c) District Rule 4601 (Architectural Coatings)

The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:
<http://www.valleyair.org/rules/currnrules/r4601.pdf>

7d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-

acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

7e) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at:

<http://valleyair.org/rule4901/>

7f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

8) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Jacob Torrez by e-mail at Jacob.torrez@valleyair.org or by phone at (559) 230-6558.

Sincerely,

Brian Clements
Director of Permit Services

A handwritten signature in blue ink, appearing to read "Michael S. Corda".

For: Mark Montelongo
Program Manager



SANGER UNIFIED SCHOOL DISTRICT
1905 SEVENTH STREET • SANGER, CA 93657
(559) 524-6521 FAX (559) 875-0311

ADELA MADRIGAL JONES
SUPERINTENDENT

December 14, 2022

Robert Holt, Planner
Planning & Development Department
City of Fresno

Via Email: robert.holt@fresno.gov

Dear Mr. Holt,

Subject: Project Comment for P21-05373; T-6376 Pre-Zone
Northwest and Southwest Corners of the E. California Avenue alignment and S.
Armstrong Avenue.

The purpose of this letter is to provide the comments of the Sanger Unified School District on the requested pre-zoning of 34.70 acres from the Fresno County AL20 zone district to the City of Fresno RS-5 zone district. The subject property is located on the northwest and southwest corners of the E. California Avenue alignment and S. Armstrong Avenue. The pre-zoning would allow for the property to be subdivided into 172 single family lots in accordance with proposed Tract 6376, once annexed to the City of Fresno.

The project will generate students that will need to be housed in Sanger Unified schools. Based on the District's current student generations rates, the proposed residential units would generate 73 students in grades TK-6, 17 students in grades 7-8 and 26 students in grades 9-12.

Students in grades TK-6 from the project area would attend Sequoia Elementary School, located approximately 0.5 miles south of the project site at 1820 S. Armstrong Avenue. Sequoia Elementary is operating over its capacity and the students generated by the project would add to overcapacity conditions. The District is planning to construct a new elementary school on the west side of Temperance Avenue, north of Church Avenue, which will alleviate over capacity conditions. Completion of the new school, however, may not occur for a number of years due to a lack of funding availability.

Grades 7-8 students from the project area would attend Washington Academic Middle School (WAMS), located at 1705 Tenth Street in Sanger. When completed, grades 7-8 students will attend the new middle school being constructed as part of the new educational center at the northeast corner of Fowler and Jensen Avenues.

High School students from the project area would attend Sanger West High School, located at 1850 S. Fowler Avenue. This facility is part of the new educational center at the northeast corner of Fowler and Jensen Avenues.

~~~~~ *Every Child, Every Day, Whatever it Takes!* ~~~~~

**Trustees: Peter R. Filippi Va Her Ismael (Mike) Hernandez**  
**Jesse Solorio G. Brandon Vang Jesse Vasquez Tammy Wolfe**

Robert Holt, Planner

Page 2

New residential development on the project site will be subject to the school facilities fees charged by the District at the time building permits are issued. The residential fee is currently \$4.79 per square foot.

Thank you for the opportunity to comment on the proposal. Please let me know if you have any questions on this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RKilby', with a long, sweeping flourish extending to the right.

Ryan Kilby  
Chief Operations Officer



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2600 Fresno Street  
Fresno, California 93721-3604  
www.fresno.gov

## **Fresno County Environmental Health**

December 14, 2022

### **Comments**

Recommended Conditions of Approval:

1. Construction permits for the future development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for future development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
3. Future projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to the noise elements of your City's Municipal Code and County Noise Ordinance Code.
4. 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.
5. 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.