Exhibit J

City of FRESNO

DATE: February 11, 2025

TO: Steven Martinez, Planner II
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-6475 / P24-02502 a 53-lot single family subdivision / public development
2045 N Armstrong Avenue
Lennar Homes of California, LLC / Yamabe & Horn Engineering, Inc

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, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
4. Sidewalks shall not exceed a 5% longitudinal slope. All existing sidewalks and trails in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
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. 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.
12. Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Public Works Department. 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**.
13. 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**.
14. Backing onto a major street: Backing onto a major street is prohibited.
15. 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.
16. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section **15-2018**.*
17. 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**.
18. 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.
19. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.

20. Parcel Map 2024-05 shall be recorded prior to recordation of the final map for Tract 6475.
21. 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, **if applicable**.
22. Identify all easements on the map.
    - Local Streets: If constructed **42'** or **50',** a **1'** pedestrian easement is required on streets with driveway approaches.

Frontage Improvement Requirements:

Public Streets:

McKinley Avenue: 2-Lane Collector

1. Dedication Requirements:
   a. If not existing, dedicate **36'-44'** of property, for public street purposes, within the limits of this application, per *Public Works Standard* **P-54** and **P-69**. North of the centerline per Official Plan Line No. 150.
   b. Dedicate corner cuts for public street purposes at the intersections of McKinley and Burgan Avenue and McKinley and North Douglas Avenue.
   c. If not existing, dedicate a corner cut for public street purposes at the northwest corner intersection of McKinley and Armstrong Avenue.
   d. Relinquish direct access rights to McKinley 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. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26.*
   c. If not existing, construct standard curb ramps per *Public Works Standards* at all intersections. For major to major street intersections, construct dual ramps per **P-30** and **P-32** with a 30' radius. For major street to local street intersections construct ramps per **P-28**, **P-32 with a 20'** Radius.
   d. Construct an **80'** bus bay curb and gutter at the northwest corner of McKinley and Armstrong to *Public Works Standards* ***FAX-1-FAX-4***, complete with a **12'** monolithic sidewalk.
   e. Construct **20'** of permanent paving per *Public Works Standard* ***P-50*** (measured from face of curb) within the limits of this subdivision on both sides and transition paving, as necessary.
   f. 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: Public- Not to PW Standards for local streets as shown

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*** *intersections***.** Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **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***.

Specific Mitigation Requirements:

Full offsite improvements adjacent to the remainder on the northwest corner of Armstrong and McKinley shall be required for public health and safety and orderly development of the surrounding area. Reference "**The Subdivision Map Act", Chapter 1, Section 66424.6.**

Armstrong Avenue: 2 Lane Collector

1. Construction Requirements:
    a. Construct concrete curb, gutter and sidewalk to Public Works Standard P-5 and per approved street plans.
    b. Construct standard curb ramp per Public Works Standards and per approved street plans.
    c. Construct 20' of permanent paving per Public Works Standard P-50 (measured from face of curb) within the limits of the remainder and transition paving, as necessary.
    d. Construct a concrete driveway approach per Public Works Standard P-1 and P-6.
    e. Construct an underground street lighting system to Public Works Standard E-1 and 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.

McKinley Avenue: 2 Lane Collector

1. Construction Requirements:
    a. Construct concrete curb, gutter and sidewalk to Public Works Standard P-5 and per approved street plans.
    b. Construct 20' of permanent paving per Public Works Standard P-50 (measured from face of curb) within the limits of the remainder and transition paving, as necessary.
    c. Construct an underground street lighting system to Public Works Standard E-1 and 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.
    d. Construct an 80' bus bay curb and gutter at the northwest of Armstrong and McKinley to Public Works Standards FAX-1 through FAX-4, complete with a 12' monolithic sidewalk.

Within the subdivision border-

1. Relinquish direct vehicular access rights to:
    a. the south property line of lots 1,30-53 and Outlot D.
    b. the west property line of lots 29 and 53.
    c. the east property line of lots1-4 and 30.

Outside of the subdivision border-

Trail on the south side of Mckinley

1. If not existing, construct a **12'** wide Bike and Pedestrian Trail per the *Fresno General Plan*, the City of Fresno *Public Works Standards* **P-58, P-60, P-61,** and the *Caltrans Highway Design Manual* Chapter 1000 for Class I Bikeways (Bike Paths). Construction shall be complete with lighting, signing, striping, landscaping, and irrigation. Identify the route and cross section on the site plan.

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.

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:

McKinley Avenue: 2-Lane Collector (New Growth Area)

1. Dedicate and construct the following **within the limits of this application and continue to the intersection of McKinley and Armstrong**. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed**.**
    a. East bound: (1) **11'** center section travel lane.
    b. Eastbound: (1) **7'** bike lane.
    c. Westbound: (1) **11'** center section travel lane.
    d. Westbound: (1) **7'** bike lane.
    e. Center section: a **12'** center two-way left turn lane. If applicable, stripe 200' left, turn pockets at all major intersections.
    f. If not existing, an additional **8'** dedication is required beyond the edge of pavement. p

Armstrong Avenue: 2-Lane Collector (New Growth Area)

2. Dedicate and construct the following **within the limits of this application and continue to the intersection of McKinley and Armstrong**. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed**.**
    a. East bound: (1) **11'** center section travel lane.
    b. Eastbound: (1) **7'** bike lane.

c. Westbound: (1) **11'** center section travel lane.
d. Westbound: (1) **7'** bike lane.
e. Center section: a **12'** center two-way left turn lane. If applicable, stripe 200' left, turn pockets at all major intersections.
f. If not existing, an additional **8'** dedication is 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.

DEPARTMENT OF PUBLIC WORKS

TO: Steven Martinez, Planner II
Planning & Development Department

FROM: Adrian Gonzalez, Supervising Engineering Technician
Public Works, Land Planning & Subdivision Inspection Section

DATE: February 11, 2025

SUBJECT: P24-02502; Tract 6475 (APN: 574-130-05) located on the northwest corner of North Armstrong Avenue and East McKinley Avenue Alignment. 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 Street or Landscape 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. Choose appropriate trees from the list of Approved Street Trees.
Developer Doorway – City of Fresno

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 Homeowner'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 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 sidewalk 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.

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.

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

City of FRESNO

DATE: February 11, 2025

TO: Steven Martinez, Planner II
Planning and Development Department

FROM: Adrian Gonzalez, Supervising Engineering Technician
Public Works Department, Land Planning & Subdivision Inspection Section

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6475 REGARDING MAINTENANCE/SERVICE REQUIREMENTS (P24-02502)

LOCATION: 2045 North Armstrong Avenue

APN: 574-130-05

The Public Works Department, Land Planning & Subdivision Inspection Section, 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, Land Planning & Subdivision Inspection Section **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 streetlights 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 streetlights 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, Land Planning & Subdivision Inspection Section 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.

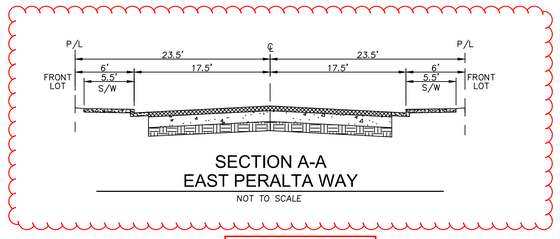
b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with 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, Land Planning & Subdivision Inspection Section 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**.

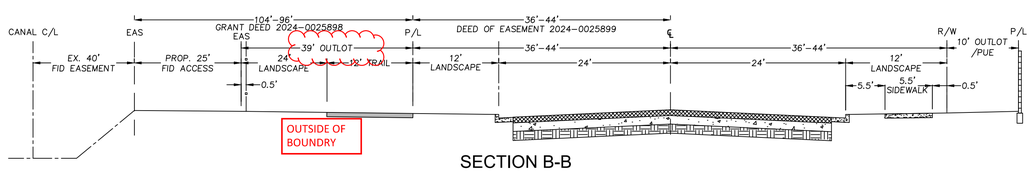
For questions regarding these conditions please contact Adrian Gonzalez at (559) 621-8693 or Luis.Gonzalez@fresno.gov



SECTION A-A
EAST PERALTA WAY

NOT TO SCALE

NOT TO PUBLIC WORK STANDARDS P-56A



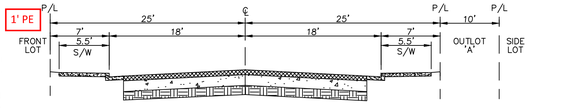
OUTSIDE OF BOUNDRY

SECTION B-B
EAST MCKINLEY AVENUE

NOT TO SCALE

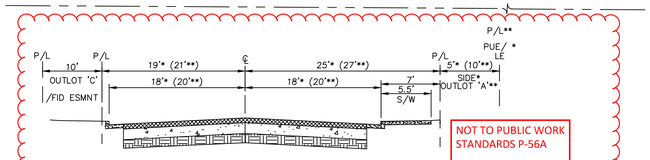
VESTING TENTATIVE SUBDIVISION MAP OF TRACT NO. 6475

(A PLANNED DEVELOPMENT)
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SHEET 1 OF 1
BOUNDARY ANALYSIS



SECTION C-C
NORTH DOUGLASS AVENUE

NOT TO SCALE



NOT TO PUBLIC WORK STANDARDS P-56A

SECTION D-D
NORTH BURGAN AVENUE

NOT TO SCALE

* FOR LOT 29
** FOR LOT 53

FUTURE DEVELOPMENT TO CONNECT?

PARCEL MAP 2024-05 SHALL BE RECORDED PRIOR TO RECORDATION OF THE TRACT MAP

TO BE APPROVED UNDER STREET PLANS TYPICAL

VERIFY BOUNDARY IS CORRECT

BARRICADE

WEST QUARTER CORNER OF SECTION 27, T.13S.1 R.21E., M.D.B.&M. POSITION LOCATED ON MANHOLE LID, RE-ESTABLISHED FROM EXISTING TIES PER CR 7865

CENTER QUARTER CORNER OF SECTION 27, T.13S.1 R.21E., M.D.B.&M. POSITION FIT TIES PER THE MAP RECORDED IN BK. 44 OF RECORD OF SURVEYS AT PG. 68, F.C.R. MONUMENT OF RECORD BEING A 2-1/2" CAPPED PIPE DOWN 1.2'

S89°39'35"E 2652.19'

S0°25'57"W 2643.83'

SOUTHWEST QUARTER OF SECTION 27, T.13S.1 R.21E., M.D.B.&M. FOUND PK NAIL, RE-ESTABLISHED FROM EXISTING TIES PER CR 6164

S89°38'54"E 2656.55'

APN:574-310-20 RS-5/UGM (S.F.R.)
APN:574-310-21 RS-5/UGM (S.F.R.)
APN:574-310-22 RS-5/UGM (S.F.R.)
APN:574-310-23 RS-5/UGM (S.F.R.)
APN:574-310-24 RS-5/UGM (S.F.R.)
APN:574-130-04 RS-5/UGM SINGLE FAMILY RESIDENTIAL
APN:574-140-04 RS-3/UGM (S.F.R.)

N. LAVERNE AVE.
N. BURGAN AVE.
N. ARMSTRONG AVE.
E. PERALTA WAY
E. MCKINLEY AVE.
DUGLASS AVE.

OUTLOT "B" T6336
OUTLOT C 2110SF
OUTLOT D 4499SF
OUTLOT A 10495SF
OUTLOT B 731SF

10' PROPOSED FID EASEMENT
72' ROW PER T6336
25' PROPOSED FID EASEMENT
PROPOSED CURB, GUTTER, AND SIDEWALK
CENTERLINE OF OPL 150
58" CONCRETE STANDPIPE
36" STANDPIPE
24" CONCRETE STANDPIPE
EXISTING TOP OF CANAL
MILL DITCH
EXISTING PROPANE TANK
EXISTING PRIVATE WELL
(E) 6'H CHAIN LIN FENCE AT EAST P/L (REMAIN IN PLACE)
(P) 6'H BLOCK WALL AT EAST BACK OF LOTS
(P) 6'H BLOCK WALL AT SOUTH P/L
(P) 6'H BLOCK WALL AT REAR OF OUTLOT
(P) 6'H BLOCK WALL AT SIDE OF LOT
REMAINDER 0.844Ac.
QTY (2) 4" PVC

SOUTH QUARTER CORNER OF SECTION 27, T.13S., R.21E., M.D.B.&M. FCBCM FLUSH IN CONCRETE BRIDGE DECK PER CR 6190

SCALE: 1" = 60'
0 30' 60' 120'

SITE INFORMATION :

EXISTING TREES
TO REMAIN

EXISTING BUILDINGS
TO REMAIN

EXISTING USE
OA (OPEN SPACE/AGRICULTURE)

EXISTING ZONING
RS-5

PROPOSED USE
RM (RESIDENTIAL MEDIUM DENSITY)

PROPOSED ZONING
RS-5

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
574-130-10

SITE AREA
PROJECT GROSS: 7.89 ACRES, MORE OR LESS
PROJECT NET: 5.42 ACRES, MORE OR LESS

SITE ADDRESS
2045 NORTH ARMSTRONG AVENUE
FRESNO CA 93727

OWNER/SUBDIVIDER:

LENNAR HOMES OF CALIFORNIA, LLC.
8080 N. PALM AVENUE, SUITE 110
FRESNO, CA. 93711
(559) 447-3400

PREPARED BY:

YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE., SUITE 101
FRESNO, CALIFORNIA 93727
PH. (559) 244-3123

LOT INFO:

TOTAL	MIN. WIDTH	MIN. DEPTH
53	35 FT.	75 FT.

RS-5 AREA = 5.42 AC (NET)
DENSITY = 9.78 DU/AC

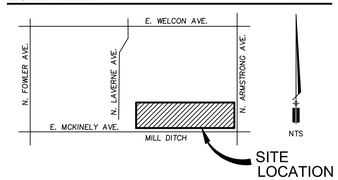
RS-5 LOTS LESS THAN 4,000 SQ-FT ARE ACCEPTABLE PER PLANNED DEVELOPMENT PERMIT PER ARTICLE 59 OF CHAPTER 15 OF THE FMC

LOTS: 1, 2, & 5-53

NOTES:

1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
4. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 49 OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
5. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
6. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISIONS.
7. THIS SITE IS IN FLOOD ZONE "X" AND IS NOT FLOOD PRONE, PER THE FLOOD INSURANCE RATE MAPS.
8. ALL PROPOSED SEWER, WATER, STORM DRAIN, CURB, GUTTER, SIDEWALK, PAVEMENT, STREET TREES, AND STREET LIGHT IMPROVEMENTS ARE TO BE DONE IN ACCORDANCE WITH CITY OF FRESNO STANDARD SPECIFICATIONS.
9. SURROUNDING LAND USES:
   NORTH - RM-RESIDENTIAL-MEDIUM DENSITY
   EAST - RM-RESIDENTIAL-LOW DENSITY
   SOUTH - BP-EMPLOYMENT-BUSINESS PARK
   WEST - RM-RESIDENTIAL-MEDIUM DENSITY
10. MINIMUM 6-FOOT TALL MASONRY WALL SHALL BE CONSTRUCTED ALONG THE REAR OF LOTS 30-53 ALONG MCKINLEY AVENUE AND SIDE YARDS OF LOTS 1, 30, 41, 42 AND 53 THAT FACE STREETS OR OUTLOTS.
11. GRADE DIFFERENTIAL ALONG NORTH, EAST AND WEST BOUNDARY WILL BE ADDRESSED BY RETAINING WALL OR SLOPE EASEMENT & MAY EXCEED 6".
12. TO BE DEDICATED FOR LANDSCAPING AND PUBLIC UTILITY PURPOSES:
    OUTLOT 'A' = 10495SF
    OUTLOT 'B' = 731SF
13. TO BE DEDICATED FOR OPEN SPACE PURPOSES:
    OUTLOT 'C' = 2110SF
    OUTLOT 'D' = 4499SF

VICINITY MAP:



LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- EASEMENTS GRANTED TO CITY OF FRESNO FOR ROAD AND DITCHES PURPOSES RECORDED IN BOOK 5 OF PLAT MAPS AT PAGE 14, F.C.R.
- EASEMENT GRANTED TO FRESNO IRRIGATION DISTRICT FOR RIGHT-OF-WAY PURPOSES RECORDED AUGUST 15, 1994 AS DOCUMENT NO. 94127181, O.R.F.C.
- EASEMENT DEEDED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES RECORDED MARCH 19, 2024 AS DOCUMENT NO. 2024-0025899, O.R.F.C.
- EASEMENT DEEDED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES RECORDED MARCH 19, 2024 AS DOCUMENT NO. 2024-0025898, O.R.F.C.
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- LIMITS OF SUBJECT PROPERTY
- CENTERLINE
- RELINQUISHED ACCESS FOR PUBLIC PURPOSES
- EXISTING STREET LIGHT BOX
- EXISTING IRRIGATION BOX
- EXISTING UNDERGROUND MARKER
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED SETBACK
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING IRRIGATION LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE (CHAIN LINK)
- EXISTING TREE
- EXISTING CONCRETE

EASEMENT TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER PARCEL MAP 2024-05, RECORDED IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, F.C.R.

EASEMENT TO FRESNO IRRIGATION DISTRICT FOR UTILITY PURPOSES PER DEED OF EASEMENT RECORDED OCTOBER 16, 2019 AS DOC. NO. 2019-0123559 O.R.F.C.

GRANTED TO COUNTY OF FRESNO FOR RIGHT-OF-WAY PURPOSES PER GRANT DEED RECORDED AUGUST 15, 1994 AS DOCUMENT NO. 94127182, O.R.F.C.

SSCO — SANITARY SEWER CLEANOUT
FCBCM — FRESNO COUNTY BRASS CAP MONUMENT
O.R.F.C. — OFFICIAL RECORDS FRESNO COUNTY
F.C.R. — FRESNO COUNTY RECORDS

LEGAL DESCRIPTION:

PARCEL A OF PARCEL MAP 2024-05, FILED_____, IN BOOK_____ OF PARCEL MAPS, AT PAGES_____ AND _____ IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY.

APPL. NO. T-6475 EXHIBIT A DATE 02/11/2025
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____

CITY OF FRESNO DARM DEPT

Ref. & Rev.

Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENGR.COM

PROJECT TITLE: *TENTATIVE TRACT MAP 6475*

SHEET DESCRIPTION: *NORTHWEST CORNER OF ARMSTRONG AND MCKINELY*

Dr. By: JP
Ch. By: ABL
Date: 2/10/25
Scale: As Noted
YH Job No. 23-303
Sheet No. 1
of 1 Sheets

Plot By: Jennifer Proctor Plot Date: 2/10/2025 File Location: F:\2023\23-303\dwg\Maps\Tentative Map\23-303_TTM.dwg

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: January 16, 2025

TO: ROBERT HOLT – Supervising Planner
Planning & Development Department – Current Planning

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

SUBJECT: **DPU CONDITIONS OF APPROVAL FOR P24-02502 TENTATIVE TRACT MAP 6475 (MCKINLEY AND ARMSTRONG ALIGNMENT) – APN 574-130-05 (Cross-reference P24-01356 Tentative Map Parcel and P24-01497 Map Pre-Application)**

Background

Tentative Parcel Map 2024-05 (TPM 2024-05) subdivides the subdivision property into Parcel A and a remainder parcel (per P24-01356). Parcel A of TPM 2024-05 is planned for further subdivision/development by Tract No. 6475 (per P24-01497). The existing residence will remain on the remainder parcel created by TPM 2024-05. The Department of Public Utilities (DPU) Conditions of Approval for P24-01356 dated May 23, 2024, apply to the entire subject property (APN 574-130-05), inclusive of the remainder. DPU Conditions of Approval for P24-02502 dated May 23, 2024, apply to Parcel A of TPM 2024-05.

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for 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 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 Site Plan for the Project (as such Site Plan was available on Accela as of the date of these Conditions of Approval). Final Site Plan 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 16-inch water main located in North Armstrong Avenue, and a 16-inch water main located in East McKinley Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. Water mains (including installation of City fire hydrants, if applicable) shall be extended within the Project to provide service to each lot (the reference to 'each lot' is applicable to Parcel A of TPM 2024-05, which is now Tract 6475, and the remainder parcel, see Background section above).

2. A 16-inch water main shall be constructed from the existing water main at the intersection of the East McKinley Avenue alignment and North Armstrong Avenue westerly across the southerly boundary of the Project, to the existing 16-inch water main located in East McKinley Avenue (at North Laverne Avenue).

3. Installation of water service(s) and meter box(es) shall be required.

4. The applicant shall be financially responsible for the abandonment of any unused water services previously installed at the property.

5. 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.

6. Destroy any 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 standards. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.

   Note: These DPU Conditions of Approval apply to the entire subject property (APN 574-130-05), including the existing residence on the remainder parcel of the Project. The existing private well on APN 574-130-05 shall be destroyed in accordance with **Water Service Requirements, Item 5**.

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 Project.

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 Project.

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 an 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 main to serve the Project is an 8-inch sewer main located in East McKinley 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. All sanitary sewer mains shall be extended within the Project to provide service to each lot (the reference to 'each lot' is applicable to Parcel A of TPM 2024-05, which is now Tract 6475, and the remainder parcel, see Background section above)

3. Installation of separate sewer service branch(es) to each lot shall be required (the reference to 'each lot' is applicable to Parcel A of TPM 2024-05, which is now Tract 6475, and the remainder parcel, see Background section above.

4. An 8-inch sewer main shall be constructed from the existing 8-inch sewer main in East McKinley Avenue (at North Laverne Avenue), easterly across the southerly

boundary/frontage of the Project to the intersection of East McKinley Avenue and North Armstrong Avenue also conditioned in P24-01356 and P24-01497.

5. The applicant shall be financially responsible for the abandonment of any unused sewer services previously installed at the property.

6. 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.

   Note: These DPU Conditions of Approval apply to the entire subject property (APN 574-130-05), including the existing residence on the remainder parcel of the Project. The septic system (septic tank) on APN 574-130-05 shall be destroyed in accordance with **Sewer Service Requirements, Item 6**.

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.

3. Wastewater Facility Sewer Charge (Residential).

4. Sewer Trunk Service Area: Fowler.

5. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC Sections 6-304 and 6-305. Sewer Facility Charges consist of two components: a Wastewater Facilities Charge and Trunk Sewer Charge, where applicable.

6. Wastewater Facility Charges are collected after occupancy on a monthly basis, based on metered usage (water or sewer effluent). The applicant may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the Project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect at that time, per City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

7. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City

Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" based on the current dollars and the present value of money per living unit or living unit equivalent for the impending fees.

Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.

Solid Waste Requirements

This Project (Tract 6475) 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. The existing residence (remainder parcel) is already receiving City Solid Waste Service, as referred to in P24-01497)

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.

2. The safe back up limit for a solid waste vehicle shall not exceed 45-feet.

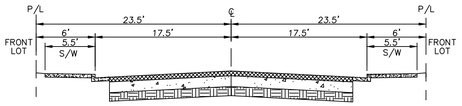
3. Provide a minimum width of 18 feet for service truck path.

Attachment: Utility Improvement Plan and Submittal Checklist

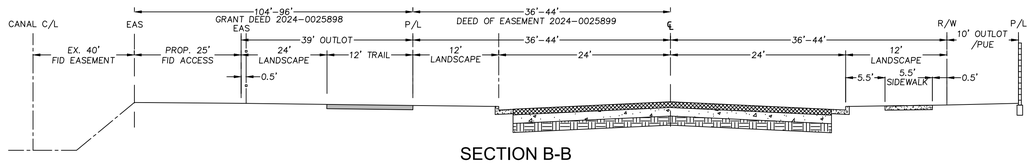
DPU1
2/24/25
RM

VESTING TENTATIVE SUBDIVISION MAP OF TRACT NO. 6475

(A PLANNED DEVELOPMENT)
IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA
SHEET 1 OF 1
BOUNDARY ANALYSIS



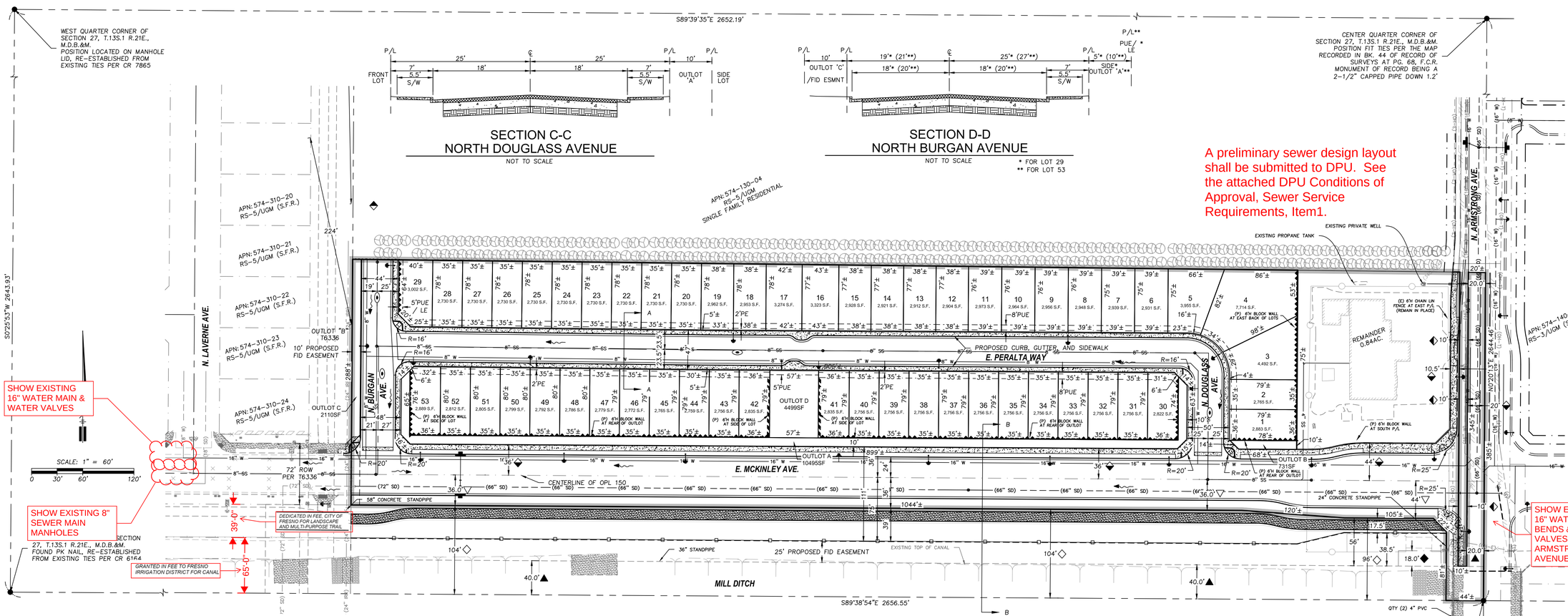
SECTION A-A
EAST PERALTA WAY
NOT TO SCALE



SECTION B-B
EAST MCKINLEY AVENUE
NOT TO SCALE

SECTION C-C
NORTH DOUGLASS AVENUE
NOT TO SCALE

SECTION D-D
NORTH BURGAN AVENUE
NOT TO SCALE
* FOR LOT 29
** FOR LOT 53



A preliminary sewer design layout shall be submitted to DPU. See the attached DPU Conditions of Approval, Sewer Service Requirements, Item1.

SITE INFORMATION :

EXISTING TREES
TO REMAIN
EXISTING BUILDINGS
TO REMAIN
EXISTING USE
OA (OPEN SPACE/AGRICULTURE)
EXISTING ZONING
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SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO
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PG&E
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PG&E
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574-130-10
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LOT INFO:

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RS-5 AREA = 5.42 AC (NET)
DENSITY = 9.78 DU/AC

RS-5 LOTS LESS THAN 4,000 SQ-FT ARE ACCEPTABLE PER PLANNED DEVELOPMENT PERMIT PER ARTICLE 59 OF CHAPTER 15 OF THE FMC

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9. *SURROUNDING LAND USES:*
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   WEST - RM-RESIDENTIAL-MEDIUM DENSITY
10. *MINIMUM 6-FOOT TALL MASONRY WALL SHALL BE CONSTRUCTED ALONG THE REAR OF LOTS 30-53 ALONG MCKINLEY AVENUE AND SIDE YARDS OF LOTS 1, 30, 41, 42 AND 53 THAT FACE STREETS OR OUTLOTS.*
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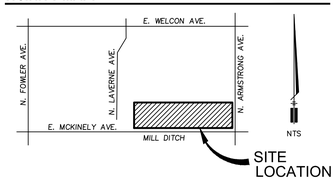


LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- EASEMENTS GRANTED TO CITY OF FRESNO FOR ROAD AND DITCHES PURPOSES RECORDED IN BOOK 5 OF PLAT MAPS AT PAGE 14, F.C.R.
- EASEMENT GRANTED TO FRESNO IRRIGATION DISTRICT FOR RIGHT-OF-WAY PURPOSES RECORDED AUGUST 15, 1994 AS DOCUMENT NO. 94127181, O.R.F.C.
- EASEMENT DEEDED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES RECORDED MARCH 19, 2024 AS DOCUMENT NO. 2024-0025899, O.R.F.C.
- EASEMENT DEEDED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES RECORDED MARCH 19, 2024 AS DOCUMENT NO. 2024-0025898, O.R.F.C.
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- LIMITS OF SUBJECT PROPERTY
- CENTERLINE
- RELINQUISHED ACCESS FOR PUBLIC PURPOSES
- EXISTING STREET LIGHT BOX
- EXISTING IRRIGATION BOX
- EXISTING UNDERGROUND MARKER
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- PROPOSED SETBACK
- (SD) EXISTING STORM DRAIN LINE
- (SS) EXISTING SEWER LINE
- (W) EXISTING WATER LINE
- (OH-E) EXISTING OVERHEAD ELECTRIC LINE
- (IRR) EXISTING IRRIGATION LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE (CHAIN LINK)
- EXISTING TREE
- EXISTING CONCRETE
- EASEMENT TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER PARCEL MAP 2024-05, RECORDED IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, F.C.R.
- EASEMENT TO FRESNO IRRIGATION DISTRICT FOR UTILITY PURPOSES PER DEED OF EASEMENT RECORDED OCTOBER 16, 2019 AS DOC. NO. 2019-0123559 O.R.F.C.
- GRANTED TO COUNTY OF FRESNO FOR RIGHT-OF-WAY PURPOSES PER GRANT DEED RECORDED AUGUST 15, 1994 AS DOCUMENT NO. 94127182, O.R.F.C.
- SSCO SANITARY SEWER CLEANOUT
- FCBCM FRESNO COUNTY BRASS CAP MONUMENT
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS

LEGAL DESCRIPTION:

PARCEL A OF PARCEL MAP 2024-05, FILED_____, IN BOOK_____ OF PARCEL MAPS, AT PAGES_____ AND _____, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY.

APPL. NO. T-6475 EXHIBIT A DATE 02/11/2025
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENGR.COM

PROJECT TITLE
TENTATIVE TM 6475
NORTHWEST CORNER OF ARMSTRONG AND MCKINELY
SHEET DESCRIPTION

Dr. By: JP
Ch. By: ABL
Date: 2/10/25
Scale: As Noted
YH Job No. 23-303
Sheet No. 1
of 1 Sheets

File Location: F:\2023\23-303\dwg\Maps\Tentative Map\23-303_TTM.dwg
Plot Date: 2/10/2025
Plot By: Jennifer Proctor

UTILITY IMPROVEMENT PLAN AND SUBMITTAL CHECKLIST

City of FRESNO

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

City of
FRESNO
&
2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Fire Department

December 30, 2024
Justin Beal

Comments

1. This is a 53-lot proposed subdivision with proposed 36-foot public streets. There are no relevant Public Works Standards for these streets shown on the map and these should be required to be placed on the plans prior to any final approval of this plan. FFD staff are unable to determine if there will be any on-street parking restrictions, including those shown at the chicane.

2. This tract is within the extended service area (3-miles) of Fire Station 10 and there appear to be no development restrictions related to fire department emergency services response.

3. All lots are inside the fire 4-minute response time.

4. Each lot proposed is subject to the city-wide fire protection impact fee paid to the Planning and Development Department. UGM Fee Requirements & Development restrictions related to fire services can be found in the Fresno Municipal Code.

5. 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.

6. No phasing of construction has been proposed by developer.

7. Fire hydrants must be inspected and in service (approved) prior to the delivery of combustible material to the location.

8. 8” public water mains are shown throughout.

9. Fire hydrants shall be in service, and two points of all-weather access provided and maintained during all stages of construction.

10. Dwelling units require an NFPA 13D residential fire sprinkler system supplied from the domestic water supply to each dwelling unit.

11. It is the permit applicant’s obligation to confirm and comply with all fire & life safety provisions per '22 CFC §106.2.3

City of
FRESNO
&
2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Fresno County Environmental Health Division

January 13, 2025

Comments

Recommended Conditions of Approval:

1. Construction permits for the proposed 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 the proposed 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. Due to the location, the proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City of Fresno municipal code and Fresno County 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.45

PUBLIC AGENCY

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

DEVELOPER

CONNOR CALLAWAY, LENNAR
8080 N. PALM AVENUE
FRESNO, CA 93711

PROJECT NO: **6475**

ADDRESS: **2045 N. ARMSTRONG AVE.**

APN: **574-130-05**

SENT: **January 15, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BS	$152,041.00	NOR Review	$424.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$1,184.00	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: $152,041.00		**Total Service Charge: $1,608.00**	

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 2/28/25 based on the site plan submitted to the District on 12/20/24 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. 6475

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

1.

___ **a.** Drainage from the site shall

__X__ **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:

__X__ 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:

__X__ Grading Plan

__X__ Street Plan

__X__ Storm Drain Plan

__X__ Water & Sewer Plan

__X__ Final Map

__X__ 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).

__X__ **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:

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

FR TRACT No. 6475

FR TRACT No. 6475

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
Digitally signed by Brent Sunamoto Date: 1/15/2025 1:09:15 PM
District Engineer, RCE

Gary W. Chapman
Digitally signed by Gary W. Chapman Date: 1/15/2025 11:41:25 AM
Engineering Tech III

CC:

SUKHWINDER SINGH

2045 N ARMSTRONG AVE.

FRESNO, CA 93727

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

Application No. **FR TRACT 6475**

Name / Business **CONNOR CALLAWAY, LENNAR**

Project Address **2045 N. ARMSTRONG AVE.**

Project APN(s) **574-130-05**

Project Acres (gross) **9.87**

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

Description	Qty	Unit	Price	Amount

Estimated Construction Cost _____

Fee equals lesser of

$375.00 plus 3% of the estimated construction costs _____ Total ($300.00 gross per acre) **$2,961.00**

Amount Due _____

Storm Drain Facilities Cost Sheet

15" Concrete Pipes $148.00 LF
18" Concrete Pipes $158.00 LF
24" Concrete Pipes $178.00 LF
30" Concrete Pipes $211.00 LF
36" Concrete Pipes $261.00 LF
42" Concrete Pipes $303.00 LF
48" Concrete Pipes $353.00 LF
54" Concrete Pipes $430.00 LF
60" Concrete Pipes $507.00 LF
66" Concrete Pipes $599.00 LF
72" Concrete Pipes $691.00 LF
84" Concrete Pipes $773.00 LF
96" Concrete Pipes $837.00 LF
15" Jacked Pipes $1,648.00 LF
18" Jacked Pipes $1,754.00 LF
24" Jacked Pipes $2,089.00 LF
30" Jacked Pipes $2,430.00 LF
36" Jacked Pipes $3,383.00 LF
42" Jacked Pipes $4,090.00 LF
48" Jacked Pipes $4,275.00 LF
54" Jacked Pipes $4,529.00 LF
60" Jacked Pipes $4,633.00 LF
66" Jacked Pipes $4,872.00 LF
72" Jacked Pipes $5,051.00 LF
84" Jacked Pipes $5,322.00 LF
Manholes $8,200.00 EA
Inlets & Laterals $5,900.00 EA
Outfalls $17,200.00 EA
Canal Turnout $44,300.00 EA
Basin Excavation $1.50 CY

IMPROVEMENTS ADJACENT TO BASIN

Fence, Pad, and Gate $40.00 LF
Mowstrip $27.00 LF
Arterial Paving $121.00 LF
Local Paving $55.00 LF
Curb and Gutter $52.00 LF
Sidewalk $109.00 LF
Sewer Line $30.00 LF
Water Line $31.00 LF
Street Lights $149.00 LF
Pump Station/Intake $700,000.00 EA

FR TRACT No. 6475

POLICY MANUAL	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
Subject: Flood Plain Policy	Approved By: Bob Van Wyk

Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

Policy:

(1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.

(2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.

(3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.

(4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

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
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Private Facilities
- Existing FID Facilities
- Existing Pump Station Stands
- Major Storm Breakover
- Existing Temporary Inlet
- Inlet Boundary
- Direction Of Drainage
- Limits Of Tract 6475
- Fee Portion Of Tract 6475

1 " = 300 '

Tract 6475

DRAINAGE AREA "BS"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: alexm
Date: 1/14/2025
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6475.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

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

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

The site shall not block the historical drainage patterns of existing property to the north and existing development to the northeast of Tract 6475. The developer shall verify to the satisfaction of the District that runoff from these areas have the ability to surface drain to adjacent streets.

The proposed development of Tract 6475 is located in an area that has historically provided a passage for major storm water flows from the areas north of the proposed site, and across the site in a southerly direction towards McKinley Avenue. The grading of the proposed site shall be designed such that there are not adverse impacts to the passage of said major storm water.

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

The developer is required to provide storage in Basin "BS" by excavating 4240 cubic yards as directed by the District in an excavation permit obtained from the District. The District reserves the right to delete this work prior to the developer initiating work.
Prior to any work being initiated in the basin, the developer or his Contractor shall obtain an excavation permit from the District. A permit fee shall be paid prior to receiving the permit for material removed. No importing of material is permitted.

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 14, 2025

Steven Martinez
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application P24-02502, Tentative Tract Map 6475
N/W McKinley and Armstrong avenues

Dear Mr. Martinez:

The Fresno Irrigation District (FID) has reviewed Planning Application P24-02502, Tentative Tract Map 6475 for which the applicant proposes to subdivide the property into 53 lots, APN: 574-130-05. FID has the following comments and conditions:

1. FID previously reviewed and commented on the subject property on May 20, 2024, as Planning Application P24-01497, Tentative Tract Map 647. 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.

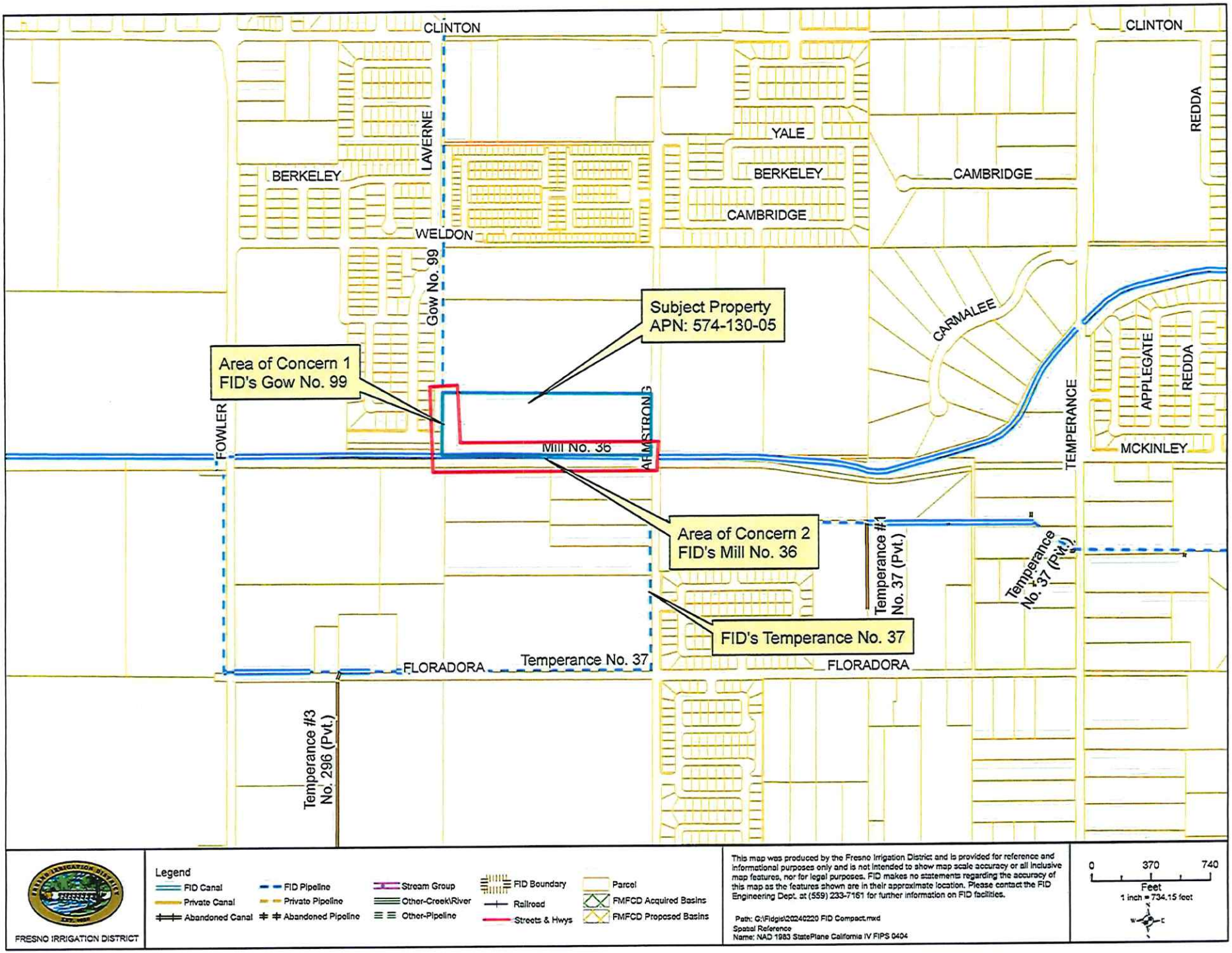
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\P24-02502 - TM6475\P24-02502 FID Comments.doc

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


CLINTON
CLINTON
REDDA
LAVERNE
YALE
BERKELEY
BERKELEY
CAMBRIDGE
CAMBRIDGE
WELDON
Gow No. 99
Subject Property
APN: 574-130-05
CARMALEE
APPLEGATE
REDDA
Area of Concern 1
FID's Gow No. 99
FOWLER
ARMSTRONG
Mill No. 36
TEMPERANCE
MCKINLEY
Area of Concern 2
FID's Mill No. 36
Temperance #1
No. 37 (Pvt.)
Temperance
No. 37 (Pvt.)
FID's Temperance No. 37
FLORADORA
Temperance No. 37
FLORADORA
Temperance #3
No. 296 (Pvt.)
FRESNO IRRIGATION DISTRICT
Legend
FID Canal
Private Canal
Abandoned Canal
FID Pipeline
Private Pipeline
Abandoned Pipeline
Stream Group
Other-Creek\River
Other-Pipeline
FID Boundary
Railroad
Streets & Hwys
Parcel
FMFCD Acquired Basins
FMFCD Proposed Basins
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.
Path: G:\Fidgis\20240220 FID Compact.mxd
Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 0404
0
370
740
Feet
1 inch = 734.15 feet

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

May 20, 2024

Juan Lara
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application P24-01497, Tentative Tract Map 6475
S/W Clinton and Armstrong avenues
FID's Gow No. 99 Pipeline and Mill No. 36 Canal

Dear Mr. Lara:

The Fresno Irrigation District (FID) has reviewed Planning Application P24-01497 for Tentative Tract Map 6475 for which the applicant proposes a 53-lot residential development, APN: 574-130-05. FID has the following comments and conditions:

Summary of Requirements:

- Review and Approval of all Plans/Maps
- 25ft Full Width Grant of Easement (Mill Canal Bank)
- Canal Bank Improvements
- Execute additional Agreement(s), if necessary
- Project Fees
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.)

Area of Concern 1

1. FID's Gow No. 99 pipeline runs southerly along the east side of the subject property as shown on the attached FID exhibit map and may be impacted by the proposed development, FID requires it review and approve all plans/maps.

2. FID records indicate this section of the Gow pipeline was installed in 2022 as 24-inch Rubber Gasket Reinforced Concrete Pipe (RGRCP) C361, which meets FID currently standards for (Residential, Commercial, Industrial) parcels and urban development and will not have to be replaced. This section of the Gow pipeline is located within a 20-feet wide perpetual and exclusive easement recorded October 16, 2019 as Doc. No. 2019-0123559 O.R.F.C.

3. FID does not allow FID owned property, pipelines, and/or easements to be in backyards, in common use with public utility and/or utility easements, and road right-of-ways, but will in certain instances allow for its property to be in common use with landscape easements if the City of Fresno enters into the appropriate agreement.

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

Area of Concern 2

1. FID's Mill Canal No. 36 traverses the south portion of the subject property to be developed in part within an exclusive easement recorded on August 15, 1994, as Doc. No. 94127181 O.R.F.C., as shown on the attached FID exhibit map, and will be impacted by the future development. This subject property is also encumbered by FID's Harris Deed, Book J or I, Page 36 of Deeds, granting FID 200 feet of right-of-way for existing and to be constructed canals.

2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for any additional land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.

3. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's full width right-of-way such that FID has 25-feet at all points along the canal bank, consistent with is right-of-way to the west. There are no minimum or suggested numbers of survey shots to take but, there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the Final Maps, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.

4. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Mill Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

    a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:

        i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.

        ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5

feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.

iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts that are deposited into the Canal. FID's crews will typically remove the trash at the Armstrong Avenue bridge and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.

b. Drive banks/maintenance roads (both banks):

i. One or both of the drive banks, as applicable, must be full-width across the FID canal bank and right-of-way and must be sloped a minimum of 2% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives. All drainage swales to be outside of FID right-of-way.

ii. One or both of the drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.

iii. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement.

5. Canal Access – FID will continue to access the canal from Armstrong Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID proposes a 50-foot wide drive approach narrowing to a full width 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 1-02). The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different.
The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

6. Trail - It is FID's understanding that a trail is master-planned along the Mill canal bank. As with other developments with trails proposed along the canals, FID will not allow the trail to encroach/overlap FID's canal easement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

    a. FID will not allow the trail easement to be in common use with FID-owned property or easements.

    b. FID requires all trail improvements be placed outside of FID-owned properties and easements.

    c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.

    d. FID's canals will not accept any drainage from the trail or the canal bank.

    e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

    f. FID requires a fence to be constructed between any open canal and trail and/or park.

7. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.

General Comments

1. For informational purposes, FID's active Temperance No. 37 Pipeline runs westerly and crosses Armstrong Avenue approximately 460 feet south of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Armstrong Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

2. The proposed development may negatively impact local groundwater supplies. The area is currently mostly open land or limited agricultural production with little to no water demand. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

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.

4. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno and FID service area. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.

5. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.

6. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.

7. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.

8. FID requires its easements be shown on all maps with proper recording information, and that FID be made a party to signing the final map.

9. Footings of retaining walls shall not encroach onto FID property/easement areas.

10. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.

11. If a utility is required to cross the canal, FID will require an agreement for that purpose. It will either be an Encroachment Agreement or Common Use of Easements Agreement.

12. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

13. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

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

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

January 14, 2025

Steven Martinez
City of Fresno
Planning Department
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721

Project: Tract Map T-6475 – 53 single family lots

District CEQA Reference No: 20241411

Dear Mr. Martinez:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the tentative tract map (TTM) from the City of Fresno (City) for the proposed project. Per the TTM, the project consists of 53 single-family residential lots (Project). The Project is located at the northwest corner of McKinley and Armstrong Avenue in Fresno, CA.

The District offers the following comments at this time 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 (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI): https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf.

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

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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.

2) Health Risk Screening/Assessment

The County 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. Please contact the District for assistance with performing a Prioritization analysis.

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.

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.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here: https://ww2.valleyair.org/permitting/ceqa/.

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 to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources.

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 AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambien Air Quality Standards. 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: https://ww2.valleyair.org/permitting/ceqa/.

4) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/ and https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/.

5) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

6) 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: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations. 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.

6a) 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 50 dwelling units of residential development.

The purpose of District Rule 9510 is to reduce the growth in both NOx 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 NOx 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 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design.

The AIA application form can be found online at:
https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/

District staff is available to provide assistance, and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

6b) 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: https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf

6c) 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://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx

Information about District Regulation VIII can be found online at: https://ww2.valleyair.org/dustcontrol

6d) 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: https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/

6e) Other District Rules and Regulations

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

7) 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,

Tom Jordan
Director of Policy and Government Affairs

For: Mark Montelongo
Program Manager

CLOVIS UNIFIED SCHOOL DISTRICT

Governing Board
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Deena L. Combs-Flores
Steven G. Fogg, M.D.
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Clinton Olivier
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Superintendent

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Marc Hammack, Ed.D.
Associate Superintendent

Barry S. Jager, Jr.
Associate Superintendent

Michael Johnston
Associate Superintendent

January 7, 2025

Steven Martinez
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: P24-02502; T-6475
53-lot single family residential subdivision
Northwest corner of North Armstrong Avenue and East McKinley Avenue
APN: 574-130-05

Dear Steven Martinez:

The purpose of this letter is to provide school district information relative to the above-referenced development and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the developer/owner and the State Department of Real Estate.

1. Elementary School Information:

   (a) The subject land is presently within the attendance area of the elementary school (grades TK-6) listed below:

   School Name: *Hirayama Elementary*
   Address: *2150 N Fowler Ave Fresno CA 93727*
   Telephone: (559) 327-0100
   Capacity: *844*
   Enrollment: 442 (CBEDS enrollment *2023-24* school year)

   (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

2. Intermediate School Information:

School Name:	*Reyburn Intermediate*
Address:	*2901 Dewolf Ave Clovis CA 93619-5226*
Telephone:	(559) 327-4500
Capacity:	*1485*
Enrollment:	1695 (CBEDS enrollment *2023-24* school year)

(a) A new attendance map for Clovis Unified was adopted by the Governing Board at their April 17, 2024 meeting. This new map will go into effect for the 2025-26 school year. Students residing in the project area at that time will be within the following attendance area for grades 7-8:

School Name:	*Sanchez Intermediate*
Address:	*2501 N. Highland Ave. Fresno, CA 93727*
Telephone:	(559) 327-9000
Capacity:	*1500*
Enrollment:	0 (Opening August 2025)

3. High School Information:

School Name:	*Clovis East High School*
Address:	*2940 Leonard Ave Clovis CA 93619-8446*
Telephone:	(559) 327-4000
Capacity:	*2862*
Enrollment:	2923 (CBEDS enrollment *2023-24* school year)

(a) A new attendance map for Clovis Unified was adopted by the Governing Board at their April 17, 2024 meeting. This new map will go into effect for the 2025-26 school year. Students residing in the project area at that time will be within the following attendance area for students in grade 9:

School Name:	*Clovis South High School*
Address:	*2501 N. Highland Ave. Fresno, CA 93727*
Telephone:	(559) 327-9000
Capacity:	*1500*
Enrollment:	0 (Opening August 2025)

4. Bus transportation is currently provided for grades TK-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.

5. The District currently levies a school facilities fee of $5.86 per square foot (as of July 1, 2024) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,

Michael Johnston
Associate Superintendent
Administrative Services

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

January 8, 2025

Re: P24-02502 T-6475
McKinley alignment & Armstrong

Dear City of Fresno,

Thank you for providing PG&E the opportunity to review the proposed plans for P24-02502 dated 12/20/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: https://www.pge.com/cco/.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management