

Exhibit I



DATE: September 16, 2025

TO: Valeria Ramirez, 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-6248 / P25-02110 a 93-lot single unit subdivision / public unit development
11966 N. Alicante Dr.
Granville / Gary G. Giannetta

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 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. 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**.
21. 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:

Alicante Avenue: 2- Lane Collector with median

1. Dedication Requirements:
 - a. Dedicate corner cuts for public street purposes at the intersection of Alicante and North B Avenue.
 - b. Relinquish direct access rights to Alicante Avenue from all lots within this subdivision.
2. Construction Requirements:
 - a. If not existing, construct concrete curb, gutter and a **6'** minimum sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **22'** residential pattern (**6'-10' sidewalk – 6'**).
 - 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. Construct standard curb ramps per *Public Works Standards P-28 with a R=20'-25'* at all intersections within the limits of this application.
 - d. If not existing, construct **20'** of permanent paving per *Public Works Standard P-50* (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
 - e. If not existing, construct an underground street lighting system to *Public Works Standard E-1 and E-7A, E-7B*, 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.
 - f. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.

Street "B": Local (Modified with proposed median)

1. Dedication Requirements:
 - a. Dedicate **40.5'** of property (west side) and **29.5'** (east side), from centerline, for public street purposes, within the limits of this application, per *Public Works Standard P-56A (modified)*.
 - b. Dedicate a corner cut for public street purposes at all intersections.
 - c. Relinquish direct access to "B" Avenue from all lots within this subdivision.
2. Construction Requirements:

West side:

 - a. Construct concrete curb, gutter and a 6' sidewalk to *Public Works Standard P-5*. The curb shall be constructed to the proposed 18' residential pattern (6'- 6' sidewalk- 6').

Both Sides:

 - 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. Construct standard curb ramps per *Public Works Standards P-28 and P-32* at all intersections.
 - d. Construct a 10' median per *Public Works Standard P-9*.
 - e. Construct **17.5'** of permanent paving per *Public Works Standard P-50*, within the limits of this subdivision and transition paving, as necessary.
 - f. Construct an underground street lighting system to *Public Works Standard E-1 and E-9A, E-9B and E-11*, within the limits of this subdivision.

Interior Streets: Public

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-5, P-6, P-18, P-28, P-50, P-56A, P-56B, E-1 and E-9A, E-9B and E-*

11. Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.

1. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Identify ramps within the proposed subdivision wherever sidewalks are provided.
2. Garages: garage or carport setbacks are to be a minimum of **18'** from the back of walk or curb, whichever is greater.
3. Provide a **12'** visibility triangle at all driveways.
4. Design local streets with a minimum of **250'** radius.

Specific Mitigation Requirements:

Within the subdivision border-

1. Relinquish direct vehicular access rights to all lots abutting outlots:
2. Emergency Vehicle Access (EVA): Construct a concrete EVA per *Public Works Standard P-67* where required by fire or proposed.

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:

1. If not existing, dedicate and construct a raised **14'** concrete median island with **250'** left turn pockets at all major intersections (where applicable), (1) **12'** center section travel lanes and **5'** shoulders in each direction within the limits of this subdivision and continue to Willow Avenue. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.

Regional Transportation Mitigation Fee (RTMF): Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to certificate of occupancy.



DATE: September 12, 2025

TO: Valeria Ramirez, Planner II
Planning and Development Department

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

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT
MAP NO. 6248 REGARDING MAINTENANCE REQUIREMENTS (P25-02110)

LOCATION: 11966 North Alicante Drive

APN: 579-075-47

THIS MAP IS LOCATED WITHIN THE EXISTING COMMUNITY FACILITIES DISTRICT NO. 15 BOUNDARY AND WILL BE REQUIRED TO PAY THE CURRENT APPROVED SPECIAL TAX FOR THE MAINTENANCE OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DISTRICT. ANY ADDITIONAL PUBLIC IMPROVEMENTS WILL BE SUBJECT TO THE REQUIREMENTS BELOW.

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 Section prior to final map approval.			
X	CFD Annexation Request Package	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.

- Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.
- 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.

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.**

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 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 Planning and Development Department for more details.

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

DEPARTMENT OF PUBLIC WORKS

TO: Valeria Ramirez, Planner II
Planning & Development Department

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

DATE: September 12, 2025

SUBJECT: P25-02110; 11966 North Alicante Drive (APN: 579-075-47) located on the south side of North Alicante Drive, west of North Portofino Drive. 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.
 - 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.

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.

APPL. NO. T-6248 EXHIBIT A-2 DATE 08/28/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE

CITY OF FRESNO DARM DEPT

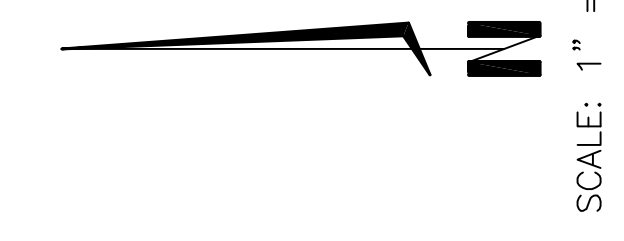
TENTATIVE SUBDIVISION MAP
TRACT No. 6248

A VESTING MAP
A PHASED MAP

PHASING NOT IDENTIFIED

APN 579-075-47, 579-390-45 & 55
11966 N. ALCANTE DR.
GROSS AREA = 27.69 ACRES
NET AREA = 26.33 ACRES

SHEET TWO OF TWO SHEETS



IMPROVEMENTS TO BE INSTALLED:

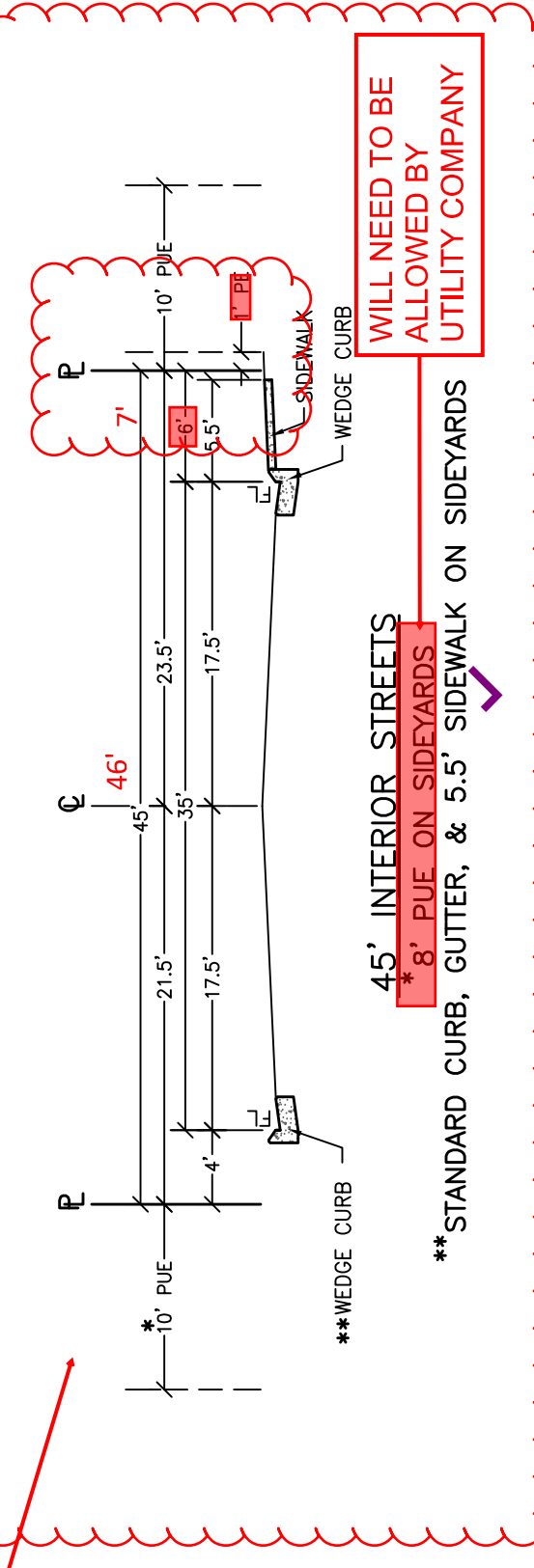
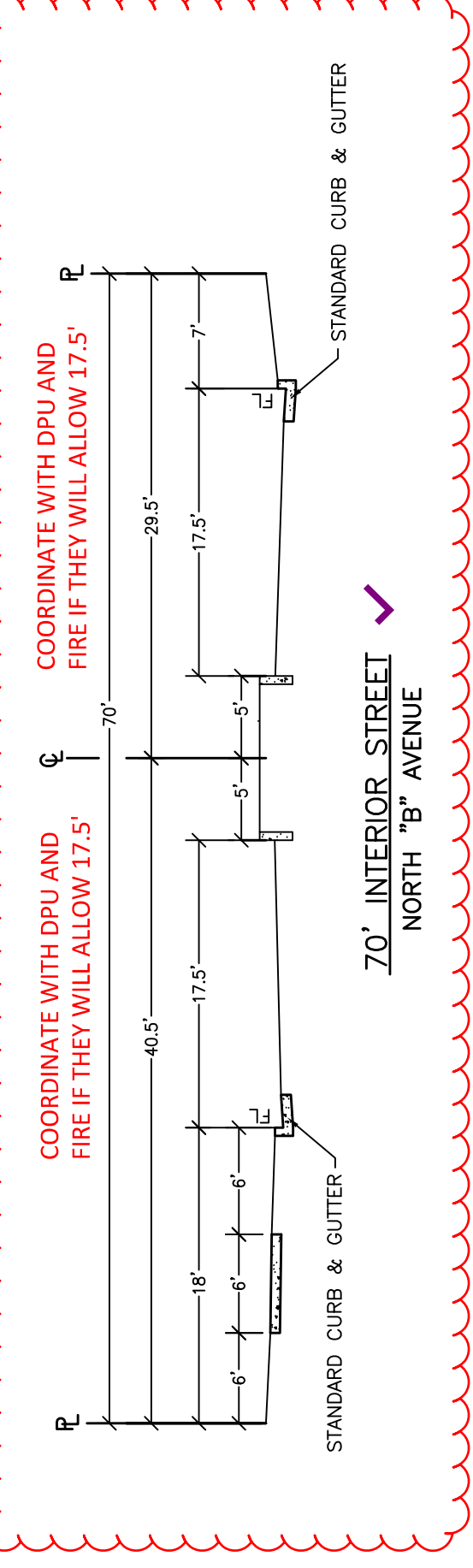
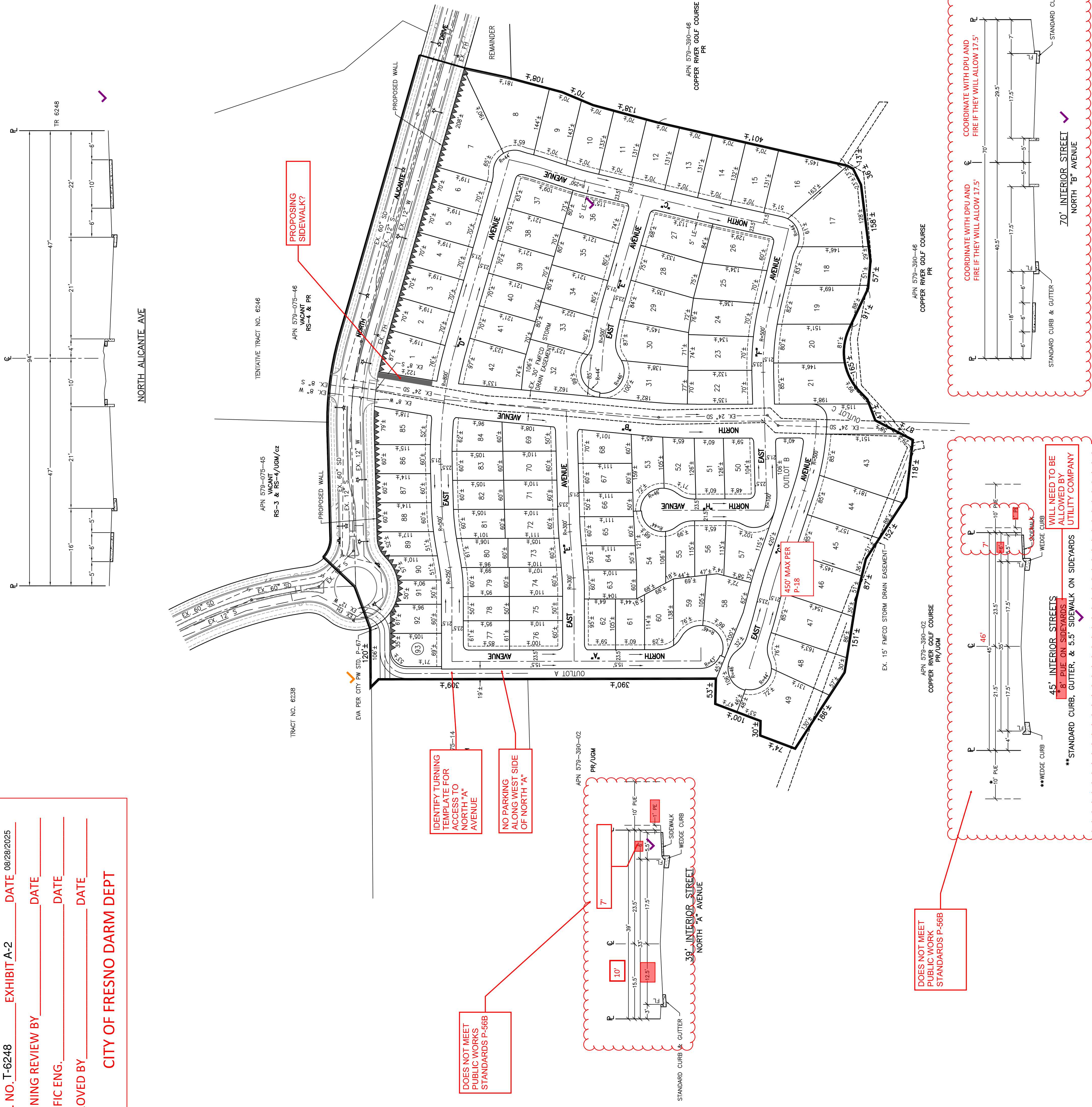
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- SEWER - CITY OF FRESNO STANDARDS
- WATER - CITY OF FRESNO STANDARDS
- CURB & GUTTER - CITY OF FRESNO STANDARDS
- SIDEWALK - CITY OF FRESNO STANDARDS
- STREET LIGHTS - PG&E DECORATIVE
- DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
- TELEPHONE - A.T.&T.
- CABLE TELEVISION - COMCAST

NOTES:

- EXISTING & PLANNED LAND USE - MEDIUM-LOW DENSITY RESIDENTIAL
- EXISTING & PLANNED ZONE DISTRICT - RS-4 & RS-4/JGM/CZ
- EXISTING USE - VACANT
- THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
- THERE ARE NOT EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
- THERE IS GREATER THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
- THESE SHALL BE AN 10' PUBLIC UTILITY EASEMENT ALONG ALL STREET FRONTS.
- SIDEYARDS SHALL HAVE A 8' PUBLIC UTILITY EASEMENT.
- THERE SHALL BE A 1' PEDESTRIAN EASEMENT ALONG ALL LOT FRONTS WITH SIDEWALK.
- THERE ARE NO EXISTING TREES.
- THERE ARE NO EXISTING STRUCTURES OR BUILDINGS.
- THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTHERLY-SOUTHERLY FACING LOTS. (71 LOTS)
- OUTLOT A FOR OPEN SPACE AND EMERGENCY VEHICLE ACCESS PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOT B FOR OPEN SPACE AND PUBLIC UTILITY EASEMENT PURPOSES TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- OUTLOT C FOR OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- NORTH "B" AVENUE LANDSCAPING TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND:

- CENTERLINE
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING MEDIAN CURB
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING PROPERTY LINE
- EXISTING STREETLIGHT TO REMAIN
- EXISTING SEWER TO REMAIN
- EXISTING STORM DRAIN TO REMAIN
- EXISTING WATER TO REMAIN
- PROPOSED BLOCK WALL
- PROPOSED PROPERTY LINE
- SUBDIVISION BOUNDARY



IDENTIFY TURNING TEMPLATE FOR ACCESS TO NORTH "A" AVENUE

NO PARKING ALONG WEST SIDE OF NORTH "A"

DOES NOT MEET PUBLIC WORKS STANDARDS P-56B

DOES NOT MEET PUBLIC WORK STANDARDS P-56B

45° INTERIOR STREETS WILL NEED TO BE ALLOWED BY UTILITY COMPANY
**STANDARD CURB, GUTTER, & 5.5' SIDEWALK ON SIDEYARDS

70° INTERIOR STREET NORTH "B" AVENUE



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: October 15, 2025

TO: VALERIA RAMIREZ – Planner II
Planning & Development Department – Current Planning

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

SUBJECT: DPU CONDITIONS OF APPROVAL FOR P25-02110 TENTATIVE TRACT MAP 6248 – APNs 579-075-47, 579-390-45 AND 55

Background

The property is a vacant property located to the south of North Alicante Drive and west of South Portofino Drive (APNs 579-075-47, 579-390-45 and 55). Tentative Tract Map (TTM) No. 6248 pertains to the subdivision into 93-lot single-family residential development.

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 the approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way. Contact the Department of Public works at DPWPermits@fresno.gov or (559) 621-8800 for an encroachment/street work permit.
5. All underground utilities shall be installed prior to permanent street paving.
6. Dedicate to the City of Fresno a 30-foot public utility easement parallel and centered about any public water and sewer main(s) that is not contained within a public street (if not previously dedicated).
 - a. All public utility easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above water and sewer mains. The planting plan for any proposed landscape within the easement, shall be approved by the Director of the Department of Public Utilities or designee.

No trees shall be located within 8 feet of the water and sewer mains. All water and sewer mains within an easement shall be clearly marked with signage above indicating the exact location and type of facility.

- b. In the event the City damages any street, sidewalk, landscaping, or other improvements in exercising reasonable care, use and enjoyment of the public utility easement, the City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. The City shall have the right, without notice and at the property owner's expense, to remove from the public utility easement any buildings, fence, tree, or other encroachment not approved by the Director of the Department of Public Utilities or designee. The public utility easement shall be maintained by the property owner free of any surface obstructions, except for those that may be approved by the Director of the Department of Public Utilities or designee, so that the City may have vehicular access to and through the public utility easement at all times.
 - c. No private facilities shall be located within a public utility easement. The applicant shall relocate all private facilities to the outside of the proposed public utility easement(s).
7. **Attached to these DPU Conditions of Approval is a preliminary review of the TTM 6248 for the Project (as such TTM 6248 was available on Accela as of the date of these Conditions of Approval). Final TTM 6248 review will be conducted after an update based on these and other conditions for the Project.**

Water Service Requirements

The nearest water main to serve the Project is a 12-inch water main located in North Alicante Drive. Water facilities are available to provide service to the Project subject to the following requirements:

- 1. A preliminary water design layout for subdivisions with public (City of Fresno) water shall be prepared by the applicant's engineer and submitted to the Department of Public Utilities for review and comments. The preliminary water 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 water design layout and a filled-out Tract and Utility Improvement Intake Form, attached for your reference to dpu.eng@fresno.gov.

- 2. Install an 8-inch water main (including the installation of City fire hydrant stub outs, if applicable) in "Outlot A."

3. Dedicate a public utility easement in “Outlot A” as outlined in **General Requirements, Item 6**, above.
4. Install an 8-inch looped water main (including installation of City fire hydrants, if applicable) in all public street within the Project.
5. Install City Standard water service(s) and meter(s) to each lot. .
6. Abandonment any unused water services previously installed at the property at the applicant’s expense.
7. 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 Public Works Standard Drawing **W-45** and Standard Specifications Section **32**. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.
8. Provide 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.

Landscape Requirements

1. Service, meter, and backflow prevention device are to be of the same size (inside diameter of pipe).
2. 1.5-inch and 2.0-inch meters to be installed per Public Works Standard Drawing **W-1**.
3. 1.0-inch meters to be installed per Public Works Standard Drawing **W-2**.
4. Backflow prevention device(s) to be installed per Public Works Standard Drawing **W-11**.
5. All Reduced Pressure Principle Backflow Prevention Assembly (i.e. RP devices) shall be tested and approved by a certified AWWA or ABPA tester within five days of installation. The property will not be given occupancy until all the RP devices are tested and documented with the City of Fresno Water Division. A list of certified testers can be obtained by calling (559) 621-5335.
6. DPU 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 water demands and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

Water Supply Requirements

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

1. The applicant shall 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 pay all other water-related fees and charges in accordance with the City's MFS and the FMC.
3. In lieu of the foregoing water requirements, Developer may submit available Project Water EDUs (credits), if any, in accordance with the Copper River Ranch Water Supply Implementation Agreement dated November 17, 2016, as amended.

Sewer Service Requirements

The nearest sanitary sewer main to serve the Project is a 12-inch sewer main located in North Alicante Drive. Sanitary 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 comments. 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 Tract and Utility Improvement Intake Form, attached for your reference to dpu.eng@fresno.gov.

2. Install an 8-inch sewer main in all the public streets within the Project to provide service to each lot.
3. Realign the proposed sewer along North “B” Avenue so that it is not under any portion of the proposed median.
4. Install a separate sewer lateral to each lot.
5. Abandonment any unused sewer lateral previously installed at the property at the applicant’s expense.
6. Destroy and abandon all existing on-site private septic systems (including septic tanks) in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

Sanitary Sewer Fees

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

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer Charge (Residential).
4. In lieu of the foregoing sewer requirements, Developer may submit available Project Sewer EDUs (credits) in accordance with the Copper River Ranch Wastewater Capacity Supply Implementation Agreement dated July 15, 2015, as amended.

Solid Waste Service Requirements

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

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

3. Revise the curb to curb width of the traveled way on North “B” Avenue to provide a minimum unobstructed width of 18 feet per Standard Drawing P-34.
4. The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing **P-34**.

Attachments: Utility Plan dated 10/1/2025
 Tract and Utility Improvement Intake Form



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

Fire Department

September 25, 2025
Scott T. Recchio

Comments

This is an 93-lot proposed subdivision.

There are no relevant Public Works Standards for these streets shown on the plan and these should be required to be placed on the plans prior to any formal approval of this plan. FFD staff are unable to determine if there will be any on street parking restrictions.

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

This tract is within the extended service area (between 2 and 3 miles) of Fire Station 17 and there are no development restrictions related to fire department emergency services response.

All lots in the subdivision are subject to the city-wide fire service delivery impact fee.

UGM Fee Requirements & Development restrictions related to fire services can be found in the Fresno Municipal Code.

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.

If this location is equipped with electric gates, Click-2-Enter and Fire X1 bypass hardware, etc. will be required. Electric gates must also be equipped with a battery backup.

Click-2-Enter installation requires a separate permit from the Fire Department issued to the gate installation contractor.

Areas used as emergency vehicle access only (EVA's) must have approved signage installed identifying the area as an EVA. EVA's must have drive approaches installed per Public Works Standard P-67 on each side, and approved locking devices on the gate or bollards proposed per FFD policy #403.002.

Install a Public Works approved "NO OUTLET" sign at the intersection of North "B" Avenue & East "F" Avenue as well as North "B" Avenue & East "G" Avenue for the proposed blind dogleg cul-de-sacs.

There is a 12 inch public water main in N Alicante Dr. Install 8-inch minimum public water mains throughout the development per Public Utilities and Fire Department requirements for local residential streets.

Provide public water mains and fire hydrants per Public Utilities and FFD-requirements for single family home development. Hydrant locations will be reviewed upon review of the water plans submitted to Public Utilities.

Provide public fire hydrants per Public Works and Public Utilities requirements for residential subdivisions with a minimum fire flow of 1500 gpm at a residual pressure of 20 psi with fire hydrants spaced no more than 600 feet apart with two points of connection.

Fire hydrants must be inspected and in service (approved) prior to the delivery of combustible material to the location and maintained during all stages of construction.

Two points of access are required during all phases of construction. Fire department access requirements must be adhered to during the entire project.

No phasing of construction has been proposed by developer. Alternative, or phased fire apparatus access must be approved by the Fire Marshall (or designee) prior to construction.

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



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

Fresno County Health Department

September 18, 2025
Public Health

Comments

Recommended Conditions of Approval:

- 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.
- 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.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given city of Fresno municipal code and the Fresno County Noise Ordinance.
- Should any underground storage tank(s) be found during future projects, 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.
- 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

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

File No. 210.45

Page 1 of 5

PUBLIC AGENCY

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

DEVELOPER

BRENDA COSIA, GRANVILLE HOMES
1306 W. HERNDON #101
FRESNO, CA 93711

PROJECT NO: **6248**

ADDRESS: **11966 N. ALICANTE DR.**

APN: **579-075-47, 579-390-45S, 579-390-55S**

SENT: **September 30, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DN	\$745,198.00	NOR Review	\$1,262.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$3,521.00	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:		\$745,198.00	Total Service Charge:	\$4,783.00

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/26 based on the site plan submitted to the District on 8/28/25 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**FR
TRACT
No. 6248**

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

Page 2 of 5

**FR
TRACT No. 6248**

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

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

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

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

☒ Grading Plan
☒ Street Plan
☒ Storm Drain Plan
☒ Water & Sewer Plan
☒ Final Map
☒ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:

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

5. The proposed development:

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

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

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

Page 3 of 5

**FR
TRACT
No. 6248**

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Brent Sunamoto
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 9/30/2025 5:33:48 PM



Antonio Tolentino
Engineer I

Digitally signed by Antonio Tolentino Date: 9/29/2025 1:51:30 PM

CC:

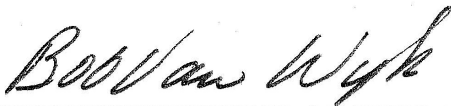
BRET GIANNETTA, GIANNETTA ENGINEERING

1119 S STREET

FRESNO, CA 93721

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

Page 5 of 5

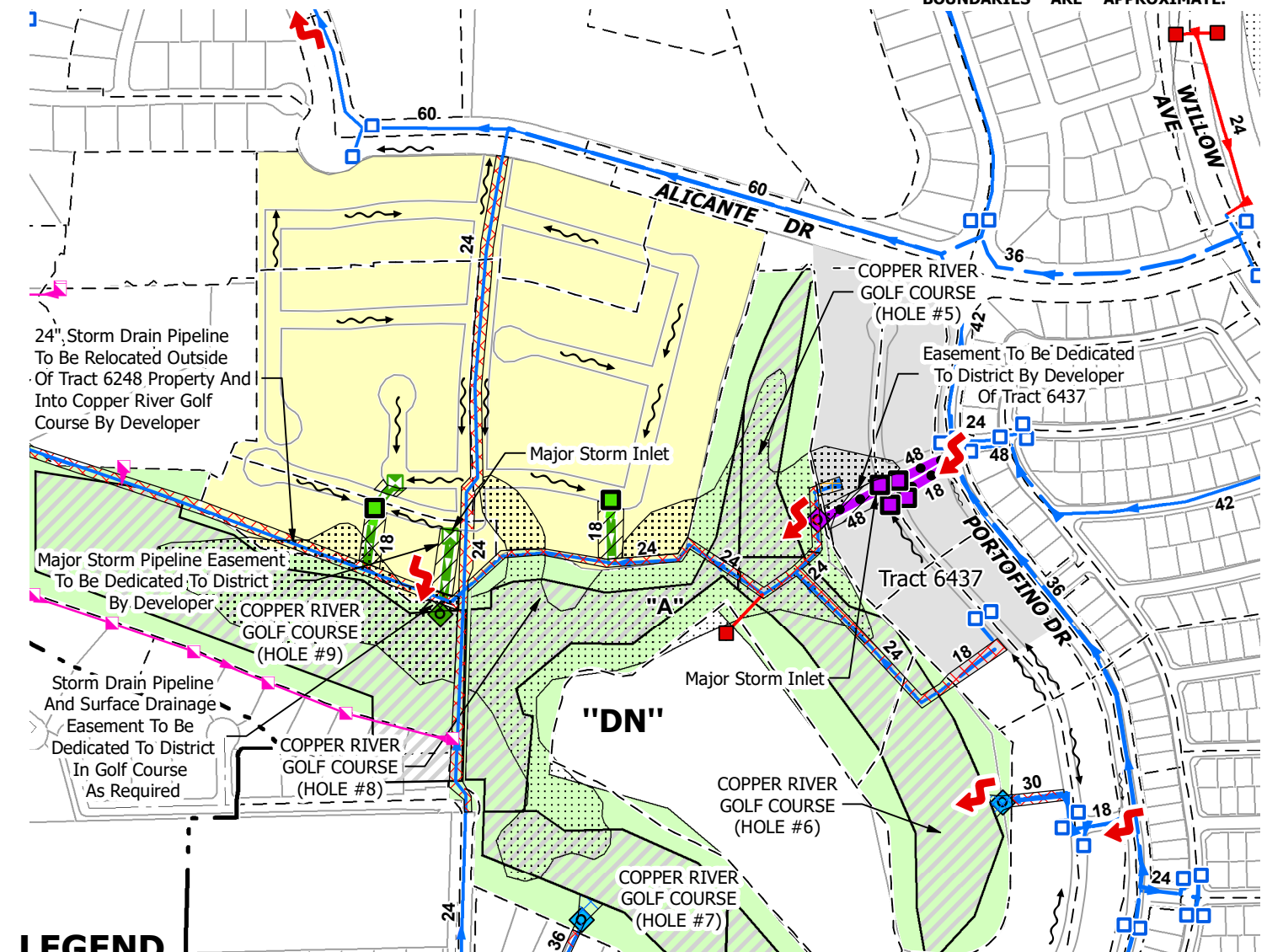
POLICY MANUAL	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
Subject: Flood Plain Policy	Approved By: 

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 | | Minimum 15' Wide Storm Drain Easement To Be Dedicated To District |
| | Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit) | | Existing Storm Drain Pipeline Easement |
| | Facilities To Be Constructed By Developer Of Tract 6437 | | Existing Surface Drainage Easement |
| | Existing Master Plan Facilities | | Existing Storm Drain Pipeline And Surface Drainage Easement |
| | Future Master Plan Facilities | | Existing Storm Drain Easement Area To Be Quitclaimed |
| | Future Non-Master Plan Facilities | | Copper River Golf Course |
| | Future Surcharge Facilities | | FEMA Flood Zone "A" |
| | Direction Of Drainage | | Limits Of Tract 6437 |
| | Major Storm Breakover | | Limits Of Tract 6248 |
| | Inlet Boundary | | |
| | Drainage Area Boundary | | |



1" = 400'



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

TRACT 6248
DRAINAGE AREA "DN"

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 minimum finish floor elevation for the northerly portion of the site draining to Alicante Drive shall be 387.43 (U.S.G.S. Datum). The minimum finish floor elevation for the southerly portion of the site draining towards the Copper River Golf Course shall be a minimum elevation of one foot (1') above the major storm inlet elevation.

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

There is an existing storm drain easement running north and south through the middle of Tract 6248 as shown on Exhibit No. 1. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

An existing storm drain pipeline and a portion of an existing storm drain easement encroach into Tract 6248 along the south side of the site as shown on Exhibit No. 1. The developer has contacted the District with a proposal to relocate the storm drain pipeline to a location outside of Tract 6248 and into the Copper River Golf Course. This is due to the large amount of fill material proposed for Tract 6248 over the existing storm drain pipeline that was not designed or constructed for additional fill material. It is the District's understanding that the developer has been working with the Copper River Golf Course on a plan to accommodate the proposed relocation of the storm drain pipeline and that the Copper River Golf Course is agreeable to the relocation. The sizing and placement of the realigned storm drain facilities shall consider any hydraulic impacts to the Master Plan drainage system. The realigned storm drain facilities are not eligible for fee credit and the developer shall acquire and dedicate a minimum fifteen foot (15') wide storm drain easement within the Copper River Golf Course for the realigned storm drain facilities. Once an easement is dedicated and the realigned storm drain facilities are constructed, then the portion of the existing storm drain easement along the south side of Tract 6248 may be quitclaimed to the developer to accommodate Tract 6248 upon approval of the District. The developer shall work with the Copper River Golf Course owner to review the site grading for verification and acceptance of grades at their mutual property line.

The developer shall dedicate a major storm pipeline easement, as shown on Exhibit No. 1, as a condition of the final map. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The developer shall also obtain a storm drain channel easement, dedicated by the Copper River Golf Course, for major storm flows for the area between the existing surface drainage easement located in Copper River Golf Course's Holes #8 and #9 and the proposed major storm pipeline easement, as shown on Exhibit No. 1. No objects shall be placed in the storm drain channel easement that reduce the design capacity of the channel.

OTHER REQUIREMENTS

EXHIBIT NO. 2

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

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

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



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

September 24, 2025

Valeria Ramirez
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Tentative Tract Map No, 6248, Planning Application P25-02110
N/W Copper and Willow avenues

Dear Ms. Ramirez:

The Fresno Irrigation District (FID) has reviewed the Tentative Tract Map No, 6248, Planning Application P25-02110 for which the applicant proposes to subdivide the property into a 93 lot subdivision, APN: 579-075-47, 579-390-45s and -55s. FID has the following comment:

1. FID does not own, operate, or maintain any facilities on the subject property, as shown on the attached FID exhibit map. The subject property is located approximately 0.5 miles outside the FID Boundary.
2. FID is concerned that the proposed development may negatively impact local groundwater supplies. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in an increased use of groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
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 should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

G:\Agencies\FresnoCity\Tract Map\P25-02110\P25-02110 FID Comment.doc

BOARD OF DIRECTORS

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

Valeria Ramirez
Re: P25-02110
September 24, 2025
Page 2 of 2

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

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



Subject Property
APNs: 579-075-47, 579-390-45 and -555



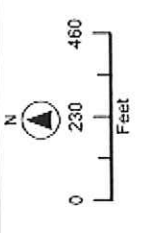
ESRI, Mapbox, Earthstar Geographics, and the GIS User Community

Legend

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

Spatial Reference:
Name: NAD 1983 StatePlane California IV (FIPS 2404)

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September 2, 2025

Valeria Ramirez
City of Fresno
Planning and Development Department
2600 Fresno Street
Fresno, CA, 93721

Project: Tentative Tract Map No. 6248 P25-02110 – Granville Homes

District CEQA Reference No: 20251021

Dear Ms. Ramirez:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Tentative Tract Map (TTM) from the City of Fresno (City) for the Granville Homes project. Per the TTM, the project consists 93 single family residential lots (Project). The Project is located at 11966 N. Alicante Drive 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

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

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

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

Prioritization (Screening Health Risk Assessment):

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

4) 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.

5) 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 (209) 557-6446.

5a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (209) 557-6446.

5b) 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 units of residential development.

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

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

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

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.

5c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

5d) 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>

5e) 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>

5f) 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/>

5g) Other District Rules and Regulations

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

6) 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 Eric McLaughlin by e-mail at Eric.McLaughlin@valleyair.com or by phone at (559) 230-5808.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager



September 2, 2025

Valeria Ramirez
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: T-6248; P25-02110
93 single-family homes
South of North Alicante Drive and West of South Portofino Drive
APNs: 579-075-47

Dear Valeria Ramirez:

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 K-6) listed below:

School Name: *Fugman Elementary*
Address: *10825 N Cedar Ave Fresno CA 93730-3586*
Telephone: *(559) 327-8700*
Capacity: *875*
Enrollment: *893 (CBEDS enrollment 2024-25 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.

Governing Board

Hugh Awtrey
Deena L. Combs-Flores
Steven G. Fogg, M.D.
Yolanda Moore
Clinton Olivier
Tiffany Stoker Madsen
Wilma Tom Hashimoto

Administration

Corrine Folmer, Ed.D.
Superintendent

Norm Anderson
Deputy Superintendent

Marc Hammack, Ed.D.
Associate Superintendent

Barry S. Jager, Jr.
Associate Superintendent

Michael Johnston
Associate Superintendent

2. Intermediate School Information:

School Name: *Granite Ridge Intermediate*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *1512*
Enrollment: *1167 (CBEDS enrollment 2024-25 school year)*

3. High School Information:

School Name: *Clovis North High School*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *2700*
Enrollment: *2360 (CBEDS enrollment 2024-25 school year)*

4. Bus transportation is currently provided for grades K-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, 2025) 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



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

Council District 6 Project Review Committee

September 12, 2025
Erik Young

Comments

The Council District 6 Project Review Committee recommended approval of the project on 9/10/2025. The vote was 5-0.



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

County Public Works & Planning

September 19, 2025
County Planning

Comments

This project could impact county facilities and should require a TIS, please include the county in all future routings best point of contact is bhines@fresnocountyca.gov. Using ITE trip Generation Manual (11th Edition) trips are calculated to be over the county's threshold. A Vehicle Miles Traveled (VMT) analysis should also be prepared for the proposed development. If you have any further questions regarding this matter, please contact Brody Hines at bhines@fresnocountyca.gov



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

Long Range Planning

September 10, 2025
Long Range Planning

Comments

Pursuant to California Government Code Section 65863, the Planning and Development Department finds the following:

This project site or portion thereof was identified in the Fresno Housing Element to accommodate a portion of the regional housing need allocation (RHNA). The estimated housing capacity per Housing Element Site IDs 5, 6, and 2255 for this site is 0 lower-/ 0 moderate-/ 131 above-moderate income units, whereas this project proposes 0 lower-/ 0 moderate-/ 93 above-moderate income units.

On the date of review of this project submission, 9/9/2025, the remaining unmet RHNA is 14,477 lower-/ 5,169 moderate-/ 13,298 above-moderate income units, and the remaining capacity is 18,023 lower-/ 6,555 moderate-/ 16,162 above-moderate income units.

If this project is approved, the remaining unmet RHNA will be 14,477 lower-/ 5,169 moderate-/ 13,205 above-moderate income units, the remaining capacity will be 18,023 lower-/ 6,555 moderate-/ 16,031 above-moderate income units, and the surplus housing capacity would be 3,546 lower-/ 1,386 moderate-/ 2,826 above-moderate income units.

Therefore, since the remaining sites in the Housing Element Sites Inventory are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584, this project is consistent with the Housing Element.