

Exhibit I



SUBJECT: Conditions of Approval for **P24-02488**

DATE: 9/13/2024

TO: Juan Lara, Planner III
Planning and Development Department

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

ADDRESS: 11045 N Portofino Dr.

APN: 579-39-062S

ATTENTION: The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.		
To be completed:	Point of Contact	Department and Contact Information
Maintenance Agreement / CFD Check workflow for new growth	Adrian Gonzalez	Public Works Department (559) 621-8693
Deeds (up to 2-month processing time) If Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jason Camit for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov
Fresno Metropolitan Flood Control District When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per <i>Public Works Standard P-97</i> for review and approval from Public Works.	Melessa Avakian Kevin Rein	Public Works Department (559) 621-8812 Melessa.Avakian@fresno.gov Planning and Development Department (559) 621-8079 Kevin.Rein@fresno.gov

ATTENTION:

Provide corrections as noted on Exhibit "A".

Prior to resubmitting the corrected exhibit, provide the following information and conditions of approval on the site plan:

A. GENERAL REQUIREMENTS

1. **Legal description:** Provide/Revise legal description.
2. **Scope of work:** Identify all items as existing, proposed, to remain, to be removed or future.
3. **Legend:** Provide/Revise line type and utility symbols.
4. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - c. Two working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
 - d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>
 - e. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
 - f. Submit street construction plans to the Public Works Department, if applicable.
 - g. Submit street lighting plans to the Public Works Department, if applicable. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
 - h. Submit trail construction plans to the Public Works Department, if applicable.
 - i. Submit signing and striping plans to the public works department. Comply with the current Caltrans standards, if applicable. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
 - j. Construction on state highways must conform to both City of Fresno and State Division of Highways Specifications.
 - k. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement

may be required if requirements are not met.

- l. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- m. All development shall take place in accordance with all city, county, state, federal, railroad laws and regulations.

B. OFFSITE INFORMATION:

1. **Public Street Improvements:**
 - a. **Street pavement:**
 - b. **Concrete curb, gutter, and sidewalk:**
 - c. **Sidewalk drains: Identify and are constructed to Public Works Standard P-23**
 - d. **Street-type approaches:**
 - e. **Emergency Vehicle Access:**
 - f. **Curb ramps:**
 - g. **Streetlights:**
 - h. **Trails:**
2. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.

C. ONSITE INFORMATION:

1. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
2. **Parking lot:**
 - a. **Directional arrows:** Provide directional arrows to identify the flow of traffic
 - b. **Paving:** Identify limits
 - c. **Visibility triangles:** Identify the required 12' visibility triangle at all approaches and alleys.
3. **Gates:**
 - a. **Multi-Family:** Provide a minimum of **75'** from the proposed gate to the back of walk/right-of-way/pedestrian easement, for vehicle stacking at the main gate. – **Or-** If multiple gates are provided, a total of **37.5'** of stacking can be split between the additional gates. If not existing, redesign the main entrance to provide for an onsite turn around. Where the entry is divided, each side shall provide for a minimum opening of 16' each. Where it is not divided, the gate shall be a minimum of 20' wide.
 - b. If proposing to enter from Escarpa Drive, provide a gate operational statement on the site plan stating that the gate shall be locked/unlocked from private property or parked on-street without blocking the public sidewalk.

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. 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. Construct additional offsite improvements, including but not limited to, concrete curb, gutter, sidewalk, approaches, ramps, pavement, utility relocations, etc. in accordance with *City of Fresno's Public Works Standards, Specifications*, and the approved street plans.

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, Traffic and Engineering Services Division, (559) 621-8693. **Encroachment Covenant** must be approved **prior** to issuance of building permits.

Copper Avenue: 4-Lane Super Arterial

(Provide the following as notes on the site plan.)

1. Dedication and Vacation Requirements:
 - a. If not existing, dedicate a **26'** (minimum) easement for Landscape, Bike and Pedestrian purposes **only**. Above ground utilities are not allowed within this easement. (Additional right of way may be required for grading and drainage purposes.)
 - b. Relinquish direct vehicular access right to East Copper Avenue within the limits of this application. Only emergency vehicle access where shown on the exhibit
2. Construction Requirements:
 - a. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.
 - b. 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. Where the trail is constructed within **5'** of the curb, construct a fence per *Public Works Standards P-74* and **P-75**. Above ground utilities shall not be constructed within this easement. Additional right of way may be required for grading and drainage purposes.
 - c. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Portofino Drive: Local (Modified Local Collector)

(Provide the following as notes on the site plan.)

1. Dedication Requirements:
 - a. Where not existing, dedicate corner cuts for public street purposes to accommodate ramps at all intersections.

2. Construction Requirements:

- a. If not existing, construct 20' of permanent paving per *Public Works Standard P-50*, within the limits of this application and transition paving as necessary.
- b. The proposed street type approaches shown as **P-77**, this is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.
- c. Where not existing, construct concrete curb, gutter and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **16.5'** residential pattern (**5.5' face of curb to sidewalk – 5' Sidewalk - 6' planter**).
- d. 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*.
- e. If not existing, construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-9A, E-9B* for Locals. **-OR-** Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
- f. If not existing, construct concrete curb ramps per *Public Works Standards P-28*, and **P-32** at all intersections.
- g. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Escarpa Drive: Local

(Provide the following as notes on the site plan.)

1. Construction Requirements:

- h. If not existing, construct **17.5'** of permanent paving per *Public Works Standard P-50*, within the limits of this application and transition paving as necessary.
- i. If proposing a street type approach per Public Work Standard **P-76**, this is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.
- j. If proposing EVA access **only** from Escarpa Drive, construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.
- k. If not existing, construct concrete curb, gutter and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **7'** residential pattern. Construct a **5.5'** residential sidewalk.
- l. If not existing, construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-11* for Locals.
- m. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Bike and Pedestrian Trail:

(Provide the following as notes on the site plan.)

1. If not existing, dedicate a **26'** minimum easement for Landscape, Bike and Pedestrian purposes **only**. Above ground utilities are not allowed within this easement. (Additional right of way may be required for grading and drainage purposes.)
2. 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.

If Public Improvement Plans are required and shall be approved by the City Engineer. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed for Collectors and **55 MPH** for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Aimee Scrivner at (559) 621-8702 or at Aimee.Scrivner@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

Two working days before commencing excavation operations within the street right of way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA) Call 811.

Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

Contact the Planning and Development Department for review and approval of onsite parking. The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards (P-21, P-22, and P-23) and Specifications*. Parking must also comply with the *California Building Code's* accessibility requirements and the Fire and Solid Waste Department's minimum turning templates.

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.

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 issuance of certificate of occupancy.

In order to obtain street or building permit approval from the Public Works Department, an approval stamp with a signature from Traffic Planning is required on the site plan and inserted in the building sets.

Questions relative to these conditions may be directed to Angela Reis (559) 621-8684 Angela.Reis@fresno.gov in the Public Works Department, Traffic Planning Section.

DEPARTMENT OF PUBLIC WORKS

TO: Juan Lara, Planner III
Planning & Development Department

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

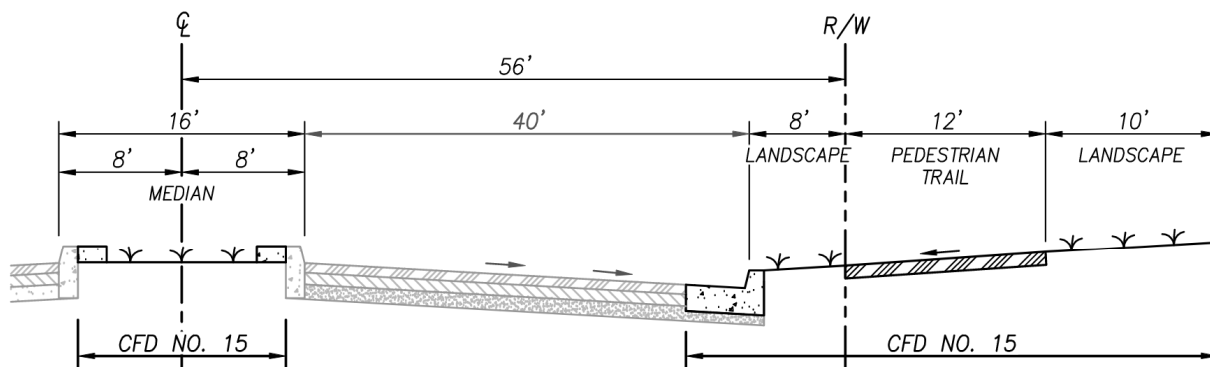
DATE: September 13, 2024

SUBJECT: P24-02488; 11045 N Portofino Dr (APN: 579-390-62S) located on the northwest corner of North Portofino Drive and East Copper Avenue. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, landscape easements, outlots and median islands:

ATTENTION:

Portofino Drive landscape to be constructed/installed per approved Modena Streetscape (Winey Ave) Landscape Plans.

Copper Avenue landscape must follow Community Facilities District No. 15 design guidelines (see cross-section below).



② EAST COPPER AVENUE
FROM WEST CFD 15 BOUNDARY LINE TO NORTH WILLOW AVENUE
SUPER ARTERIAL

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city-controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
 - f. 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.

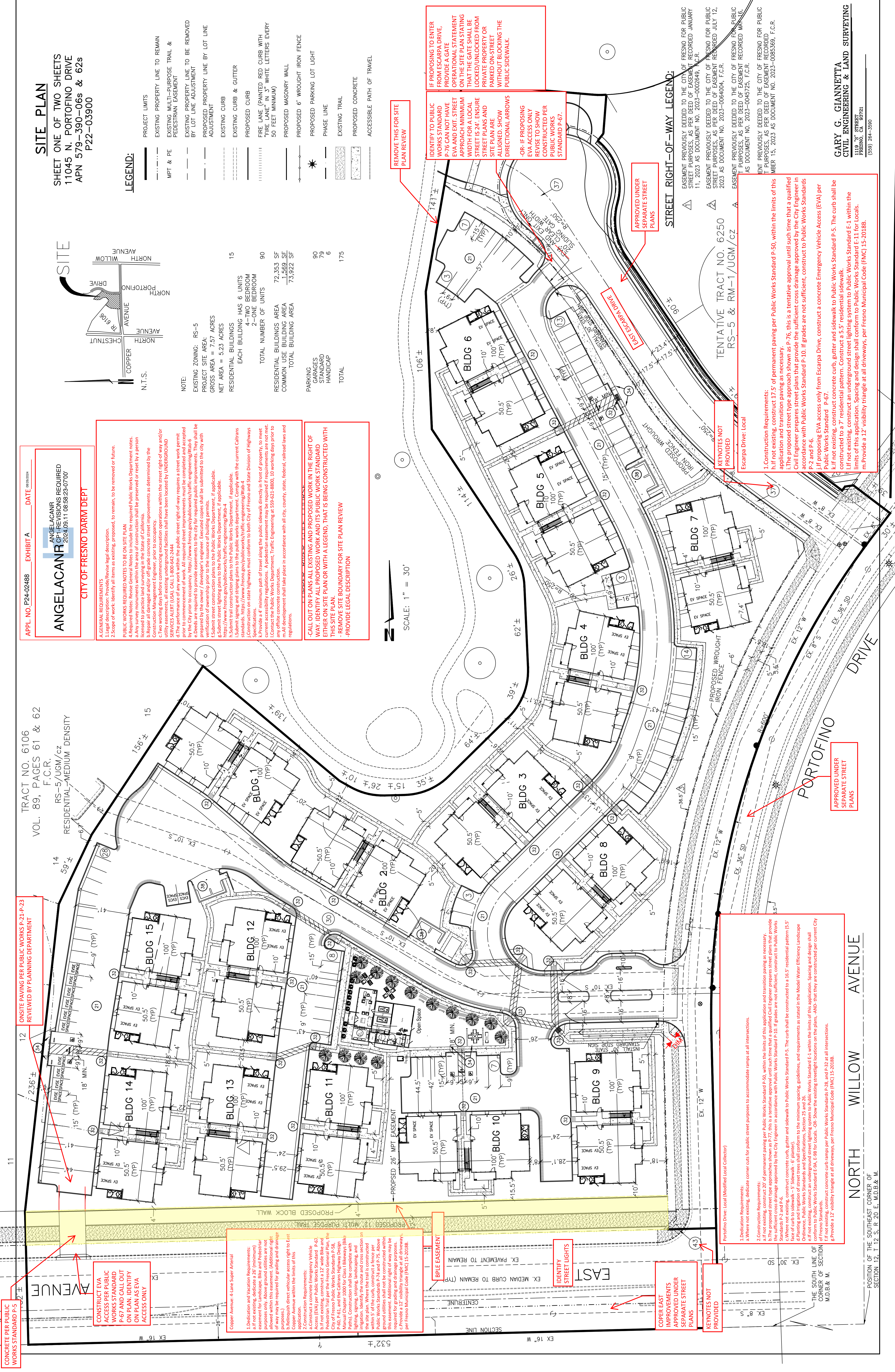
MEDIAN ISLAND LANDSCAPE REQUIREMENTS

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.



APPL. NO. P24-02488 EXHIBIT A DATE 08/03/2024

ANGELACANR
OF PREVISIONS REQUIRED
2024.03.11 08:58:23-07:00

CITY OF FRESNO DARM DEPT

- A. GENERAL REQUIREMENTS**
- Legal description: Provide/Revise legal description.
 - Scope of work: Identify all items as existing, proposed, to remain, to be removed or future.
- B. PUBLIC WORKS REQUIRED NOTES TO BE ON SITE PLAN**
- Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - Utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
 - The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted prior to commencement of work. A pedestrian easement may be required if requirements are not met.
 - Deeds are required to provide easements to the city for required public improvements. They shall be verified of ownership prior to the issuance of building permits.
 - Submit street construction plans to the City of Fresno Public Works Department, if applicable.
 - Submit trail construction plans to the City of Fresno Public Works Department, if applicable.
 - Submit signing and striping plans to the Public Works Department, if applicable.
 - Standards: [https://www.fresno.gov/publicworks/traffic-engineering/traffic-engineering/standards](https://www.fresno.gov/publicworks/traffic-engineering/traffic-engineering/traffic-engineering/standards), <https://www.fresno.gov/publicworks/traffic-engineering/traffic-engineering/standards>, <https://www.fresno.gov/publicworks/traffic-engineering/traffic-engineering/standards>.
 - Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
 - Contract the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to m-All development shall take place in accordance with all city, county, state, federal, railroad laws and regulations.

- CALL OUT ON PLANS ALL EXISTING AND PROPOSED WORK IN THE RIGHT OF WAY. IDENTIFY ALL PROPOSED WORK AND ITS PUBLIC WORK STANDARD EITHER ON SITE PLAN OR WITH A LEGEND, THAT IS BEING CONSTRUCTED WITH THIS SITE PLAN.**
- REMOVE SITE BOUNDARY FOR SITE PLAN REVIEW**
- PROVIDE LEGAL DESCRIPTION**

LEGEND:

—	PROJECT LIMITS
- - - -	EXISTING PROPERTY LINE TO REMAIN
MPT & PE	EXISTING MULTI-PURPOSE TRAIL & PEDESTRIAN EASEMENT
- - -	EXISTING PROPERTY LINE TO BE REMOVED BY LOT LINE ADJUSTMENT
- . -	PROPOSED PROPERTY LINE BY LOT LINE ADJUSTMENT
- - -	EXISTING CURB
- - -	EXISTING CURB & GUTTER
- - -	PROPOSED CURB
	FIRE LANE (PAINTED RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50 FEET MINIMUM)
—	PROPOSED MASONRY WALL
—	PROPOSED 6" WROUGHT IRON FENCE
✱	PROPOSED PARKING LOT LIGHT
—	PHASE LINE
▨	EXISTING TRAIL
▨	PROPOSED CONCRETE
—	ACCESSIBLE PATH OF TRAVEL

NOTE:

EXISTING ZONING: RS-5

PROJECT SITE AREA: 7.57 ACRES

GROSS AREA = 7.57 ACRES

NET AREA = 5.23 ACRES

RESIDENTIAL BUILDINGS EACH BUILDING HAS 6 UNITS

4-TWO BEDROOM

2-ONE BEDROOM

TOTAL NUMBER OF UNITS 90

RESIDENTIAL BUILDINGS AREA 72,353 SF

COMMON USE BUILDING AREA 1,569 SF

TOTAL BUILDING AREA 73,922 SF

PARKING STAGES STANDARD HANDICAP 90

79

6

TOTAL 175

- REMOVE THIS FOR SITE PLAN REVIEW**
- IDENTIFY TO PUBLIC WORKS STANDARD**
- P-76 CAN NOT HAVE APPROACH MINIMUM WIDTH FOR A LOCAL STREET IS 24'. ENSURE STREET PLANS AND SITE PLAN ARE ALLOWED. SHOW DIRECTIONAL ARROWS**
- OR- IF PROPOSING EVA ACCESS ONLY REVISE TO SHOW CONSTRUCTED PER PUBLIC WORKS STANDARD P-67.**
- IF PROPOSING TO ENTER FROM ESCARPA DRIVE, PROVIDE A GATE OPERATIONAL STATEMENT ON THE SITE PLAN STATING THAT THE GATE SHALL BE LOCKED/UNLOCKED FROM PRIVATE PROPERTY OR PARKED ON STREET WITHOUT BLOCKING THE PUBLIC SIDEWALK.**

STREET RIGHT-OF-WAY LEGEND:

EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED JANUARY 11, 2023 AS DOCUMENT NO. 2023-002648, F.C.R.

EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED JULY 12, 2023 AS DOCUMENT NO. 2023-0064004, F.C.R.

EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED MAY 16, 2023 AS DOCUMENT NO. 2023-0045725, F.C.R.

EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED FEBRUARY 15, 2023 AS DOCUMENT NO. 2023-0065369, F.C.R.

REMARKS:

- Construction Requirements:
 - h. If not existing, construct 17.5' of permanent paving per Public Works Standard P-50, within the limits of this application and transition paving as necessary.
 - i. The proposed street type approach shown as P-76, this is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard P-10. If grades are not sufficient, construct to Public Works Standards P-2 and P-6.
 - j. If proposing EVA access only from Escarpa Drive, construct a concrete Emergency Vehicle Access (EVA) per Public Works Standard P-67.
 - k. If not existing, construct concrete curb, gutter and sidewalk to Public Works Standard P-5. The curb shall be constructed to a 7' residential pattern. Construct a 5.5' residential sidewalk.
 - l. If not existing, construct an underground street lighting system to Public Works Standard E-11 for Locals.
 - m. Provide a 12' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590



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

Fresno Fire Department

November 5, 2024

Doug Johnson

Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection. ^^

This plan review is a review of the areas noted with a cloud or delta only. Any current or future approval for this plan will be for the clouded areas only and shall not constitute an approval for any areas or changes not shown on the plans with a cloud or delta.



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: September 17, 2024

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

FROM: DEJAN PAVIC, PE, Projects Administrator
Department of Public Utilities – Utilities Planning & Engineering

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

SUBJECT: DPU CONDITIONS OF APPROVAL FOR P24-02488 MULTI-FAMILY RESIDENTIAL (COPPER AND PORTOFINO APARTMENTS) – APN 579-390-71 (former APNs 579-390-06S and a portion of 62S) (Cross-reference Pre-Application P22-03900)

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities 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. Dedicate to the City of Fresno a 30-foot public utility easement parallel and centered about any public water and sewer main(s) (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. 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 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 12-inch water main located in North Portofino Drive, an 8-inch water main on the northeast boundary of the Project (in an unnamed cul-de-sac), and an 8-inch water main coming off of East Via Sofia Drive that can be extended to serve the Project. Water facilities are available to provide service to the Project subject to the following requirements:

1. On-site water facilities shall be private.

Note: As confirmed by the applicant on September 16, 2024, onsite water facilities will be private.

2. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property.
3. 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, Fresno County standards, 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.
4. Easement requirements are listed in General Requirements Item 6.

Water Supply Requirements

The existing property is currently not served by a City water service. However, there is an existing 1 (one) 1.0-inch water service (**inactive**, no meter) on the eastern boundary of the Project and 1 (one) 2.0-inch irrigation service (**inactive**, no meter) on the southern boundary of the Project.

1. The Project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the 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. In lieu of the foregoing Water Supply Requirements described in Subparagraphs 1.a. and 1.b., the Project applicant/developer may submit/use available Project Water EDUs (credits), if any, in accordance with the Copper River Ranch Water Supply Implementation Agreement dated November 17, 2016, as amended.
 - d. 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.
 - e. The Water Capacity Fee charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and the FMC.

Sewer Service Requirements

The nearest sanitary sewer mains to serve the Project are an 8-inch sanitary sewer main located in North Portofino Drive, an 8-inch water main on the northeast boundary of the Project (in an unnamed cul-de-sac), and a 10-inch sanitary sewer main bisecting the Project in the east-west direction within a 30-foot sewer easement. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. On-site sanitary sewer facilities shall be private.

Per Sewer plan 10-C-11973, there is an existing 30- foot Sewer Main Easement along the centerline of the existing 10-inch sewer main (to be verified). See General Requirements Item 6 above regarding public utility easements.

As confirmed by the applicant on September 16, 2024, onsite sanitary sewer facilities will be private, with the exception of the existing public 10-inch sanitary sewer main that bisects the property within an easement.

2. 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.
3. The applicant shall be financially responsible for the abandonment of any unused sewer services previously installed at the property, if any.

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 (Multi-family Residential).
4. Copper River Sewer Lift Station Benefit Service Area Fee.
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. Sewer Facility Charges are collected after occupancy on a monthly basis, based on metered usage (water or sewer effluent). The developer 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 developer shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.
7. 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

For the purpose of establishing City solid waste service policies, multi-family complexes are defined as complexes composed of three (3) dwelling units or more per parcel. These service requirements apply to all multi-family complexes within the City of Fresno. Except as otherwise noted, the applicant shall comply with FMC Chapter 6, Article 2, as may be amended from time to time.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Republic Services at (559) 275-1551 or (800) 493-4285.
2. All office/commercial complexes are required to subscribe for recycling services. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include, at the minimum, cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers. At no time may trash and recyclable material be placed on the ground or pavement.
4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins.
5. This location will require 3 (three) 3-cell trash enclosures designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash and one for recycling collection, and 1 (one) 2-cu. yd. bin for green and/or organic/food waste (to be placed in the cell designated for grease collection storage) to be constructed to current Public Works Standard Specifications (Solid Waste Standards) P-33A through C, P-34, and P-35; and P-93 and/or P-94 and/or P-95) to be serviced twice a week.

Note 1: The Project as shown on the Site Plan (uploaded to Accela on August 26, 2024) shows 3 (three) 2-cell trash enclosures. On September 10, 2024, DPU Utilities Planning and Engineering Division informed the applicant of the requirement to have 3-cell trash enclosures to comply with SB1383. On September 16, 2024, the applicant confirmed agreement that solid waste trash enclosures for the Project will have a third cell. The applicant shall revise the Site Plan to show 3 (three) 3-cell trash enclosures and note/document this in any subsequent submittals (permit, etc.) to the City's various departments.

Note 2: A part of these Solid Waste Service Requirements (i.e. require adding a third/forth compartment in the trash enclosure to accommodate a bin for green and/or organic/food waste) may need to be modified in the future to comply with SB 1383, as mandated by the State of California. **A reduced size bin for green and/or organic/food waste may be allowed if it is documented that green/landscape 'clippings' (waste) will be hauled away by a landscape contractor.** On September 16, 2024, DPU Utilities Planning and Engineering Division confirmed the applicant plans on hauling landscaping waste off-site by a third-party contractor.

6. Service Route Permits and Location Permits are required for all private trash company services within the City of Fresno per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.

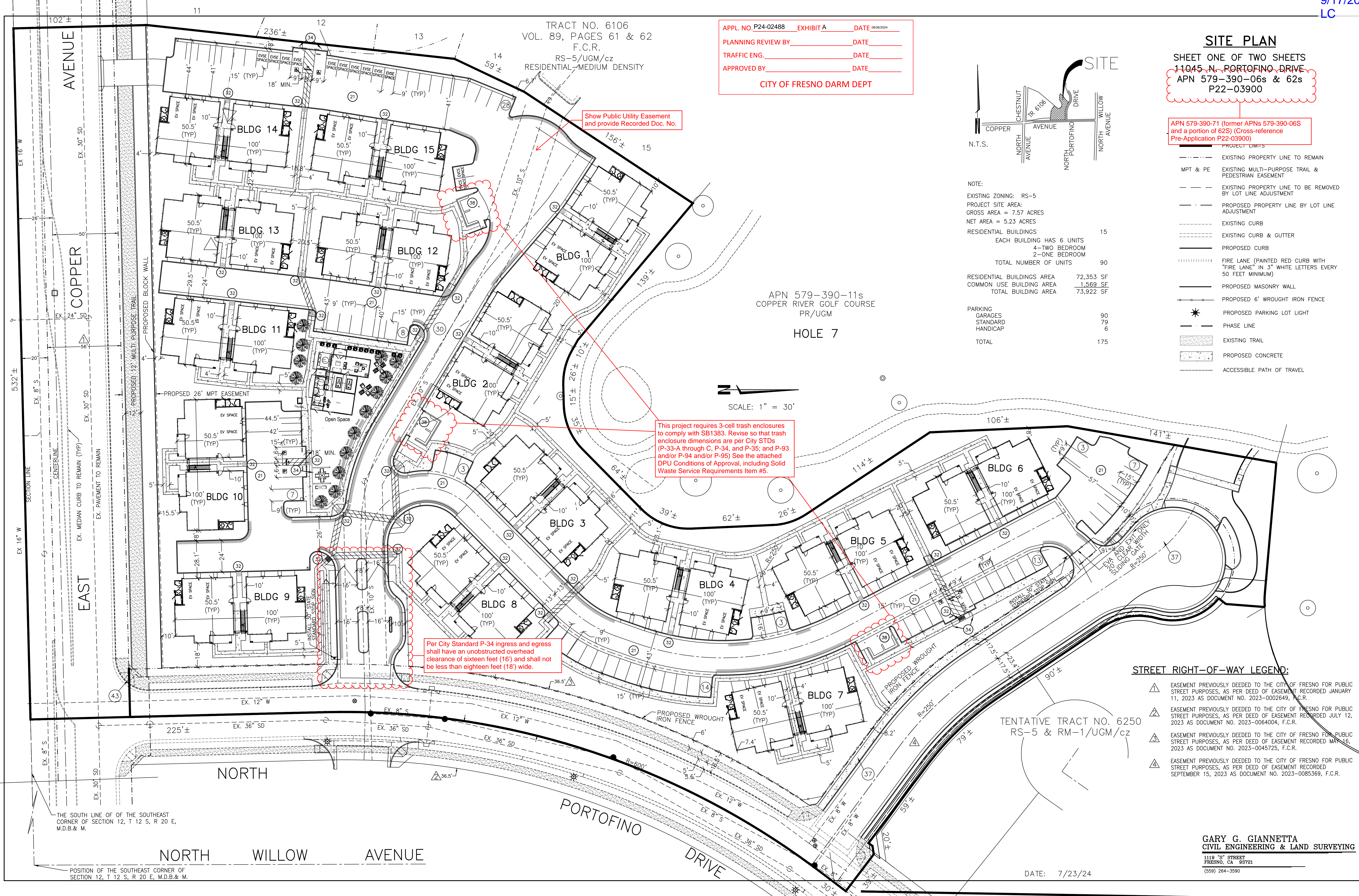
7. Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide.

Note: The Project as shown on the Site Plan (uploaded to Accela on August 26, 2024) does not provide the necessary width for a solid waste vehicle.

8. The applicant will need to 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.
9. Dimension offset of proposed trash enclosure from property line. The safe back up limit for a solid waste vehicle shall not exceed 45-feet.
10. On solid waste service collection days provide access to the gates by 5:30 AM. Alternatively, provide a lock box with key, remote control access, or access code (same as for the Fire Department).
11. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

The applicant shall install (construct) a trash enclosure(s) for the Project that complies with the City's ADA requirements as defined in the City's Standard Drawings, Details and Specifications. The certificate of occupancy for the Project shall be withheld until the applicant installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.

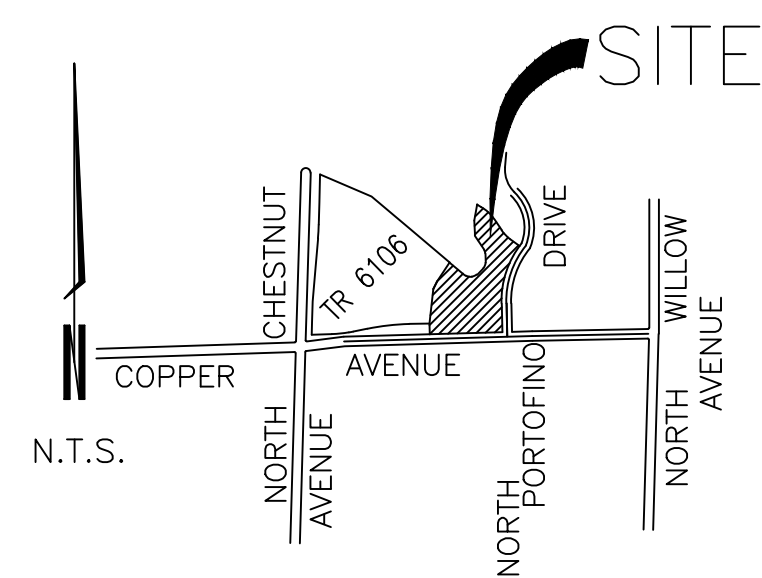
Remark: Any part of these DPU Conditions of Approval may be modified or amended to incorporate the final Project scope and/or any newly-applicable requirements as approved by the Director of the Department of Public Utilities.



SITE PLAN

SHEET ONE OF TWO SHEETS
11045 N. PORTOFINO DRIVE
APN 579-390-06s & 62s
P22-03900

APN 579-390-71 (former APNs 579-390-06S and a portion of 62S) (Cross-reference Pre-Application P22-03900)



- PROJECT LIMITS
- EXISTING PROPERTY LINE TO REMAIN
 - MPT & PE EXISTING MULTI-PURPOSE TRAIL & PEDESTRIAN EASEMENT
 - EXISTING PROPERTY LINE TO BE REMOVED BY LOT LINE ADJUSTMENT
 - PROPOSED PROPERTY LINE BY LOT LINE ADJUSTMENT
 - EXISTING CURB
 - EXISTING CURB & GUTTER
 - PROPOSED CURB
 - FIRE LANE (PAINTED RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50 FEET MINIMUM)
 - PROPOSED MASONRY WALL
 - PROPOSED 6" WROUGHT IRON FENCE
 - PROPOSED PARKING LOT LIGHT
 - PHASE LINE
 - EXISTING TRAIL
 - PROPOSED CONCRETE
 - ACCESSIBLE PATH OF TRAVEL

STREET RIGHT-OF-WAY LEGEND:

- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED JANUARY 11, 2023 AS DOCUMENT NO. 2023-0002649, F.C.R.
- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED JULY 12, 2023 AS DOCUMENT NO. 2023-0064004, F.C.R.
- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED MAY 16, 2023 AS DOCUMENT NO. 2023-0045725, F.C.R.
- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED SEPTEMBER 15, 2023 AS DOCUMENT NO. 2023-0085369, F.C.R.

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590



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

Fresno County Environmental Health Division

September 12, 2024

Comments

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 construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your city's municipal code.
4. Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5. 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.
6. 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.



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

Public Works-CFD

September 11, 2024
Luis Gonzalez

1. This development is within the existing Community Facilities District No. 15 boundary and will be required to pay the current approved special tax for the maintenance of public improvements in the area.



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

Department of Building and Safety

September 13, 2024
Christian Mendez

The items below require a separate process with additional fees and timelines, in addition to the Conditional Use Permit Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division.

1. Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Division for approval permits for the proposed project.
 - a. All construction documents shall be designed, stamped and signed by a licensed architect/engineer.
 - b. Provide a clear statement of funding for the proposed project on the cover sheet.
 - i. Publicly funded projects will need to comply with CBC chapter 11B.
 - ii. Privately funded projects will need to comply with CBC chapter 11A.
 - c. Provide Electric Vehicle (EV) infrastructure per California Green Building Standards Code section 4.106.4.
 - d. Provide EV parking spaces per California Green Building Standards Code section 4.106.4.2.2.



September 11, 2024

Juan Lara
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: P24-02488; T-6311
90-unit multi-family residential complex
11045 N Portofino Drive
APN: 579-390-62S

Dear Juan Lara:

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: *Fugman Elementary*
Address: *10825 N Cedar Ave Fresno CA 93730-3586*
Telephone: *(559) 327-8700*
Capacity: *875*
Enrollment: *843 (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.

Governing Board

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

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

- (c) 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 TK-6:

School Name: *Copper Hills Elementary*
Address: *1881 E Plymouth Way, Fresno CA 93720-4269*
Telephone: *(559) 327-8700*
Capacity: *825*
Enrollment: *590 (CBEDS enrollment 2023-24 school year)*

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: *1191 (CBEDS enrollment 2023-24 school year)*

3. High School Information:

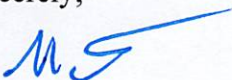
School Name: *Clovis North High School*
Address: *2770 E International Ave Fresno CA 93730-5400*
Telephone: *(559) 327-5000*
Capacity: *2700*
Enrollment: *2400 (CBEDS enrollment 2023-24 school year)*

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



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

September 18, 2024

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

RE: Conditional Use Permit Application No. P24-02488
N/W Copper Road and Willow Avenue

Dear Mr. Lara:

The Fresno Irrigation District (FID) has reviewed Conditional Use Permit Application No. P24-02488 for which the applicant proposes to develop and construct a 90 unit (15 six-plex) multi-family residential complex and a community clubhouse, APN: 579-390-62s. FID has the following comments:

1. FID previously reviewed and commented on the subject property on October 6, 2022, as Tentative Tract Map No. P22-02956 (Tract 6250). Those comments and conditions still apply, and a copy has been attached for your reference.

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

G:\Agencies\FresnoCity\Conditional Use Permit\P24-02488\P24-02488 FID Comments.doc

BOARD OF DIRECTORS

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



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

October 6, 2022

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

RE: Tentative Tract Map Application No. P22-02956, Tract 6250
N/W Copper Road and Willow Avenue

Dear Mr. Lara:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map Application No. P22-02956 for which the applicant proposes a 52-lot gated subdivision, APN: 579-390-62s. FID has the following comments:

1. FID's does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map. The property is located approximately ½ mile outside the FID boundary and is not eligible to receive surface water from FID.
2. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically fallowed land with little to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
3. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

G:\Agencies\FresnoCity\Tract Map\P22-02956 - TM6250\6250, P22-02956 FID Comments.doc

BOARD OF DIRECTORS

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

Juan Lara
RE: Tract 6250, P21-02956
October 6, 2022
Page 2 of 2

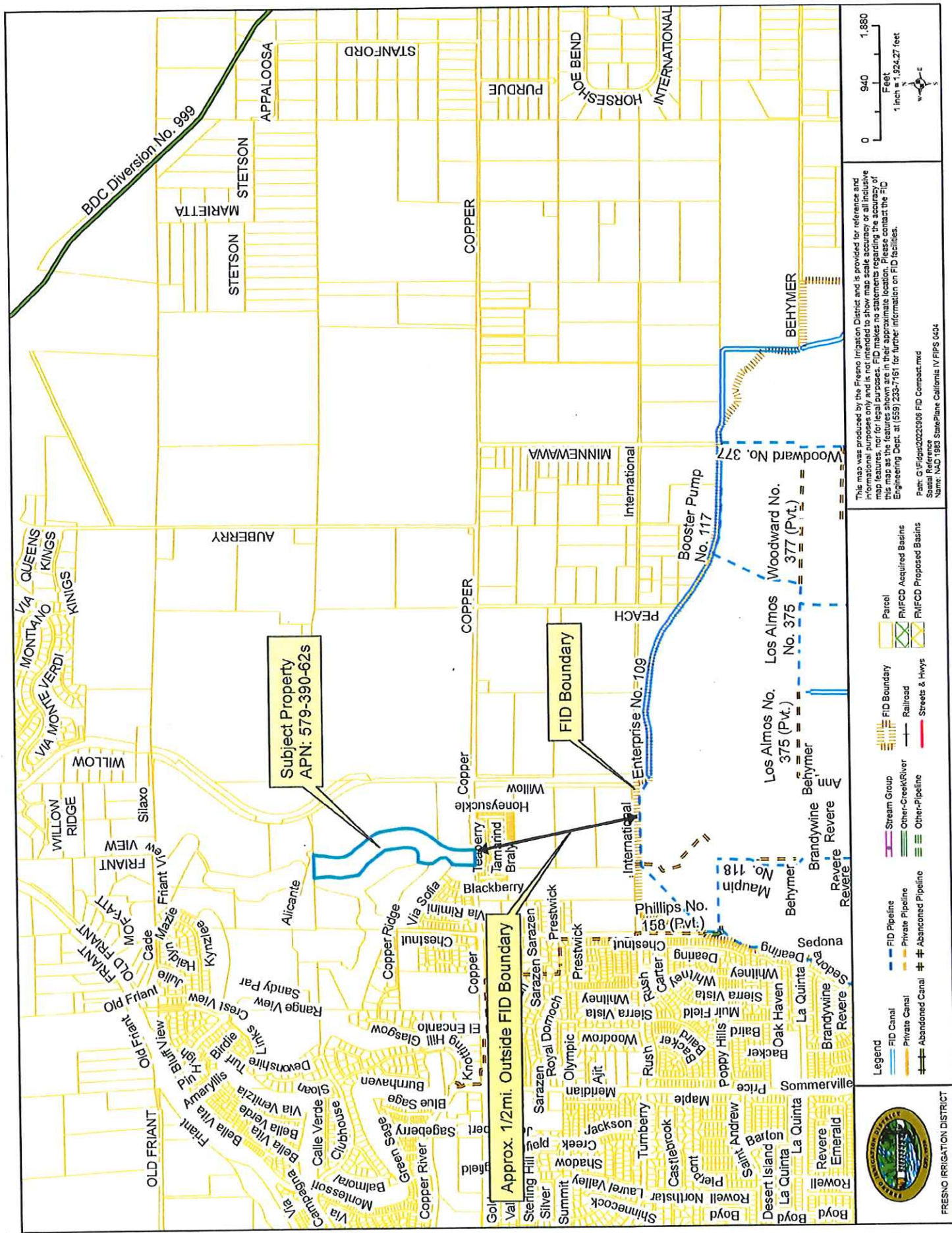
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

The following estimates are based on preliminary conceptual information. The exact fee obligation will be computed at the time of development by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of building permit issuance, as determined by the Master Fee Schedule, shall apply.

Proposed Development: Copper-Portofino Apartments - 11045 N. Portofino Drive

A.P.N. 579-390-06S, 62S

Current Zoning: RS-5/UGM

Site Area: +/- 5.23 acres

Living Units / LUE: 90 Living Units

Entitlement: P24-02488

Estimate Date: September 5, 2024

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	6"	1	EA.	\$20,500.00	\$20,500.00	[1] [6]
Irrigation Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Time & Materials Charge	8" fire	1	EA.	\$8,300.00	\$8,300.00	[1] [6]
Frontage Charge		532	L.F.	\$6.50	\$3,458.00	[1] [6]

Total Water Connection Charges	\$34,929.00	[1]
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SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		53,200	Sq.Ft.	\$0.10	\$5,320.00	[6]
Oversized Sewer Charge		98,200	Sq.Ft.	\$0.05	\$4,910.00	[6]
Copper Avenue Sewer Lift Station Benefit Service Area Charge		90	Units	\$71.70	\$6,453.00	[6]
Wastewater Facilities Charge		90	Units	\$566.80	\$51,012.00	[4] [6]
Trunk Sewer Charge	Herndon	90	Units	\$6.89	\$620.10	[5] [6]
Herndon Trunk Capacity Enhancement Fee		90	Units	\$12.11	\$1,089.90	[6]

Total Sewer Connection Charges	\$69,405.00	[3]
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CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Multi-Family	90	Units	\$1,754.85	\$157,936.50	[7]
Citywide Park Facility Impact Fee	Multi-Family	90	Units	\$3,878.20	\$349,038.00	[7] [9]
Citywide Police Facilities Impact Fee	Multi-Family	90	Units	\$727.91	\$65,511.90	[7]
Citywide Regional Street Charge	Multi-Family	5.23	AC	\$17,170.00	\$89,799.10	[6] [8]
New Growth Area Major Street Charge	Multi-Family	5.23	AC	\$53,787.39	\$281,308.05	[6] [8]
Traffic Signal Mitigation Impact Fee	Multi-Family	90	Units	\$595.02	\$53,551.80	[6] [8]

Total Citywide/Regional Impact Fees	\$997,145.35
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COPPER RIVER RANCH IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
CRR Interior Collector Impact Fee		5.23	AC	\$31,155.00	\$162,940.65	[6] [8]
CRR Associated Major Roadway Facility Fee		5.23	AC	\$4,836.00	\$25,292.28	[6] [8]
CRR Sewer Backbone System Facility Fee		90	Units	\$479.00	\$43,110.00	[6] [8]
CRR Friant Widening Mitigation Fee		659	ADT's [8]	\$9.76	\$6,431.84	[6]
CRR Clovis Mitigation Fee		659	ADT's [8]	\$38.99	\$25,694.41	[6]

Total Copper River Ranch Impact Fees	\$263,469.18
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Total Fees and Charges	\$1,364,948.53
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CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

NOTES:

Within the City of Fresno's sphere of influence there are other sewer and water utility providers. If the project is within one of those districts, the developer must provide confirmation from the representative Districts that all conditions for sewer and/or water connections and services have been satisfied, prior to issuance of a Building Permit.

Outside agencies developer impact fees: It is the developer's responsibility to contact those agencies for their fee estimates. These agencies include but are not limited to; Fresno County, Council of Fresno County Governments (FCOG), Fresno Metropolitan Flood Control District (FMFCD), various School Districts that serve the City of Fresno, etc.

NOTICE OF 90-DAY PROTEST PERIOD (GOVERNMENT CODE §66020(d)(1))

A protest filed pursuant to subdivision and/or development (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

- The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009-01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Please contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue the Certificate of Occupancy.
- On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.
- Payment of Fresno Metropolitan Flood Control District (FMFCD) impact fees may be required. Please contact FMFCD at (559) 456-3292 to determine fee obligation.
- Payment of applicable school district fees is required prior to issuance of Building Permit. Please contact the respective school district to satisfy your fee obligation. Confirmation by the respective school district is required before the City of Fresno can issue building permits

[1] Fees for Water Service Connections and/or Meters, and Water Capacity due at time of development. Charges based on service and/or meter sizes, (Rates as established by the Master Fee Schedule), determined by the Developer.

[2] Sewer House branches to be installed by Developer at the Developer's cost.

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the City of Fresno Department of Finance, Utilities Billing & Collection Division (559-621-6765).

[4] The Wastewater Facilities Charge (WWFC) is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, WWFC may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[5] The Trunk Sewer Charge is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, Trunk Sewer Charges may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

[8] Construction Fee Credits may be applicable. Contact the Public Works Engineering Services Division at (559) 621-8685 for more information.

[9] Parks fee applicable only to residential developments

[10] Fee not applicable on replacement or reconstruction of an existing structure that has been destroyed or demolished provided that the Building Permit for new construction is obtained within one year after the building is destroyed or demolished, and there is no change in the land use designation. (Res. Nos. 2005-428, 429)

[11] Subject to the acceptance date of the vesting tentative map, fee may not be applicable until 2-years after the date of Final Map recordation; when applicable, fee is due at Building Permit for all un-developed lots at the fee rate then in effect.

Prepared and Reviewed By: Frank Saburit

Date: September 5, 2024

(559) 621-8797

**City of Fresno Public Works Department
Land Division & Engineering**

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

File No. 210.413

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PUBLIC AGENCY

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

DEVELOPER

BRENDA COSIO, GRANVILLE HOMES
1306 W. HERNDON SUITE 101
FRESNO, CA 93711

PROJECT NO: **2024-02488**

ADDRESS: **11045 N. PORTOFINO DR.**

APN: **579-390-46S, 62S, 579-390-06S**

SENT: **November 14, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DN	\$210,455.00	NOR Review	\$245.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,246.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$210,455.00		Total Service Charge: \$1,491.00		

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 8/27/24 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
CUP
No. 2024-02488**

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

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**FR
CUP No. 2024-02488**

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
☒ 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**

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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.



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 11/14/2024 3:49:14 PM




Anthony Zaragoza
Engineer III

Digitally signed by Anthony Zaragoza Date: 11/14/2024 2:00:53 PM

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

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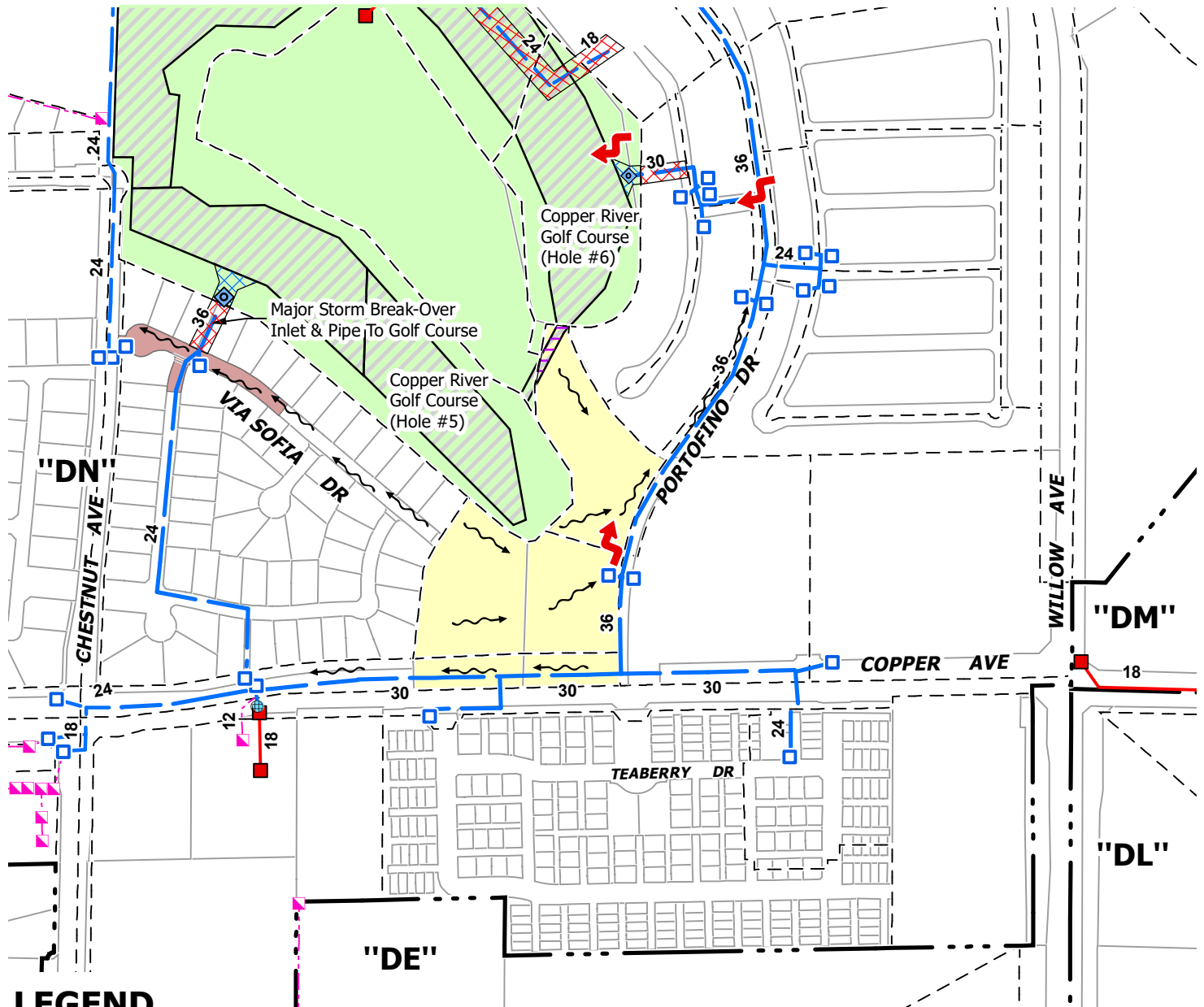
<h1>POLICY MANUAL</h1>	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
	Subject: Flood Plain Policy
	Approved By: 

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

- | | | | |
|--|-------------------------------------|--|---|
| | Existing Master Plan Facilities | | Existing Storm Drain Channel Easement |
| | Future Master Plan Facilities | | Existing Storm Drain Pipeline Easement |
| | Private Facilities | | Copper River Golf Course |
| | Inlet Boundary | | Existing Surface Drainage Easement |
| | Drainage Area Boundary | | Existing Storm Drain Pipeline And Surface Drainage Easement |
| | Direction Of Drainage | | Limits Of FR CUP 2024-02488 |
| | Major Storm Breakover | | |
| | Existing Temporary Inlet | | |
| | Existing Surface Drainage Easement | | |
| | Area To Be Quitclaimed To Developer | | |



1" = 400'



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

FR CUP 2024-02488

DRAINAGE AREA "DN"

OTHER REQUIREMENTS

EXHIBIT NO. 2

The District's existing Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed high density residential land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed high density residential land use to a rate that would be expected if developed to medium density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a high density residential development, to a two-year discharge, which would be produced by the property if developed medium density residential. Implementation of the mitigation measures may be deferred until the time of development. However, the District requests that the grading Engineer contact the District as early as possible to review the proposed site grading for verification and acceptance of mitigation design prior to preparing a grading plan.

An existing surface drainage easement on the northerly side of FR CUP 2024-02488 encroaches into FR CUP 2024-02488, as shown on Exhibit No. 1. A portion of the surface drainage easement may be quitclaimed to the developer to accommodate development of FR CUP 2024-02488 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.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.



September 13, 2024

City of Fresno
Planning Division
2600 Fresno Street
Fresno, CA 93721

Re: P24-02488 Copper & Portofino Apartments
11045 N Portofino Drive, Fresno, CA 93619

Dear City of Fresno,

Thank you for giving us the opportunity to review the subject plans. The proposed P24-02488 Copper & Portofino Apartments is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E operates underground distribution facilities within the subject property. No buildings or other structures are permitted within 5-feet of either side of the referenced facilities. All proposed trees and brush must maintain a minimum distance of 5-feet from underground distribution facilities for safety and access purposes.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

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 me at alexa.boyd@pge.com.

Sincerely,

Alexa Boyd

Alexa Boyd
Land Management