Exhibit L

City of
FRESNO

DATE: August 4, 2022

TO: Robert Holt, Planner III
Planning and Development Department

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

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

SUBJECT: Public Works Conditions of Approval
T-6345 / P22-01027 a 199-lot single family subdivision
2121 South Willow Avenue
D.R. Horton CA3, Inc / QK

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.

COMPLIANCE REQUIRED: Provide the following information prior to the acceptance of the final map submittal. This can result in additional conditions of approval.

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1. Verify that the border is correct. Identify "Fee Title Interest".
2. T-6379: Verify that the following line up:
   - stub streets: Verify the placement compared to **T-6379**. Contact Precision to coordinate proposed street designs. The Precision design is proposing a centerline radius south of what is shown on this map. Provide a dimension from the FID easement to the center line of Geary and a dimension from the southeast corner of the map to the center line of Street E.
   - FID easement: Verify the placement compared to **T-6379**.
3. Willow: Revise the proposed dedication and cross section to **36'** street easement from the section or **1/4** section line to the proposed right of way. Identify and dimension proposed improvements and transitions at the southwest corner of this subdivision adjacent to Outlot I.
4. Outlots:
   - A, B and C: Revise use as "landscape and irrigation purposes and Public Utility easement". Revise the termination of the indicator for Outlot C to fall within the outlot.
   - D: revise use as "park"

- Combine E and F: Revise use as "Public Bike and Pedestrian Trail, open space and landscape and irrigation purposes. (Provide overall dimension. 36' + ?)

5. Identify all easements on the map.
    - 50' Local Streets: Identify a **1'** pedestrian easement on streets with driveway approaches.
6. Identify traffic calming for local street lengths exceeding **800'** and four-way intersections.
7. Identify and provide an irrevocable offer adjacent to Lots 41/42 and 28/29. Construct a temporary concrete curb, gutter and sidewalk per Public Works Standard P-5 across the frontage to match the adjacent parcels. Provide temporary landscaping and irrigation until such time that the adjacent parcel to the east develops. The adjacent parcel will be conditioned to remove the temporary improvements and construct full off-site improvements to provide vehicular and pedestrian connectivity at the time it develops.
8. Revise note **7** to read **P-56A**.
9. Revise note 22. Outlot E is to be dedicated in fee to the City of Fresno for Bike and Pedestrian Trail and the FID portion should be an easement within the outlot.

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. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from centerline to centerline.
5. 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.
6. 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.
7. 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.

8. Street widening and transitions shall also include utility relocations and necessary dedications.
9. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section* ***15-4114***.
10. 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.
11. Backing onto a major street: Backing onto a major street is prohibited.
12. 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.
13. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section* ***15-2018***.
14. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard* **P-6**.
15. FAX: When a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Contact Jeff Long at 559 621-1436. Coordinate all conditions of approval between Public Works and FAX.

Frontage Improvement Requirements:

Public Streets:

Willow Avenue: Collector

1. Dedication Requirements:
   a. Dedicate a total of **36'** of property, from section line or ¼ section line, where not existing, for public street purposes, within the limits of this application, per *Public Works Standard* **P-54**.
   b. Dedicate corner cuts for public street purposes at the intersections of:
      - Willow and Geary
      - Willow and Street E
   c. Relinquish direct access rights to Willow Avenue from all residential lots within this subdivision.

2. Construction Requirements:
   a. Construct concrete curb, gutter and a **6'** sidewalk to *Public Works Standard* ***P-5.*** The curb shall be constructed to a **12'** residential pattern **(5.5' – 6' - .5').**
   b. Construct standard curb ramps per *Public Works Standard* at all intersections.
      - Major street to local street: **R=20'-25'** per **P-24** and **P-25**

c. Construct **20'** of permanent paving per *Public Works Standard* ***P-50*** (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
d. Construct an underground street lighting system to *Public Works Standard* ***E-1*** *and* ***E-7A, E-7B, E-8,*** within the limits of this subdivision. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in *Section* ***3-3.17*** of the *City Specifications and Standard Drawings* ***E-15, E-17*** *and/or* ***E-18*** or as approved by the City Engineer.

Trail: Outlot E (combine E and F)

1. Dedicate:
   a. Dedicate a **36'** (minimum) Outlot for Bike, Pedestrian and Landscape purposes. Additional right of way may be required for grading and drainage purposes.
2. Construct:
   a. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the *Fresno General Plan, the Public Works Standard* ***P-58, P-60, P-61*** *and the Caltrans Highway Design Manual.* Identify route on the site plan complete with a cross section. Construct an expressway barrier fence per *Public Works Standard* ***P-74*** *and* ***P-75***, when required per the *Highway Design Manual.*

Interior Streets:

1. Dedicate, design and construct all driveways, ramps, curb, gutter, sidewalk, permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to *Public Works Standards* ***P-4, P-5, P-6, P-18, P-28, P-50, P-56A, E-1, E-9A, E-9B and E-11.*** Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **12'** visibility triangle at all driveways.
5. Design local streets with a minimum of **250'** radius.
6. Dead-end Stub Streets:
   a. Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the *Public Works Standard* ***P-100***.
   b. Identify and provide an irrevocable offer adjacent to Lots 41/42 and 28/29. Construct a temporary concrete curb, gutter and sidewalk per Public Works Standard P-5 across the frontage to match the adjacent parcels. Provide temporary landscaping and irrigation until such time that the adjacent parcel to the east develops. The adjacent parcel will be conditioned to remove the temporary improvements and construct full off-site improvements to provide vehicular and pedestrian connectivity at the time it develops.

Specific Mitigation Requirements:

A Traffic Impact Study is required for this subdivision. Comply with the most recent mitigation requirements of the Traffic Operations and Planning Manager for **TIS 22-017**. A copy of the TIS comments can be found on the City of Fresno's web page, Planning and Development Department's "Citizen Portal".

Within the subdivision border-

1. Relinquish direct vehicular access rights to:
    a. the north property line of lot **1** and **189**.
    b. the south property line of lot **199**.
2. Comply with the mitigation measure requirements of the Traffic Operations and Planning Manager in the Development Departments FASTER System. Reference **TIS 22-002**.

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:

Willow Avenue: Collector (New Growth Area)

1. Dedicate and construct a **12'** center two-way left turn lane, (1) **12'** (east side), (1) **12'** (west side) center section travel lanes and **5'** shoulders within the limits of this subdivision. Stripe **200'** left turn pockets at all major intersections. Stripe from the

northern limits of this map to Church. If not existing, an additional **8'** dedication is required beyond the edge of pavement. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.

2. The developer shall widen the existing **At-Grade Railroad Crossing** and install concrete panels, crossing gates, etc. as approved by the City of Fresno and the California Public Utilities Commission (C.P.U.C.). The developer shall be responsible for the preparation of the **GO 88.** The developer shall enter into agreement with the railroad and pay all costs for the required improvements which shall accommodate (1) northbound and (1) southbound travel lane and bike lanes, (1) 10' 2-way left turn pocket and a 10' sidewalk on the east side. The developer's engineer shall provide a construction drawing with the street improvement plans to Public Works for submittal to the (C.P.U.C.) to coordinate these improvements. The timing of the crossing construction shall occur **prior** to acceptance of the work **or** at such time that the City Engineer deems necessary, whichever is earlier.

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

City of FRESNO

PUBLIC WORKS DEPARTMENT

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

August 1, 2022

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

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) DATED JULY 7, 2022, FOR THE PROPOSED AUTUMN RIDGE RESIDENTIAL DEVELOPMENT ON THE EASTSIDE OF WILLOW AVENUE NORTH OF CHURCH AVENUE.
TIS 22-017, P22-00442/P22-01027

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Study (TIS) prepared by VRPA Technologies, Inc. for the proposed Autumn Ridge Development located on the eastside of South Willow Avenue north of East Church Avenue, "project", which plans to develop 199 single-family residential units. The subject property is currently zoned as AL-20 in the County of Fresno and is undergoing an Annexation to the City of Fresno and a General Plan Amendment to rezone the property to Residential Single-Family, Medium Density (RS-5). The approximately 38.65 acres site is currently vacant.

The TIS evaluated the trip generation characteristics for the proposed project. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 10th Edition and methodologies developed by the Traffic Operations and Planning Division for truck parking. The table below includes the weekday (ADT), AM and PM peak hour trips projected to be generated by proposed project as shown in the TIS.

Table 1 – Project Trip Generation from TIS

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE Code 210)	201 D.U.	1,976	37	111	148	125	74	199
Totals		1,976	37	111	148	125	74	199

D.U.= Dwelling Units

GENERAL COMMENTS and CONDITIONS

1. Transportation impact criteria are tiered based on a project's location. Four (4) Traffic Impact Zones (TIZ) have been identified in the General Plan. Each TIZ has specific criteria to be used in determining the level of analysis required for a project. The proposed project is located in Traffic Impact Zone (TIZ) III. This TIZ requires a traffic impact study if a project is projected to generate more than 100 trips during a peak hour. The proposed project is projected generate at least 148 trips during each peak hour. The TIS submitted for this project is sufficient for the project as proposed.

2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

   The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

   For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

3. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.

4. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.

5. The proposed project shall pay the $525 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic Operations and Planning Division.

6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations and Planning Division, Traffic Planning Section.

To address healthy and safety concerns identified in the TIS, the following conditions shall be met:

1. The proposed project shall install a HAWK pedestrian beacon per the City of Fresno standards at the existing pedestrian crosswalk on Church Avenue just west of Helm Avenue prior to the occupancy of any building permits. The HAWK equipment shall be installed in the ultimate location and may require the acquisition of right-of-way. This work is not reimbursable under the TSMI fee program.

2. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of South Willow Avenue and East Church Avenue prior to the issuance of building permits for the project. The traffic signal equipment shall be installed in the ultimate location and may require the acquisition of right-of-way. This work is reimbursable under the TSMI fee program. The intersection shall be constructed to the following configuration:

    - Eastbound – one (1) left turn lane, one (1) through travel lane, and one (1) right turn lane.
    - Westbound – one (1) left turn lane, one (1) through travel lane, and one (1) right turn lane.
    - Northbound – one (1) left turn lane, one (1) through lane, and one (1) right turn lane.
    - Southbound – one (1) left turn lane, one (1) through lane, and one (1) right turn lane.
    - Bike lanes shall be provided in all directions.

3. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

If you have any further questions regarding this matter, please contact me at (559) 621-8694 or harmanjit.dhaliwal@fresno.gov.

Sincerely,

Harmanjit Dhaliwal, PE
Supervising Professional Engineer
Public Works Department, Traffic Operations & Planning Division

C: Copy filed with Traffic Impact Study
Jill Gormley, Traffic Operations & Planning Division Manager
Louise Gilio, Traffic Planning Supervisor
Andrew Benelli, Assistant Director
Scott Tyler, Engineering Services Manager
Jason Camit, Chief Surveyor

DEPARTMENT OF PUBLIC WORKS

TO: Robert Holt, Planner III
Planning & Development Department

FROM: Hilary Kimber, Parks Supervisor II
Public Works, Traffic Division

DATE: May 2, 2022

1. SUBJECT: **P22-01027;** (formerly P22-00442 & P22-00411); **Tract 6345; 2121 S. Willow Ave.** (APN: 481-020-01) located in the County of Fresno on the southeast corner of S. Willow Ave. and the California Ave. Alignment. The Department of Public Works has reviewed the Tentative Tract Map submitted by Quad Knopf dated April 2021. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

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

2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.

   a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.

   b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works “Standard Specifications.”

   c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.

   d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city-controlled property is in conformance with the Specifications of the City of Fresno.

   e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

   f. There are no designated street trees for any of the streets on this project. Please choose appropriate trees form the list of Approved Street Trees.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.

2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.

A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.

B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.

C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.

D. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.

E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.

F. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

OUTLOTS

1. Outlots which are utilized for water well purposes ***will not*** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

TRAIL REQUIREMENTS

1. The trail that is designated as a 'Rails to Trails' 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.

2. Trees shall be spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. **NO TREES WILL BE ALLOWED IN THE 30' WIDE FID EASEMENT FOR BRALY NO**. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.

City of FRESNO

DATE: August 31, 2022

TO: Robert Holt, Planner III
Planning and Development Department

FROM: Harmanjit Dhaliwal, PE Supervising Professional Engineer
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP NO. 6345 REGARDING MAINTENANCE REQUIREMENTS (P22-01027)

LOCATION: **2121 South Willow Avenue**
APN: **481-020-01**

The Public Works Department, Traffic Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

ATTENTION: The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for separate processing to the Public Works Department, Traffic Operations and Planning Division **prior** to final map approval.			
X	**CFD Annexation Request Packages (CFD 11 and 18)**	Adrian Gonzalez	(559) 621-8693 Luis.Gonzalez@fresno.gov

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

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

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

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

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

1. The Property Owner's Maintenance Requirements

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

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

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

- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots having the purpose for open spaces and trails.

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap (1/2, if fronting only one side of median), and street lights in **all Major Streets**.

- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, and street entry and interior median island curbing and hardscape, street paving, street name signage and street lights in **all Local Streets**.

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

2. <u>The Property Owner's Services Requirements</u>

The recurring expenditures related to Public Safety Services, police and fire safety/protection/suppression ("Services"), provided by the City that are associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 18 ("CFD No. 18").

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

- The services to be funded, in whole or in part, by the District include all direct and incidental costs related to providing for the funding of public safety services within the area of the District.

- The services shall include, but not be limited to, police and fire safety/protection/suppression services.

- The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.

- The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the City related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.

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

<u>The Property Owner may choose to do the following:</u>

a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic Operations and Planning Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at http://www.fresno.gov, under the Public Works Department, Land Development.

   - **Proceedings to annex the final map to CFD No. 11 <u>SHALL NOT</u> commence** unless the <u>final map is within the City limits</u> and <u>all construction plans</u> (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) <u>and the final map are considered technically correct</u>.

   - The annexation process will be put on **<u>HOLD</u>** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing**.

   - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.

   - All areas not within the dedicated street rights-of-way and approved for Services by CFD No. 11 shall be dedicated as a public easement for maintenance purposes. Outlots purposed for required

public open space or City trails shall be dedicated in fee to the City of Fresno or as approved by the Public Works Department City Engineer.

b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

c. The Property Owner may petition the City of Fresno to request annexation to CFD No. 18 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic Operations and Planning Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at http://www.fresno.gov, under the Public Works Department, Land Development.

- **Proceedings to annex the final map to CFD No. 18 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.

- The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing**.

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

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: April 29, 2022

TO: MINDI MARIBOHO – Development Services Coordinator
Planning & Development Department – Current Planning

FROM: ROBERT A. DIAZ, Supervising Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: DPU CONDITIONS OF APPROVAL P22-01027 TENTATIVE TRACT MAP 6345 APN 481-020-01

General Requirements

1. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals.

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. Street work permit is required for any work in the Right-of-Way.

Water Service Requirements

1. Water mains (including installation of City fire hydrants) shall be extended within the proposed tract to provide service to each lot.

2. Separate water services with meter boxes shall be provided to each lot.

3. Installation of City fire hydrants shall be installed along the project frontage in South Willow Avenue.

4. 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 Assistant Director.

5. Dedicate a water supply well site to the City of Fresno. The site shall be a minimum of 12,500 s.f. (100'x120') at a location acceptable to the Department of Public Utilities Assistant Director. The cost of acquiring the well site shall be reimbursed from the Water Capacity Fee Fund, in accordance with established City policies.

6. Construct a water supply well(s) on a site(s) dedicated to the City of Fresno. The well(s) shall be capable of producing a flow amount to meet a total demand of 1,500 gallons per minute (GPM), sufficient to serve peak water demand for the project and for fire suppression purposes, or an alternative flow amount that is acceptable to the Department of Public Utilities Assistant Director and Fire Department Chief (or their designees). Well site(s) shall be of a size(s) and at a location(s) acceptable to the Department of Public Utilities Assistant Director.

7. Water well construction shall include wellhead treatment facilities, if required and provided there are sufficient funds available in the Water Capacity Fee fund. The cost of constructing wellhead treatment facilities shall be reimbursed from the Water Capacity Fee fund, in accordance with established City policies.

8. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and a 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

9. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.

10. All Public water facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.

<u>Water Supply Requirements</u>

1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.

a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.

b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.

c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.

2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

<u>Sewer Requirements</u>

The nearest sanitary sewer main to serve the proposed project is a 12-inch sewer main located in South Willow Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct a 10-inch sanitary sewer main (including sewer house branches to adjacent properties) in South Willow Avenue from the existing 12-inch main located south of the proposed project to the north property line of said project.

2. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.

3. A Preliminary sewer design layout shall be prepared by the Developer's Engineer and submitted to the Department of Public Utilities for review and conceptual approvals prior to submittal or acceptance of the developer's final map and engineered plan & profile improvement drawing for City review.

4. Installation of sewer house branch(s) shall be required.

5. Separate sewer house branches are required for each lot.

6. Abandon any existing on-site private septic systems.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.

2. Sewer Oversize Area #34.

3. Wastewater Facilities Charge (Residential Only)

General Requirements

Tract Map 6345 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.

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

Fire Department

April 28, 2022
Byron Beagles

Comments

1. This proposed 199 lot public street sub-division is within 3.0 miles of both existing fire station #8 and #15 and there are currently no development restrictions related to fire station response distance.

2. Local streets are proposed per Public Works Standard 56 and there are no on street parking restrictions.

3. The area is currently in the County and the annexation is subject to the payment of a fire service transition fee to the Fresno County Fire Protection District.

4. Any development project proposed for annexation to the City of Fresno has the potential to increase call volume related to fire and emergency medical incidents. Currently within the project area, the Fire Department can meet the projected demands for service. The effect of future development on service delivery can assume that calls for service and response times will likely increase as a denser population develops; this will be monitored closely as development occurs in the area.

5. Provide public water main infrastructure with a minimum of two points of connection to the existing 14-inch water main in S. Willow Ave. Install fire hydrants for single family home development per Public Utilities and FFD requirements.

6. All fire hydrants and all-weather fire access with two points of connection must be provided prior to delivery of combustible material to the job site.

7. Each lot is subject to the city-wide fire service impact fee.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

PUBLIC AGENCY

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

DEVELOPER

MATTEW TRANAH, D.R. HORTON CA3, INC.
419 W. MURRAY AVENUE
VISALIA, CA 93291

FR TRACT No. 6345

PROJECT NO: **6345**

ADDRESS: **2121 S. WILLOW AVE.**

APN: **481-020-01**

SENT: **May 11, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BE	$345,348.00	NOR Review	$1,684.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$4,699.00	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: $345,348.00	**Total Service Charge:**	**$6,383.00**	

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 2/28/23 based on the site plan submitted to the District on 4/11/22 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1.

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

_X_ **b.** Grading and drainage patterns shall be as identified on Exhibit No. 1

___ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

_X_ Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.

___ None required.

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

_X_ Grading Plan

_X_ Street Plan

_X_ Storm Drain Plan

_X_ Water & Sewer Plan

_X_ Final Map

_X_ Drainage Report (to be submitted with tentative map)

___ Other

___ None Required

4. Availability of drainage facilities:

___ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).

_X_ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

___ **c.** Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.

___ **d.** See Exhibit No. 2.

5. The proposed development:

___ 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.)

_X_ 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.

FR TRACT No. 6345

5469 E. OLIVE - FRESNO, CA 93727 - (559) 456-3292 - FAX (559) 456-3194

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. **X** See Exhibit No. 2 for additional comments, recommendations and requirements.

Brent Sunamoto

Digitally signed by Brent Sunamoto Date: 5/11/2022 11:48:52 AM

Brent Sunamoto
District Engineer, RCE

Gary Chapman

Digitally signed by Gary W. Chapman Date: 5/10/2022 4:08:36 PM

Gary W. Chapman
Engineering Tech III

CC:

OHANESIAN HOLDINGS LLC

3770 W. WATHEN

FRESNO, CA 93711

FR TRACT No. 6345

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

Application No. **FR TRACT 6345**

Name / Business **MATTEW TRANAH, D.R. HORTON CA3, INC.**

Project Address **2121 S. WILLOW AVE.**

Project APN(s) **481-020-01**

Project Acres (gross) **39.16**

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

Description	Qty	Unit	Price	Amount

Estimated Construction Cost _____

Fee equals lesser of

$375.00 plus 3% of the estimated construction costs _____ Total ($300.00 gross per acre) **$11,748.00**

Amount Due _____

Storm Drain Facilities Cost Sheet

15" Concrete Pipes $127.00 LF
18" Concrete Pipes $134.00 LF
24" Concrete Pipes $151.00 LF
30" Concrete Pipes $179.00 LF
36" Concrete Pipes $222.00 LF
42" Concrete Pipes $258.00 LF
48" Concrete Pipes $300.00 LF
54" Concrete Pipes $366.00 LF
60" Concrete Pipes $431.00 LF
66" Concrete Pipes $509.00 LF
72" Concrete Pipes $587.00 LF
84" Concrete Pipes $656.00 LF
96" Concrete Pipes $711.00 LF
15" Jacked Pipes $1,026.00 LF
18" Jacked Pipes $1,091.00 LF
24" Jacked Pipes $1,298.00 LF
30" Jacked Pipes $1,512.00 LF
36" Jacked Pipes $2,100.00 LF
42" Jacked Pipes $2,537.00 LF
48" Jacked Pipes $2,661.00 LF
54" Jacked Pipes $2,834.00 LF
60" Jacked Pipes $2,916.00 LF
66" Jacked Pipes $3,083.00 LF
72" Jacked Pipes $3,214.00 LF
84" Jacked Pipes $3,397.00 LF
Manholes $6,100.00 EA
Inlets & Laterals $4,800.00 EA
Outfalls $16,300.00 EA
Canal Turnout $30,000.00 EA
Basin Excavation $1.00 CY

IMPROVEMENTS ADJACENT TO BASIN

Fence, Pad, and Gate $40.00 LF
Mowstrip $20.00 LF
Arterial Paving $109.00 LF
Local Paving $53.00 LF
Curb and Gutter $40.00 LF
Sidewalk $93.00 LF
Sewer Line $30.00 LF
Water Line $31.00 LF
Street Lights $70.00 LF
Pump Station/Intake $550,000.00 EA

FR TRACT No. 6345

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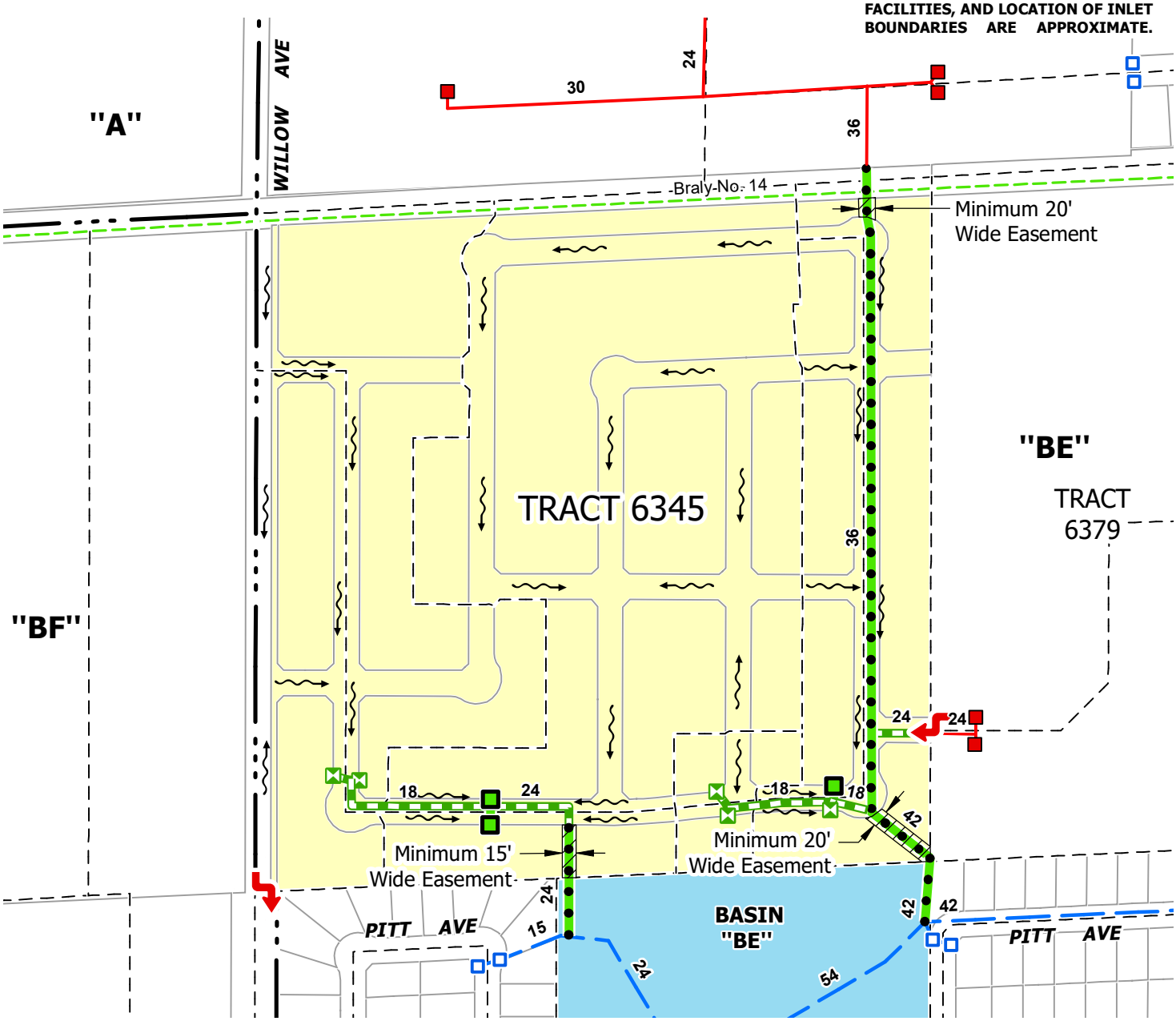
NOTE: THIS MAP IS SCHEMATIC. DISTANCES, AMOUNT OF CREDITABLE FACILITIES, AND LOCATION OF INLET BOUNDARIES ARE APPROXIMATE.



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Non-Master Plan Facilities To Be Constructed By Developer (Not Eligible For Fee Credit)
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Existing FID Facilities
- Storm Drain Easement To Be Dedicated To District
- Drainage Area Boundary
- Inlet Boundary
- Direction Of Drainage
- Major Storm Breakover

N

1 " = 300 '

TRACT 6345

DRAINAGE AREA "BE"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: keithr
Date: 5/10/2022
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6345.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

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

The required storm drain facilities from the north end of Tract 6345 to Basin "BE" along the east side of Tract 6345, as shown on Exhibit No. 1, have also been required of the developer of Tract 6379 in an alternate alignment east of Tract 6345. The developer of Tract 6345 shall coordinate with the developer of Tract 6379 to determine an alignment that will work best for both developments. If those facilities are completed prior to the development of this site, the construction requirement will be dropped.

A minimum fifteen-foot (15') wide storm drain easement and a minimum twenty-foot (20') wide storm drain easement will be required whenever storm drain facilities are located on private property as identified on Exhibit No. 1. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The easements may be slightly realigned to accommodate future development, provided the property owner accepts the responsibility to grade the property such that the drainage from the property will reach inlets on the alternate pipeline alignment, and accepts any additional costs for the construction of additional storm drain facilities that may be required. Any proposed storm drain alignments must be reviewed and approved by the District.

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

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.

No surface runoff shall be directed towards the District basin. 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 grades at our mutual property line prior to preparing a grading plan.

The District recommends a single fence between the site and the District's basin. The developer should contact the District so that alternatives to a dual fence can be reviewed. If a fence other than the existing chain link fence is proposed, District review and approval of the proposed fence is required.

Fresno Metropolitan Flood Control District
Capturing Stormwater since 1956

File 170.251
310. "BE", "BF", "PP"

June 1, 2022

Mr. Robert Holt, Planner
City of Fresno, Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Holt,

Annexation Application No. P22-00411
Annexation to the City of Fresno
Drainage Areas "BE", "BF" and "PP"

The proposed annexation area encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan is available for a portion of the annexation area at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further requests its historic growth increment tax be applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

Gary Chapman
Engineering Technician III

GC/lrl

c: Peter Sanchez, Fresno Metropolitan Flood Control District

k:\letters\annexation letters(lafco)\fresno\city of fresno anx-22-00411(be)(gc).docx

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www.fresnofloodcontrol.org

Fresno Metropolitan Flood Control District
Capturing Stormwater since 1956

File 210.414
210.45 "6345"
400.21
550. "BE", "BF", "PP"

July 7, 2022

Mr. Robert Holt
City of Fresno, Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Holt,

Rezone and Plan Amendment No. P22-00442
Drainage Areas "BE", "BF", and "PP"

The District has reviewed the land use changes proposed through the subject rezone and plan amendment. The proposed rezone and plan amendment lies within the District's Drainage Areas "BE", "BF", and "PP" as shown on Exhibit No. 1.

The District's system, located within Drainage Area "BE", east side of Willow Avenue, can accommodate the proposed rezone and plan amendment.

The portion of the rezone located within Drainage Areas "BF" and "PP", when developed, will be required to mitigate the impacts of the increased runoff from medium density residential land use to a rate that would be expected if developed to a medium-low density residential land use. The development 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. Implementation of the mitigation measures may be deferred until the time of development.

Should the development choose to construct a permanent peak reducing facility, this system would be required to retain runoff from a ten-year storm produced by the medium density residential land use development and release a two-year discharge, which would be produced by the property if developed at a medium-low density residential land use. The development will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

k:\letters\rezone letters\fresno\2022\22-00442(be)(gc).docx

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www.fresnofloodcontrol.org

Should you have any questions concerning this matter, please feel free to contact the District.

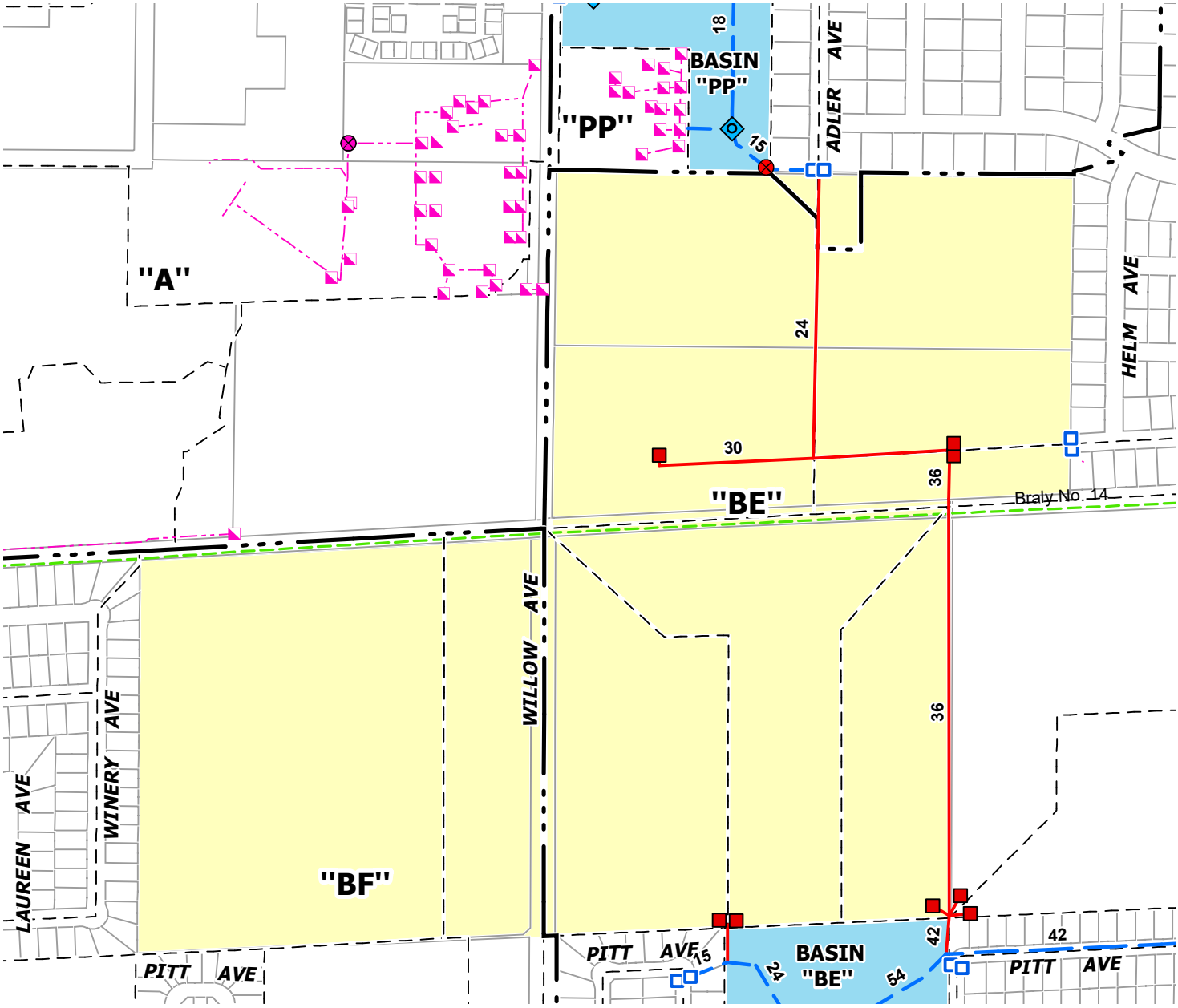
Sincerely,

Gary Chapman
Engineer Technician III

GC/lrl

Attachment

NOTE: THIS MAP IS SCHEMATIC. DISTANCES, AMOUNT OF CREDITABLE FACILITIES, AND LOCATION OF INLET BOUNDARIES ARE APPROXIMATE.



LEGEND

- Existing Master Plan Facilities
- Future Master Plan Facilities
- Private Facilities
- Existing FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- Limits Of Rezone 2022-00442

1 " = 500 '

FR REZONE 2022-00442

DRAINAGE AREAS "BE", "BF" & "PP"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg
Date: 7/7/2022
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2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

April 28, 2022

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

RE: Tentative Tract Map Application No. P22-01027, Plan Amendment-Rezone Application No. P22-00442, Annexation Application No. P22-00411
N/W Church and Peach avenues
FID's Braly No. 14

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed Tentative Tract Map Application No. P22-01027 for Tentative Tract Map 6345 for which the applicant proposes a 199-lot residential subdivision, APN: 481-020-01. This application is being processed concurrently with Plan Amendment-Rezone P22-00442, and Annexation P22-00411. FID has the following comments:

1. FID previously reviewed and commented on the subject property on January 25, 2021, as Planning Application P20-04900. 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\Tract Map\P22-01027\6345, P22-01027 & P22-00442 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
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CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

January 25, 2021

Mindi Mariboho
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application P20-04900
N/W Church and Peach avenues
FID's Braly No. 14

Dear Ms. Mariboho:

The Fresno Irrigation District (FID) has reviewed the Planning Application P20-04900 for which the applicant proposes the construction of a 201-lot single family residential development, APNs: 481-020-01. FID has the following comments:

Summary of Requirements:

- Review and Approval of all Plans.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

Area of Concern

1. FID's active Braly No. 14 Pipeline runs westerly and traverses the northern portion of the subject property, as shown on the attached FID exhibit map, in a 30 feet wide perpetual and exclusive easement granted to FID on July 22, 1998, as Notice of Abandonment of Open Canal and Surplus Easement and Reservation of Remaining Easement for Pipeline , recorded August 18, 1998 as Document No. 98115938, Official Records of Fresno County, and will be impacted by the future development.

2. FID's records indicate this section of the Braly No. 14 Pipeline was installed in 1996 (25 years old) as 42-inch inside diameter Rubber Gasket Reinforced Concrete Pipe (RGRCP) ASTM C361 which does meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas and will not need to be replaced.

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

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

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

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

6. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.

General Comments

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

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

3. Trees will not be permitted within FID's property/easement areas.

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

5. FID will require its review and approval of all encroachments including, but not limited to: signs, lighting, curb & gutter, private sewer and water crossings, concrete sidewalks or driveways, paving, fencing, etc.

6. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a

minimum of 30 feet away from existing FID facilities. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities

7. For informational purposes, FID's Central No. 23 runs westerly crosses Peach Avenue approximately 1,600 feet southeasterly of the subject property, and crosses Church Avenue approximately 1,300 feet southeasterly of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Peach Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

8. The proposed land use (or change in land use) should be such that the need for water is minimized and/or reduced so that groundwater impacts to the proposed project area and any surrounding areas are eliminated. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area was historically open ground with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a significant increase in dependence on 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 or require the use of reclaimed water, if available.

9. 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.

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

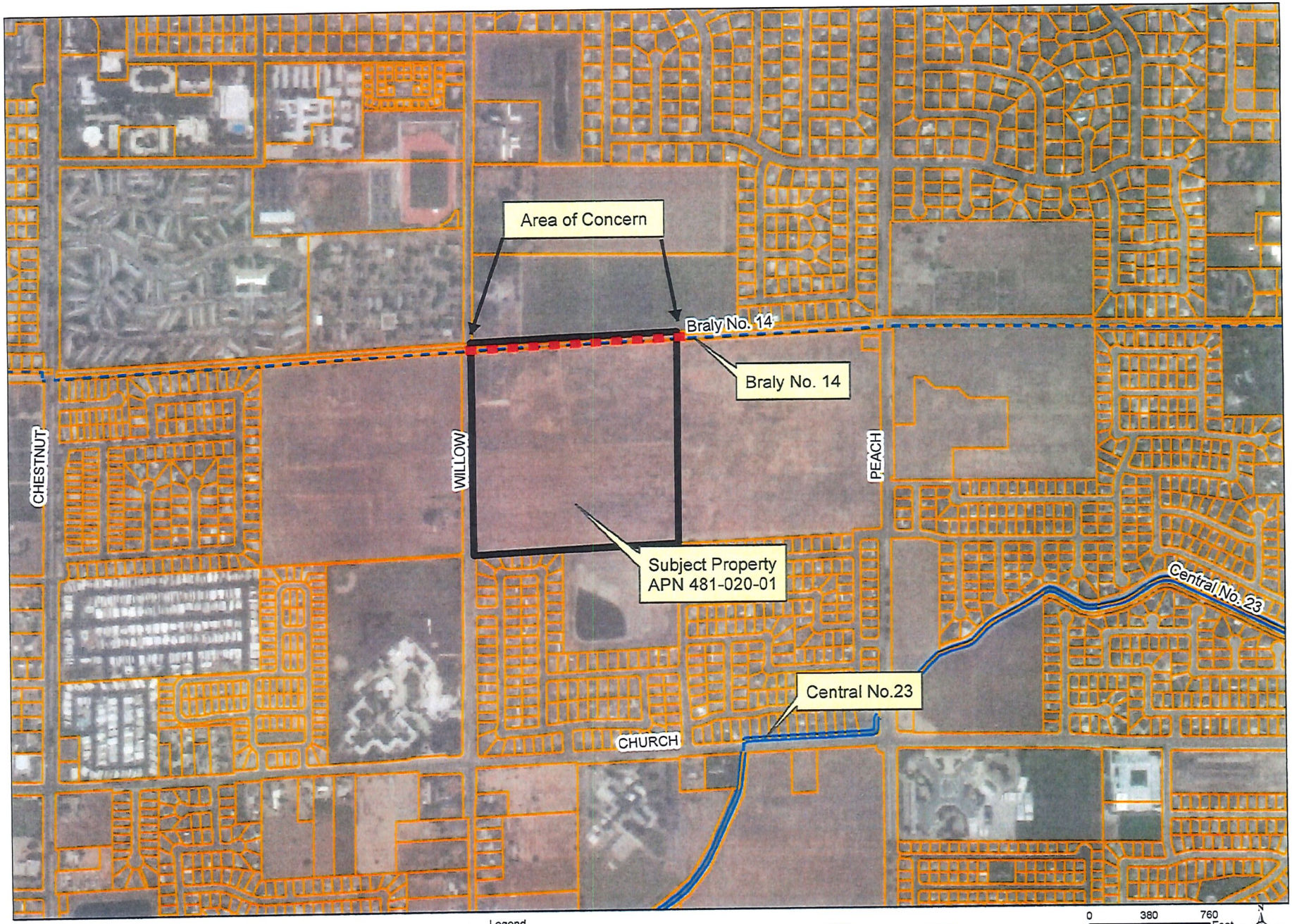
11. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

FRESNO IRRIGATION DISTRICT

Legend

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

0 380 760 Feet

1 inch = 791.42 feet

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April 29, 2022

Robert Holt
City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

Project: Tentative Map Tract Application No. P22-01027

District CEQA Reference No: 20220465

Dear Mr. Holt:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Tentative Map Tract Application P22-01027 from the City of Fresno (City). Per the Tentative Map Tract Application, the Project consists of 199 single family residential units (Project). The Project is located at 2121 S. Willow Ave., Fresno (APN 481-020-01).

The District offers the following comments regarding the Project:

1) <u>Project Related Emissions</u>

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, 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://www.valleyair.org/transportation/GAMAQI.pdf.

1a) Construction Emissions

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

1b) Recommended Model for Quantifying Air Emissions

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

2) Health Risk Screening/Assessment

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

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

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

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

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is

because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:
http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls

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

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

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

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

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

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

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

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

3) Ambient Air Quality Analysis

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

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

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

4) Vegetative Barriers and Urban Greening

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

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

5) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered residential 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: http://www.valleyair.org/grants/cgym.htm and http://valleyair.org/grants/cgym-commercial.htm.

6) 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 of Fresno consider incorporating solar power systems as an emission reduction strategy for the Project.

7) District Rules and Regulations

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

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

7a) District Rule 9510 - Indirect Source Review

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

The Project is subject to District Rule 9510 when it receives a project-level discretionary approval from a public agency and will equal or exceed 50 residential units.

When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. Currently for this Project, the District received an AIA application for processing (ISR project 20210221).

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

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

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

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

7b) District Regulation VIII (Fugitive PM10 Prohibitions)

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

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at:
https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx

Information about District Regulation VIII can be found online at:
http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

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

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

Information about District Rule 4901 can be found online at: http://valleyair.org/rule4901/

7d) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

8) District Comment Letter

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

If you have any questions or require further information, please contact Carol Flores by e-mail at Carol.Flores@valleyair.org or by phone at (559) 230-5935.

Sincerely,

Brian Clements
Director of Permit Services

For: Mark Montelongo
Program Manager

Fresno Unified School District

Achieving our Greatest Potential!

MEASURE M

Facilities Management & Planning

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SUPERINTENDENT
Robert G. Nelson, Ed.D.

April 11, 2022

Robert Holt
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

SUBJECT: **APPLICATION NO. P22-01027**
TENTATIVE TRACT MAP NO. 6345
2121 S. WILLOW AVE.

Dear Mr. Holt,

In response to your request for school district information regarding the above planning application for Tentative Tract Map 6345 which consists of a 199-lot subdivision to be located at 36.75 acres at 2121 South Willow Avenue, Fresno Unified School District submits the following.

Any residential development on the above referenced property would be subject to the residential development fee rate, currently $4.08 per square foot. Any new development on the property would be subject to the development fee prior to issuance of a building permit and fees would be calculated pursuant to rates effective at time of payment.

The project is presently within the attendance areas identified below. Any developed properties would be serviced by the following schools:

2021-22 School Year:		**2022-23 School Year:**	
Elementary School:	Storey	Elementary School:	Herrera
Middle School:	Terronez	Middle School:	Terronez
High School:	Sunnyside	High School:	Sunnyside

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Chief Executive
Operational Services

AB:hh
c: Matthew Tranah, Applicant/Agent

DWC

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

Fresno County Environmental Health Division

May 2, 2022

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. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal.

4. Should any underground storage tank(s) be found during construction, 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.

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.