

**City of Fresno
Planning and Development Department**

**Conditions of Approval
December 2, 2020**

Conditional Use Permit Application No. P20-00488

Planner: Phillip Siegrist 559-621-8061

PROJECT DESCRIPTION

Conditional Use Permit Application No. P20-00488 was filed by Eric Zamora of MEC & Associates and pertains to the 0.39 acres located at 7236 North College Avenue. The applicant proposes to construct a multi-unit residential development consisting of two two-story detached single family units and one two-story duplex (four total units). Each unit, including the duplex, will be approximately 1,100 square feet and consist of three bedrooms and two bathrooms. All units are proposed as market rate. The project is located on a parcel listed in the 2013-2023 RHNA Housing Element Sites Inventory, which anticipates two units of above moderate housing at this site. The subject property is zoned RS-5 (Single Family Residential, Medium Density) which permits Multi-Unit Residential with an approved Conditional Use Permit.

APN: 303-082-37

ADDRESS: 7236 N COLLEGE AVE

EXHIBITS: P20-00488 A, E-1, E-2, E-3, L-2, L-3, and O

ZONING: RS-5 (Single Family Residential, Medium Density)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits:

Planner to check when completed	
<input type="checkbox"/>	<p>The address(es) within the enclosed address plan have been tentatively assigned to your project. These addresses will be formally entered into the official addressing system just prior to your submittal of building plans. Please inform the staff planner when you are ready to submit building plans for your project and include confirmation that the tentative addresses are consistent with your building plans.</p> <p>If your project changes and requires an updated address plan, please contact the staff planner at least two weeks prior to submittal of building plans.</p>
<input type="checkbox"/>	<p>Development shall take place in accordance with Exhibits A, E-1, E-2, E-3, L-2, L-3, and O. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.</p>
<input type="checkbox"/>	<p><i>All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts. Please revise site plan to depict this requirement.</i></p>
<input type="checkbox"/>	<p><i>Carport lighting shall be integrated into carport structures, and there shall have no bare light bulbs. Please revise plans to show this requirement.</i></p>
<input type="checkbox"/>	<p><i>Pursuant to Section 15-2305-C of the FMC, landscape buffers shall be installed and maintained along side and rear lot lines between differing land uses. This requirement has not been met. Please revise site/landscape plans in accordance with this section of the FMC (see Tables 15-2305-C-1 and C-2).</i></p>

	<i>Each new home shall provide at a minimum, lighting proximate to the main entrance, the garage/carport, and alley, if present.</i>
	<i>Aisles, passageways, recesses, etc., related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.</i>
	<i>Provide pedestrian-Oriented Lighting in accordance with FMC Section 15-2015-B-2-c: exterior lighting with an intensity of at least 0.25 foot-candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.</i>
	<i>Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination. Please revise plans to comply with this requirement.</i>

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

<i>To be checked when completed where applicable</i>	
<input type="checkbox"/>	<p>1. <i>Airports: Airspace Protection</i> <i>> Airspace review required for any objects (temporary or permanent) over 100 feet tall.</i></p>
<input type="checkbox"/>	<p>2. <i>DPU Planning and Engineering: Project site is located within the jurisdiction of another provider for sanitary sewer service. The applicant should contact Pinedale County Water District for sewer service conditions and/or restrictions.</i></p>
<input type="checkbox"/>	<p>3. <i>DPU Water Division: Project site is located within the jurisdiction of another provider for sanitary sewer service. The applicant should contact Pinedale County Water District for water service conditions and/or restrictions.</i></p>
<input type="checkbox"/>	<p>4. <i>Fire Review: RESUBMITTAL REQUIRED, ALL FIRE ITEMS TO BE ADDRESSED ON A REVISED SITE PLAN PRIOR TO APPROVAL:</i></p> <p><i>Consultation Note: The project is currently proposed for 4 residential dwelling units. If a single domestic water service is proposed, the minimum service size should be at least 1-1/2". For purposes of the required residential fire sprinkler system demand supplied from domestic water, the water quantity needed is approximately 60 gallons per minute. In a single water meter scenario for the entire project, each dwelling unit needs a separate domestic water shutoff valve so that the adjacent unit's fire sprinkler/domestic water remains on should plumbing repairs be needed to the adjacent unit. If a separate water service and meter to each unit is desired, the minimum size needed is one inch.</i></p> <p><i>See the FIRE REDLINED site plan attached in documents.</i></p> <p><i>On the site plan, correct the occupancy from R2 (apartments) to R3. Single family units and duplexes are R3 occupancies.</i></p> <p><i>As there are no buildings proposed with more than 2 units (duplexes), note on plan for fire sprinklers to be NFPA 13D. If a building had 3 units and was classified as an R2 it would require NFPA 13R system.</i></p> <p><i>Note on plan for fire lanes: Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005)</i></p>

		<p><i>Note on plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-7000." Keynote and show at drive entrance.</i></p> <p><i>This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.</i></p>
<input type="checkbox"/>	5.	<p><i>Flood Control District: See attached FMFCD Notice of Requirements (NOR). NOR review & Grading plan review fees due. Drainage Fees due.</i></p>
<input type="checkbox"/>	6.	<p><i>Building and Safety: Plans & Permits required. Please contact Christian Mendez in the Building & Safety Division for questions.</i></p>
<input type="checkbox"/>	7.	<p><i>Fresno County Environmental Health: Recommended Conditions of Approval:</i></p> <ul style="list-style-type: none"> <i>• Construction permits for the development should be subject to assurance that the Pinedale County 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.</i> <i>• Construction permits for 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.</i> <i>• Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.</i> <i>• The construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code.</i> <i>• 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.</i> <i>• Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.</i>
<input type="checkbox"/>	8.	<p><i>Irrigation District: Please refer to FID's comments uploaded to Documents Tab.</i></p>

<input type="checkbox"/>	9. <i>Planner Review: Approval subject to compliance with all conditions included in Part A above and with all comments and conditions from commenting department and agencies included in this section Part B.</i>
<input type="checkbox"/>	<p>10. <i>Police Review: FINAL COMMENT:</i> Please consider combating crimes through the implementations of Crime Prevention through Environmental Design (CPTED) concept. Examples: Sufficient lightings helps deter crime and allows officers to properly evaluate the area of any potential criminal activities. Surveillance cameras should be installed at all entry/exit points, points of sales locations, locations where groups of people would congregate and parking lots. Surveillance systems should be digital HD format; hold a minimum of fourteen days (14) of recordings has the ability to play back and is downloadable.</p> <p>• <i>Loitering/Trespassing Mitigation: To prevent the unwanted loitering, camping, or trespassing of unwanted person or people, this establishment shall ensure that all exterior power outlets and water spigots are locked or turned off and install motion-activated exterior lighting for after hours. Canopies of mature trees are maintained at least 8 feet above the ground and bushes trimmed to eliminate hiding places. Landscapes around lighting fixtures shall be trimmed, maintained, or removed to prevent blocking the light output of its designated area. The dumpster enclosure shall be locked and secured after business hours and properly maintained.</i></p>
<input type="checkbox"/>	11. <i>Public Works, Land Division: City of Fresno Development Impact Fee Estimate - Reference document: P20-00488 - Proposed Apartments - 7236 N College Ave.pdf</i>
<input type="checkbox"/>	12. <i>Public Works ROW Landscaping: Please refer to redline comments in Documents file.</i>
<input type="checkbox"/>	<p>13. <i>Public Works Traffic Planning: PUBLIC WORKS TRAFFIC PLANNING CONDITIONS OF APPROVAL AND REDLINED EXHIBIT CP1 DATE 06/26/2020 HAVE BEEN UPLOADED.</i></p> <p><i>IF YOU HAVE QUESTIONS, PLEASE CONTACT ANDREINA AGUILAR AT (559) 621-8674 OR AT ANDREINA.AGUILAR@FRESNO.GOV.</i></p>
<input type="checkbox"/>	14. <i>School District: Please see attached comment letter</i>
<input type="checkbox"/>	<p>15. <i>DPU, Solid Waste:</i> <i>Multi-Family Service Requirements</i> For the purpose of establishing city solid waste service policies, multi-family complexes are defined as complexes composed of three (3) dwelling units or more per parcel. These service requirements apply to all multi-family complexes within the City of Fresno.</p> <p>1. <i>All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.</i></p> <p>2. <i>All multi-family complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include at the minimum cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.</i></p> <p>3. <i>All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.</i></p> <p>4. <i>Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per public works standard specifications P-33 & P-34.</i></p>

5. *All Solid Waste and Recycling service collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family complexes. (i.e. 24 unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week.)*
6. *Service Route Permits and Location Permits are required for all private trash company service within the City of Fresno, per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.*
7. *Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.*
8. *ADA requirement for multifamily residential*
9. *Developer shall install (or construct) a trash enclosure for the project that complies with the City's ADA requirements as defined in the City's standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until developer installs (constructs) the trash enclosure in accordance with the City's ADA requirements.*

PART C - PLANNING DEVELOPMENT CODE STANDARDS

1. Density and Intensity Standards

	Standard Requirement	Proposal	Complies?
	<i>5 to 12 units per acres</i>	<i>10.25 dwelling units per acre</i>	Yes

2. General Site Regulations

	Standard Requirement	Proposal	Complies?
	<i>Subject to Development standards of the RM-1 (Multiple Family Residential, Medium High Density) zone district, pursuant to §15-906 of the FMC</i>		<i>Yes, provided the street facing facade provides for better compatibility with adjacent single-family homes.</i>

3. Site Design This section is not applicable

4. Parking and Loading

Provide 1.5 spaces per unit. One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 2 units.

- Provide short term parking as required by Section 15-2429 of the FMC.
- Long-Term Bicycle Parking shall be provided when required by the California Green Building Standards Code, as may be amended.
- 8 Parking Stalls are required for the proposed project and only 5 stalls have been provided. Revise site plan to depict additional required stalls, unless the project qualifies for a parking exemption.

5. Landscaping

1. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**
2. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
3. Additional landscaping requirements including landscape plan requirements, landscape design standards, and general landscaping standards can be found in Chapter 15, Article 23 of the Fresno Municipal Code.

6. Facade This section is not applicable.

7. Fencing

Fences, greater than 125 feet in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 feet apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned, or zoned residences.

8. Special Use Requirements This section is not applicable.

Operational Requirements

PART D - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General Plan, Bullard Community Plan, Pinedale Neighborhood Plan, and the Fresno County Airport Land Use Compatibility Plan and with the Residential - Medium Density planned land use designation.
2. Development shall take place in accordance with the RS-5 (Residential Single-Family, Medium Density) zone district and all other applicable sections of the Fresno Municipal Code
3. Comply with the operational statement submitted for the proposed project dated June 5, 2020.
4. Comply with all applicable mitigation measures detailed in the attached Master Environmental Impact Report (MEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.
5. Development shall comply with all prior special permits on the property.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

Not all notes and requirements listed below are applicable to all projects.

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes*

inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; [Click Here](#)
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under this Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning

shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.

13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
15. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
16. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
 - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
 - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
 - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
17. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
18. The number of trees required for parking lot shading are in addition to trees required elsewhere on the site as prescribed in other sections of this Code
19. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
20. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
21. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
22. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**
23. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
24. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle

Parking Spaces of the Fresno Municipal Code (FMC). Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.

25. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

SIGNAGE

26. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.

27. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**

28. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Planning and Development Department's Public Front Counter or online at: [Click Here](#)

29. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:

a) Operational windows signs shall not be mounted or placed on windows higher than the second story.

b) The maximum area of exempt window signage shall not exceed three square feet in area.

30. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

31. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

32. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.

33. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

34. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast

light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.

35. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
36. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
37. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.casqa.org

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website:

www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.casqa.org).

38. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
39. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
40. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and

recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**

41. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
42. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
43. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities
44. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
45. Open street cuts are not permitted; all utility connections must be bored.
46. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
47. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
48. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
49. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects)

50. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
51. CITYWIDE DEVELOPMENT IMPACT FEES

- a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
- b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
- d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

52. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)

- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
- b) Street Impact Fees will be a condition on all development entitlements granted.
- c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
- d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.
- e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

53. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

54. 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 prior to issuance of certificate of occupancy.

55. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

56. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

57. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

58. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.
- a) Frontage Charge (based on property frontage)
 - b) Transmission Grid Main Charge (based on acreage)
 - c) Transmission Grid Main Bond Debt Services Charge (based on acreage)
 - d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
 - e) Wellhead Treatment Fee (based on living units or living unit equivalents)
 - f) Recharge Fee (based on living units or living unit equivalents)
 - g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
 - h) Service Charges (based on service size required by applicant)
 - i) Meter Charges (based on service need)
59. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.



SUBJECT: Conditions of Approval for **P20-00488**

DATE: June 26, 2020

TO: Phillip Siegrist, Planner III
Planning and Development Department

FROM: Andreina Aguilar, Engineer II
Public Works Department, Traffic Planning Section

ADDRESS: 7236 North College Avenue

APN: 303-082-37

ATTENTION:

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

A. GENERAL REQUIREMENTS

- ☐ 1. **Property Lines:** Provide dimensions of the existing property lines.
- ☐ 2. **Easements:** Revise easement dimensions.
- ☐ 3. **Scope of work:** Identify all items as existing, proposed, to remain, to be removed, etc.
- ☐ 4. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - ☐ The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
 - ☐ All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter and sidewalk to match existing adjacent street improvements. This work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
 - ☐ Underground all existing off-site overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.
 - ☐ Maintain a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
 - ☐ Contact the Public Works Department, Traffic Engineering at 559-621-8800,

10 working days prior to any offsite concrete construction.

- ☐ All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.

B. OFFSITE INFORMATION:

- ☐ 1. **Centerlines:** Identify the centerline.
- ☐ 2. **Public Street Improvements:**
 - ☐ a. **Concrete Sidewalk:** Provide the sidewalk dimension, along with the sidewalk pattern.
 - ☐ b. **Drive approaches:** Revise note to show that the drive approach will be constructed to Public Works Standard P-4 and P-6.

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed. Construct additional offsite improvements, including but not limited to, concrete curb, gutter, sidewalk, approaches, ramps, pavement, utility relocations, etc. in accordance with *City of Fresno's Public Works Standards, Specifications* and the approved street plans.

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations.

All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

Underground all existing off-site overhead utilities within the limits of this site/map as per *Fresno Municipal Code Section 15-2017* and *Public Works Policy No. 260.01*.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an **Encroachment Covenant** is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. **Encroachment Covenant** must be approved **prior** to issuance of building permits.

College Avenue: Local

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

1. Construction Requirements:

- a. Construct a driveway approach to Public Works Standards **P-4** and **P-6**, as shown on the site plan. Construct permanent paving as needed per Public Works Standard **P-48**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
- b. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
- c. Show the existing street light locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
- d. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

All improvements shall be constructed in accordance with the *City of Fresno, Public Works Department Standard Drawings and Specifications*. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT** **prior** to commencement of work. When preparing Street Plans

and/or Traffic Control Plans, contact Harmanjit Dhaliwal at (559) 621-8694, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

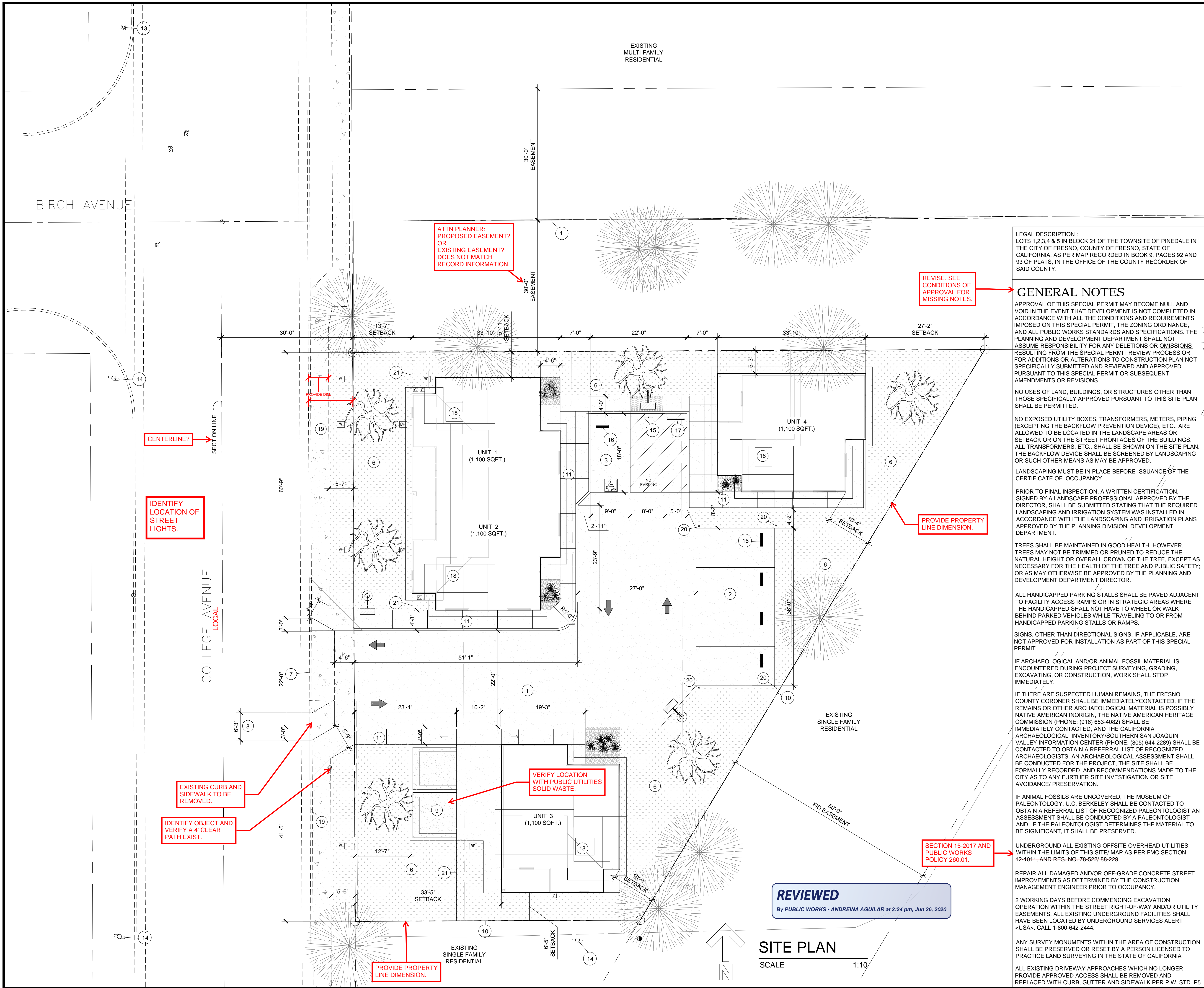
The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards (P-21, P-22 and P-23)and Specifications*. Parking must also comply with the *California Building Code's* accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact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

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.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

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

Questions relative to these conditions may be directed to Andreina Aguilar (559) 621-8674 or Andreina.Aguilar@fresno.gov in the Public Works Department, Traffic Planning Section.



SITE DATA

APPLICANT	: OMAR YANEZ 1611 W. WRENWOOD AVENUE TEL. NO. (559) 824-6048
ADDRESS	: 7236 N. COLLEGE AVE. FRESNO, CA 93650
APN	: 303-082-37
ZONING	: RS-5
EXISTING USE	: VACANT LAND
OCCUPANCY	: R-2
LOT AREA	: 13,600 SQ. FT.
BUILDING AREA	: 910 SQFT. / UNIT X 4 = 3,640 SQFT.
BUILDING / LOT COVERAGE	: 26% OF SITE TOTAL
OPEN SPACE	: 5,000 SQ. FT. (36%)
LANDSCAPE AREA	: 4,737 SQFT.
PAVED AREA (DRIVEWAYS)	: 3,694 SQFT. (SIDEWALKS) : 1,363 SQFT.
PARKING SPACES	: (1 : 1.25 RATIO) REQUIRED : 5 STALLS PROPOSED : 4 STALLS (COVERED PARKING) 1 ACCESSIBLE PARKING
BIKE PARKING	PROPOSED : 4

KEYNOTES

ALL KEYNOTES TO SPECIFY PROPOSED OR EXISTING TO REMAIN OR TO BE REMOVED.

- INSTALL PAVEMENT PER CITY OF FRESNO PW STD. P-21, 22 AND 23
- COVERED PARKING STALL
- ACCESSIBLE PARKING STALL
- EXISTING FENCE TO REMAIN
- NOT USED
- PROPOSED LANDSCAPE
- EXISTING DRIVEWAY APPROACH TO BE WIDENED TO 22'
- DRIVEWAY APPROACH EXTENSION
- NEW TRASH ENCLOSURE PER CITY OF FRESNO STD DRAWING P-33
- EXISTING 6' HIGH WOOD FENCE TO REMAIN
- CONCRETE WALK
- NOT USED
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- ADA PARKING SIGNAGE
- 6' HIGH WHEEL STOP (TYP.)
- BIKE PARKING - 4 SPACES
- ROOF TOP UNIT - HVAC
- EXISTING ± 4'-0" CONCRETE SIDEWALK - PATH OF TRAVEL
- 4"Ø STEEL POST (TYP. OF 4)
- 6' HIGH DECORATIVE WROUGHT IRON FENCE

PER PUBLIC WORKS STANDARD P-4 and P-6.

PROVIDE EXISTING DIMENSION OF SIDEWALK.

GENERAL NOTES

APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.

NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.

NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACK OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.

LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.

TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR.

ALL HANDICAPPED PARKING STALLS SHALL BE PAVED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS OR RAMPS.

SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.

IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/ PRESERVATION.

IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.

UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/ MAP AS PER FMC SECTION 12-101.1, AND RES. NO. 78-522/ 88-229.

REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT -USA-. CALL 1-800-642-2444.

ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA

ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE APPROVED ACCESS SHALL BE REMOVED AND REPLACED WITH CURB, GUTTER AND SIDEWALK PER P.W. STD. P5

LEGEND

---	PROPERTY & RIGHT OF WAY
---	LOT LINES
---	EXISTING CURB AND GUTTER
⬆	12' HIGH LED SITE LIGHT
■	CONCRETE
▨	LANDSCAPE AREA
●	EXISTING TREE TO REMAIN
🌳	PROPOSED TREE - SEE LANDSCAPE PLAN
⊕	EXISTING OFF-SITE WATER VALVE
⊙	EXISTING SEWER MANHOLE
⊞	PROPOSED WATER METER
⊞	PROPOSED GAS METER
⊞	PROPOSED RHPB
➡	DIRECTIONAL ARROW

VICINITY MAP

C+E
Design Group
Design, Planning & Development

4021 N. Fresno Street, ste #103 Fresno, CA 93726
Phone: (559) 360.7143

PLANS PREPARED FOR:

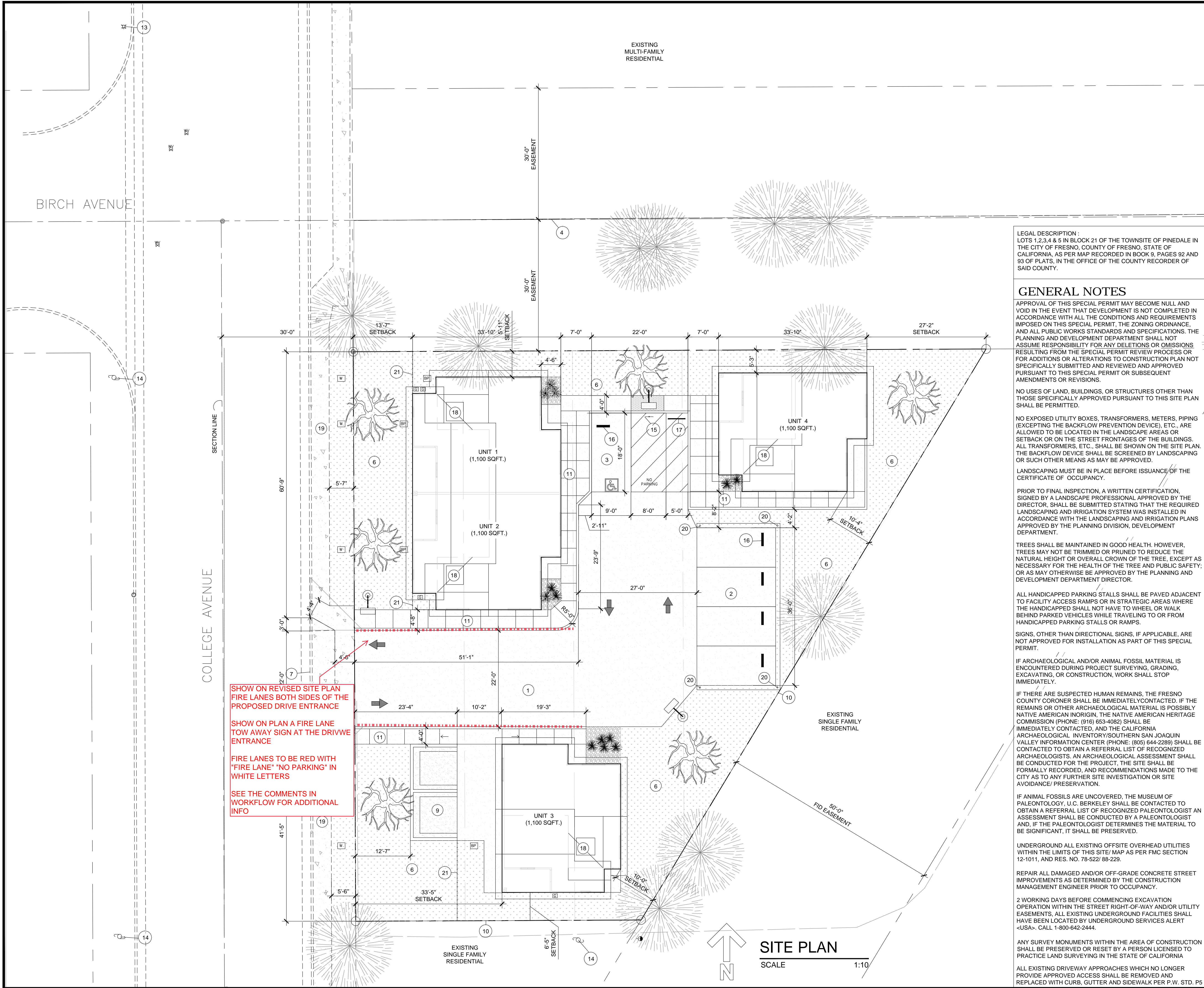
4 UNIT APARTMENT

7236 N. COLLEGE AVE., FRESNO CA 93650

REVISION(S):

☒ PRELIMINARY - PLAN CHECK SET
☐ PERMIT SET

DRAWN BY : AT
CHECKED BY : CZ
DATE: 3-12-20
SHEET TITLE: SITE PLAN
SHEET: **A1.0**



SHOW ON REVISED SITE PLAN
FIRE LANES BOTH SIDES OF THE
PROPOSED DRIVE ENTRANCE

SHOW ON PLAN A FIRE LANE
TOW AWAY SIGN AT THE DRIVEWE
ENTRANCE

FIRE LANES TO BE RED WITH
"FIRE LANE" "NO PARKING" IN
WHITE LETTERS

SEE THE COMMENTS IN
WORKFLOW FOR ADDITIONAL
INFO

LEGAL DESCRIPTION :
LOTS 1,2,3,4 & 5 IN BLOCK 21 OF THE TOWNSITE OF PINEDALE IN
THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGES 92 AND
93 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

GENERAL NOTES

APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND
VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN
ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS
IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE,
AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE
PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT
ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS
RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR
FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT
SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED
PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT
AMENDMENTS OR REVISIONS.

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THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN
SHALL BE PERMITTED.

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DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED
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IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE
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UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES
WITHIN THE LIMITS OF THIS SITE/ MAP AS PER FMC SECTION
12-1011, AND RES. NO. 78-522/ 88-229.

REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET
IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION
MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

2 WORKING DAYS BEFORE COMMENCING EXCAVATION
OPERATION WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY
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-USA-. CALL 1-800-642-2444.

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SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO
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ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER
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SITE DATA

APPLICANT	: OMAR YANEZ 1611 W. WRENWOOD AVENUE TEL. NO. (559) 824-6048
ADDRESS	: 7236 N. COLLEGE AVE. FRESNO, CA 93650
APN	: 303-082-37
ZONING	: RS-5
EXISTING USE	: VACANT LAND
OCCUPANCY	: R-2
LOT AREA	: 13,600 SQ. FT.
BUILDING AREA	: 910 SQFT. / UNIT X 4 = 3,640 SQFT.
BUILDING / LOT COVERAGE	: 26% OF SITE TOTAL
OPEN SPACE	: 5,000 SQ. FT. (36%)
LANDSCAPE AREA	: 4,737 SQFT.
PAVED AREA (DRIVEWAYS)	: 3,694 SQFT. (SIDEWALKS) : 1,363 SQFT.
PARKING SPACES	: (1 : 1.25 RATIO) REQUIRED : 5 STALLS PROPOSED : 4 STALLS (COVERED PARKING) 1 ACCESSIBLE PARKING
BIKE PARKING	PROPOSED : 4

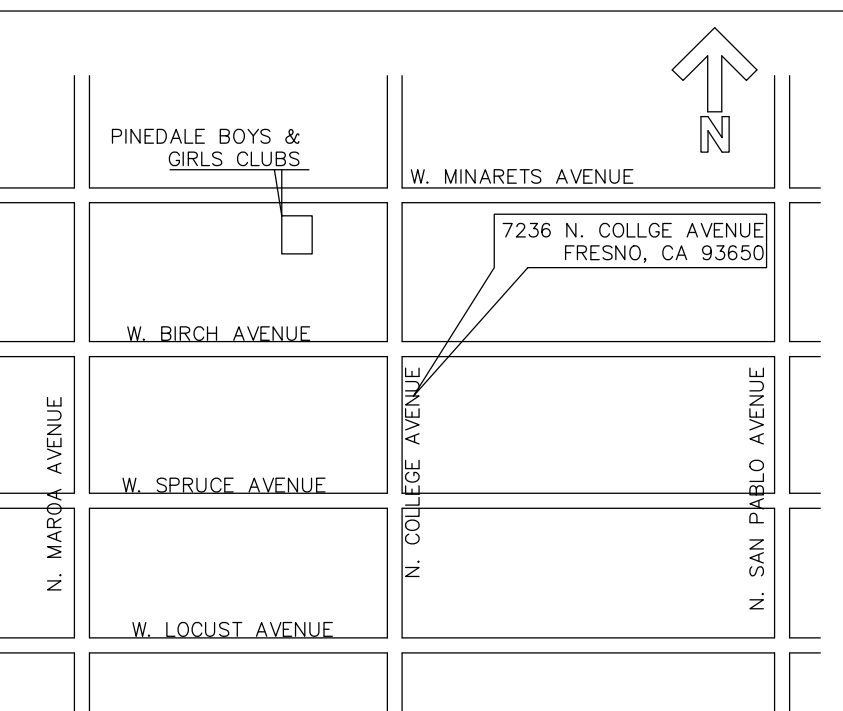
KEYNOTES

1. INSTALL PAVEMENT PER CITY OF FRESNO PW STD. P-21, 22 AND 23
2. COVERED PARKING STALL
3. ACCESSIBLE PARKING STALL
4. EXISTING FENCE TO REMAIN
5. NOT USED
6. PROPOSED LANDSCAPE
7. EXISTING DRIVEWAY APPROACH TO BE WIDENED TO 22'
8. DRIVEWAY APPROACH EXTENSION
9. NEW TRASH ENCLOSURE PER CITY OF FRESNO STD DRAWING P-33
10. EXISTING 6' HIGH WOOD FENCE TO REMAIN
11. CONCRETE WALK
12. NOT USED
13. EXISTING FIRE HYDRANT
14. EXISTING POWER POLE
15. ADA PARKING SIGNAGE
16. 6" HIGH WHEEL STOP (TYP.)
17. BIKE PARKING - 4 SPACES
18. ROOF TOP UNIT - HVAC
19. EXISTING ± 4'-0" CONCRETE SIDEWALK - PATH OF TRAVEL
20. 4"Ø STEEL POST (TYP. OF 4)
21. 6' HIGH DECORATIVE WROUGHT IRON FENCE

LEGEND

---	PROPERTY & RIGHT OF WAY
----	LOT LINES
-----	EXISTING CURB AND GUTTER
⬆	12' HIGH LED SITE LIGHT
▒	CONCRETE
▤	LANDSCAPE AREA
●	EXISTING TREE TO REMAIN
🌳	PROPOSED TREE - SEE LANDSCAPE PLAN
⊕	EXISTING OFF-SITE WATER VALVE
⊙	EXISTING SEWER MANHOLE
⊞	PROPOSED WATER METER
⊠	PROPOSED GAS METER
⊞	PROPOSED RBPB
➡	DIRECTIONAL ARROW

VICINITY MAP



C+E

Design Group
Design, Planning & Development

4021 N. Fresno Street, ste #103 Fresno, CA 93726
Phone: (559) 360.7143

PLANS PREPARED FOR:
4 UNIT APARTMENT
7236 N. COLLEGE AVE., FRESNO CA 93650

REGISTERED PROFESSIONAL ENGINEER
CYNTHIA L. ZAMORA
No. C 74564
Exp. 12-31-21
CIVIL
STATE OF CALIFORNIA

REVISION(S):

☒ PRELIMINARY - PLAN CHECK SET
☐ PERMIT SET

DRAWN BY : AT
CHECKED BY : CZ
DATE: 3-12-20
SHEET TITLE: SITE PLAN
SHEET: **A1.0**

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

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

Proposed Development: Proposed Apartments - 7236 N. College Avenue

A.P.N. 303-082-37

Planned Land Use: Medium Density Residential

Current Zoning: RS-5

Site Area: +/- 0.53 acres

Living Units / LUE: 4 Living Units (...credit for One Living Unit (B.U.I.L.D. Act))

Entitlement: P20-00488

Estimate Date: June 18, 2020

WATER CONNECTION CHARGES

Water provided by Pinedale County Water District

SEWER CONNECTION CHARGES

Sewer provided by Pinedale County Water District

CITYWIDE/REGIONAL IMPACT FEES	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Multi-Family	3	Units	\$1,429.00	\$4,287.00	[7]
Citywide Park Facility Impact Fee	Multi-Family	3	Units	\$3,037.00	\$9,111.00	[7] [9]
Citywide Police Facilities Impact Fee	Multi-Family	3	Units	\$466.00	\$1,398.00	[7]
Citywide Regional Street Charge	Multi-Family	0.21	AC	\$15,607.00	\$3,277.47	[6]
New Growth Area Major Street Charge	Multi-Family	0.21	AC	\$42,999.00	\$9,029.79	[6]
Citywide Traffic Signal Charge	Multi-Family	3	Units	\$350.00	\$1,050.00	[6]

Total Citywide/Regional Impact Fees **\$28,153.26**

Total Fees and Charges **\$28,153.26**

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

NOTES:

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

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

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

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

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

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

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

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

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

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

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

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

[9] Parks fee applicable only to residential developments

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

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

Prepared and Reviewed By: Frank Saburit

Date: June 18, 2020

(559) 621-8797

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

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Development Services Coordinator
Erik Young, Planner II
Planning & Development Department

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Public Works, Street Maintenance Division

DATE: June 5, 2020

SUBJECT: **P20-00488; 7236 N. College Ave.** (APN: 303-082-37)

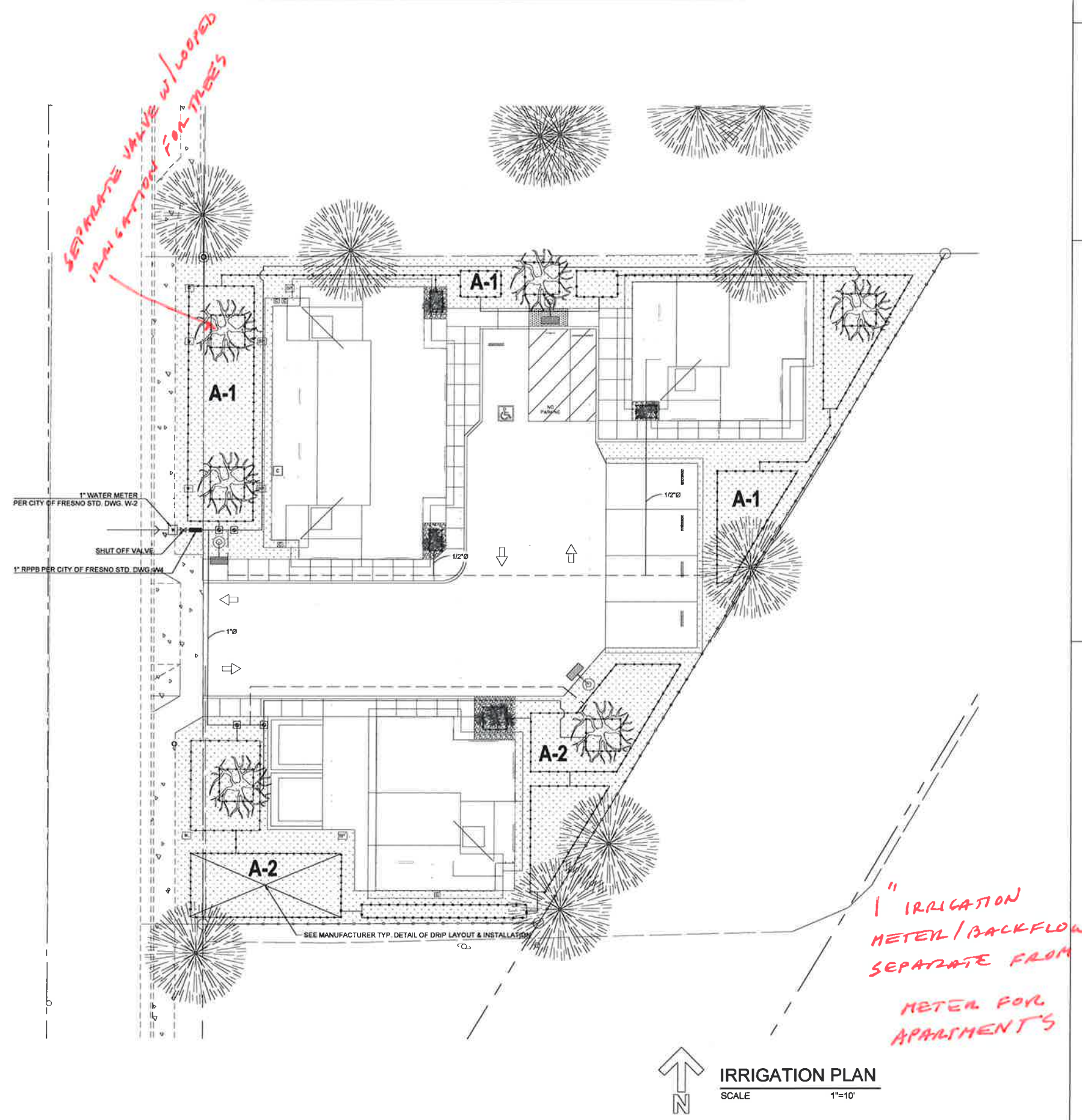
The Department of Public Works has reviewed the landscape and irrigation plans submitted by C + E Design Group dated March 12, 2020 and offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, trails and median islands:

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 by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.

The submitted landscape plans are acceptable for street tree requirements as onsite trees in-lieu-of street trees when the three (3) proposed Chinese Pistache (Pistacia chinensis) are planted within ten feet of the back of the monolithic sidewalk.



LANDSCAPE LEGEND

- PROPERTY & RIGHT OF WAY
- LOT LINES
- EXISTING CURB AND GUTTER
- SITE LIGHT
- ASPHALT PAVING
- CONCRETE
- ZOYSIA GRASS
- REDWOOD BARK MULCH
- EXISTING TREE TO REMAIN (PROTECT IN PLACE)

TREES	QTY.	BOTANICAL NAME / COMMON NAME	COMMENT	(WUCOLS) WATER USAGE
	(6)	24" BOX PISTACIA CHINENSIS / CHINESE PISTACHE	STANDARD	LOW
SHRUBS	QTY.	BOTANICAL NAME / COMMON NAME	COMMENT	(WUCOLS) WATER USAGE
	1 GAL.	OLEA EUROPEA / DWARF OLIVE	3" O.C.	LOW

TREES REQUIRED PER FRESNO MUNICIPAL CODE - 5

IRRIGATION LEGEND:

SYMBOL	DESCRIPTION	COMMENT
	NETAFIM TECHLINE D.9 GPH @ 12" SPACING DRIP IRRIGATION SYSTEM	(INSTALL PER MANUFACTURER)
	1" IRRIGATION BACK FLOW PREVENTER AND RP DEVICE	
	1" HUNTER PGV GLOBE MASTER VALVE	
	1" IRRIGATION WATER METER	
	HUNTER PRO-HC IRRIGATION CONTROLLER	
	PVC SCHD. 40 SUPPLY PIPE	(SIZE AS NOTED ON PLANS)
	3/4" PE PIPE LOOP SYSTEM	

State of California Model Water Efficiency Landscape Ordinance Calculation (MWELO)

Project: Multi Family Residential
Location: 7236 N. College Ave. Fresno CA
Water Supply Type: Potable

Site Details

WUCOLS Plant Factor (PF)	0.3 (Low)
IRRIGATION EFFICIENCY (IE)	0.71 (Drip)
EVAPOTRANSPIRATION RATE (ET _o)	51.1 Inches per year
TOTAL LANDSCAPE AREA (HA)	5,232 SQFT
Special Landscape Area (SLA)	0
Turf	0

Zone or Valve	Hydrozone	Irrigation Method	Area	% of Landscape Area
A-1	Low	Drip	2,885	55.14%
A-2	Low	Drip	2,347	44.86%
Total			5,232	100.00%

Site Summary:

Max. Applied Water Allowance (MAWA):
 $51.1 \times 0.62 [71 \times 5,232] = 117,385 \text{ gal / year (MAWA)}$

Est. Total Water Use (ETWU):
 $PF \times HA / IE = 3,029$
 $51.1 \times 0.62 [PF \times HA / IE] = 70,035 \text{ gal / year (ETWU)}$

Project Compliance:

MAWA > ETWU Project is compliant under allowed limit.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."
"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS."

C+E Design Group
Design, Planning & Development
4021 N. Fresno Street, ste #103 Fresno, CA 93726
Phone: (559) 360.7143

PLANS PREPARED FOR:
4 UNIT APARTMENT
7236 N. COLLEGE AVE., FRESNO CA 93726



REVISION(S):

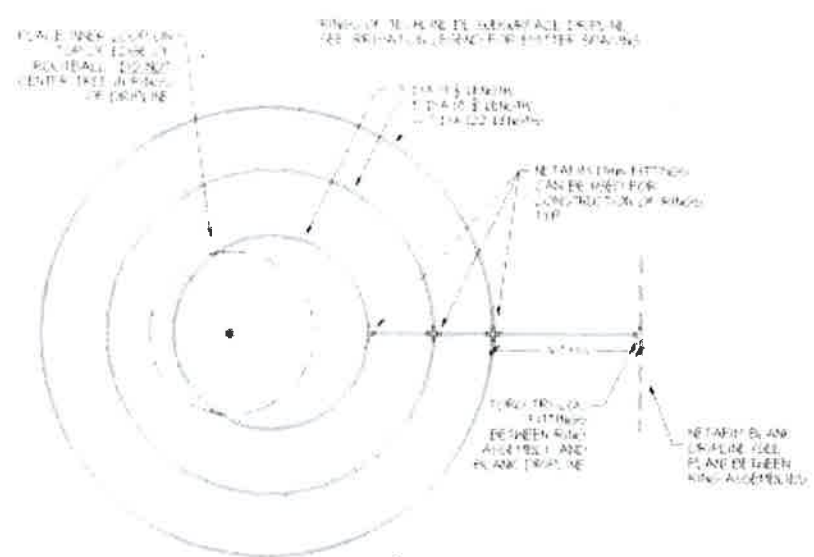
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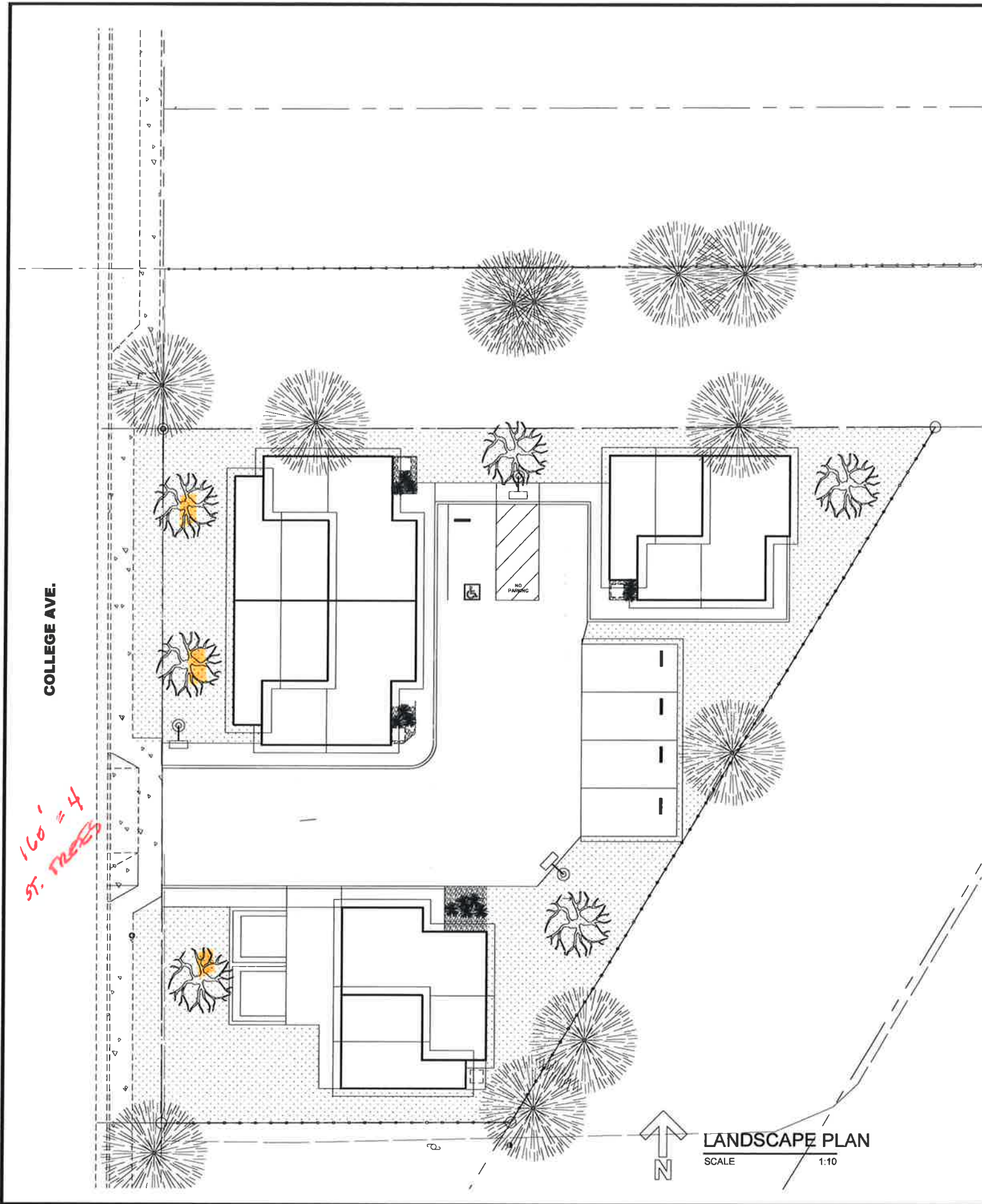
DRAWN BY : AT
CHECKED BY : CZ
DATE: 3-12-20

SHEET TITLE:
LANDSCAPE PLAN

SHEET:

L1

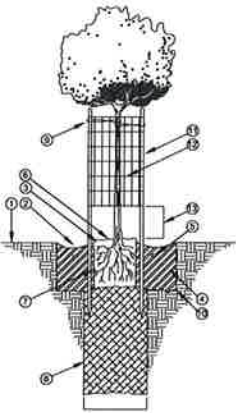




LANDSCAPE LEGEND

- PROPERTY & RIGHT OF WAY
LOT LINES
EXISTING CURB AND GUTTER
SITE LIGHT
ASPHALT PAVING
CONCRETE
ZOYSIA GRASS
REDWOOD BARK MULCH
EXISTING TREE TO REMAIN (PROTECT IN PLACE)

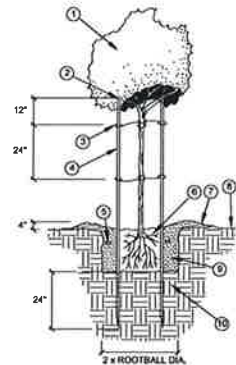
PISTACIA CHINENSIS / CHINESE PISTACHE
DWARF OLIVE



TREE PLANTING

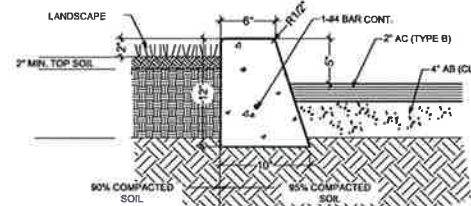
- FINISH GRADE
- WATERING BASIN 3" DEEP, 4'-0" WIDE TO BE BELOW GRADE. NO BOWLS REQUIRED FOR SUBSURFACE DRIP
- ROOTBALL
- BACKFILL MIX TO CONSIST OF NATIVE SOIL, CLEAN ALL DEBRIS, ROCK, AND OTHER MATERIAL OUT OF BACKFILL
- AGRICULTURAL PLANTING TABS WITHIN 2" OF GRADE:
 - 9 GRAM TORRESE STARTER
 - 2 PER 1 GAL SHRUB
 - 5 PER 5 GAL SHRUB
 - 8 PER 15 GAL SHRUB
- SET CROWN OF ROOTBALL (FIRST ROOT FLAIR EXCLUDING ADJUTANT ROOTS)
 - 1" ABOVE FINISH GRADE
 - BREAK UP TOP OF ROOTBALL DOWN TO SURROUNDING SOIL LEVEL
- ROUGH SIDE OF ROOTBALL PRIOR TO PLANTING
- DRILL 2"-0" HOLE TO PENETRATE HARDPAN LAYER PER CITY SPEC.
- DOUBLE STAKE AND TIE 6" ABOVE THE LOWEST POINT THAT TREE WILL SUPPORT ITSELF (ALLOW 3" LOOSE MOVEMENT IN ALL DIRECTIONS) TOP OF STAKES TO BE BELOW SCAFFOLD BRANCHES OF YOUNG TREE
- PLANTING PIT TO HAVE DIAMETER AT LEAST 2.5 TIMES DIAMETER OF ROOTBALL
- LODGEPOLE PINE STAKE
- 2" X 4" GALV. WIRE FABRIC AS DESIGNATED ON THE PLANS IF NOT DESIGNATED ON PLANS DO NOT INSTALL WIRE
- WIRE 1'-0" CLEAR FROM BASE OF TREE STEM

NOTES



TREE PLANTING

- TREE PER PLAN
- TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
- CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
- 2" DIA. X 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
- 21 GRAM PLANT TABLETS
 - 5 GAL = 3, 15 GAL = 5, 24" BOX = 8
- ROOTBALL (SET CROWN +/- 1" ABOVE FINISH GRADE)
- EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS; AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
- FINISH GRADE
- COMPACTED BACKFILL 100% NATIVE SOIL
- UNDISTURBED NATIVE SOIL



CURB / LANDSCAPE / AC DETAIL
SCALE 1 1/2"=1'

GENERAL NOTES

- Trees planted in the right-of-way shall be planted by the property owner after first obtaining street tree planting permit and a street work permit.
- Trees planted within the right-of-way shall be located with the following minimum setbacks:
 - 30' from street corners for visibility
 - 15' from driveways, stop signs, alleys, light poles, and power poles.
 - 10' from fire hydrants & 8' from sewer lines
 - 5' from building overhangs
 - 2' from adjacent concrete and adjoining property lines
 - 3' from gas, electrical, and water lines, and roof drains
- Not used.
- Drilling shall be completed within the 14 days for which clearance was obtained for approved locations. Holes shall be 2 feet in diameter and drilled to a depth where visual evidence of the subsurface sand or gravel drainage stratum is apparent; the drainage hole shall be drilled to a minimum of 10 feet deep. Immediately following drilling, the hole shall be backfilled with soil drilled from the hole, using sufficient water to thoroughly saturate the backfill material. Immediately following backfilling, the white spot designating the planting site is painted black to indicate the site has been drilled. The drilled sites are barricaded and checked daily for 5 working days for soil settling. Soil levels are adjusted as necessary during this time. After 7 days, the barricades and excess soil are removed. Soil shall be allowed to settle for a minimum of 20 days prior to planting.
- Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree. Except as necessary for the health of the tree and public safety, or as may otherwise be approved by the Public Works Department.
- Landscape must be in place before issuance of the Certificate of Occupancy.
- Prior to final inspection, A written certification, signed by a landscape professional, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the Landscape and Irrigation plans approved by the Planning Division, Development Department.
- No structures of any kind may be installed or maintained within the landscaped areas. No exposed utility boxes, transformers, meters, piping, (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.

SUPPLEMENTAL NOTES

- Quantities shown are Designer's estimate only. Contractor shall be responsible for the installation of all material appearing on the plan.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- See specifications for planting requirements, materials and execution.
- All plant material shall be approved by the Owner's authorized representative prior to installation.
- Final location of all plant materials shall be subject to the approval of the Owner's authorized representative.
- Contractor shall notify Owner's authorized representative 48 hours prior to commencement of work to coordinate project observation schedules.
- See details and specifications for staking method, plant pit dimensions and backfill requirements.
- If conflicts arise between size of areas and plans, contractor shall contact Riverside Landscaping for resolution. Failure to make such conflicts known to Landscape Architect, will result in contractor's responsibility to relocate the materials at no expense to Owner.
- All ground cover shall extend beneath taller plant material.
- No planting shall be done until installation of the irrigation system is completed, final grades have been established, planting areas have been properly graded and soil prepared, and the work approved by Landscape Architect.
- All existing trees to remain shall be protected from damage due to construction. Provide protective barrier throughout construction.
- The contractor shall be responsible for replacement and reconditioning the existing landscape damaged by this construction contract. Replacement and reconditioning will include but not be necessarily limited to: turf establishment (ripping, soil preparation, soil conditioning, fine grading and seeding); tree, shrub, and ground cover replacement, etc.
- Landscape areas to be rough graded plus or minus a tenth of a foot by others.
- All on-grade planting areas shall be cross ripped to a depth of 10-12 inches in two directions and receive per thousand square feet of area the following:

Kellogg's Nitro-humus'	6 cu yards
12-12-12 Commercial fertilizer	15 lbs
Soil sulfur	10 lbs
Gro-power Plus	200 lbs
- Planting beds shall be top dressed with DECOMPOSED GRANITE (DG) at a rate of 2 inches thick. (6 cu yard per 1000 sq. ft.)
- Prior to top dressing, use pre-emergent herbicide, "Ronstar" at a rate of 5 lbs per 1000 sq. ft.
- Controlled release fertilizer tablets to be added per manufacturers recommendations.

C+E Design Group
Design, Planning & Development
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Phone: (559) 360.7143

PLANS PREPARED FOR:
4 UNIT APARTMENT
7236 N. COLLEGE AVE., FRESNO CA 93650



REVISION(S):

☒

☐

PRELIMINARY -
PLAN CHECK SET
PERMIT SET

DRAWN BY : AT

CHECKED BY : CZ

DATE: 8-24-19

SHEET TITLE:

LANDSCAPE PLAN

SHEET:

L1.0

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

File No. 210.413

Page 1 of 3

PUBLIC AGENCY

PHILLIP SIEGRIST
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

ERIC ZAMORA, MEC & ASSOC.
4021 N. FRESNO ST., #103
FRESNO, CA 93726

PROJECT NO: **2020-00488**

ADDRESS: **7236 N. COLLEGE AVE.**

APN: **303-082-37**

SENT: **July 01, 2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CO2	\$2,082.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$100.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$2,082.00		Total Service Charge: \$150.00		

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 2/28/21 based on the site plan submitted to the District on 6/05/20 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.

**FR
CUP No. 2020-00488**

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

Page 2 of 3

**FR
CUP No. 2020-00488**

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

1. ☒ **a.** Drainage from the site shall BE DIRECTED TO COLLEGE AVENUE.
☐ **b.** Grading and drainage patterns shall be as identified on Exhibit No.
☐ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☐ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☐ Final Map
☐ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required
4. Availability of drainage facilities:
☒ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ **c.** Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ **d.** See Exhibit No. 2.
5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.
6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

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

Page 3 of 3

**FR
CUP No. 2020-00488**

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 7/1/2020 4:36:49 PM



Anthony Zaragoza
Engineer II

Digitally signed by Anthony Zaragoza Date: 7/1/2020 2:46:00 PM

CC:

OMAR YANEZ

1611 W. WRENWOOD

FRESNO, CA 93711

OTHER REQUIREMENTS

EXHIBIT NO. 2

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.

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

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



June 25, 2020

Erik Young
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: P20-00488
Duplex and 2 detached units
7236 N College Ave; APN 303-08-237

Dear Mr. Young:

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

The boundary schools listed below are based off our new school boundaries effective starting the 2020-21 school year.

1. Elementary School Information:

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

School Name: *Pinedale Elementary*
Address: *7171 N Sugar Pine Ave Fresno CA 93650-1223*
Telephone: *(559) 327-7700*
Capacity: *750*
Enrollment: *545 (CBEDS enrollment 2019-20 school year)*

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

Governing Board

Hugh Awtrey
Christopher Casado
Steven G. Fogg, M.D.
Susan K. Hatmaker
Glnny L. Hovseplan
Elizabeth J. Sandoval
Tiffany Stoker Madsen

Administration

Elmear O'Farrell, Ed.D.
Superintendent
Don Ulrich, Ed.D.
Deputy Superintendent
Norm Anderson
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

2. Intermediate School Information:

School Name: *Kastner Intermediate*
Address: *7676 N 1St St Fresno CA 93720-0995*
Telephone: *(559) 327-2500*
Capacity: *1500*
Enrollment: *1214 (CBEDS enrollment 2019-20 school year)*

3. High School Information:

School Name: *Clovis West High*
Address: *1070 E Teague Ave Fresno CA 93720-1899*
Telephone: *(559) 327-2000*
Capacity: *3000*
Enrollment: *2015 (CBEDS enrollment 2019-20 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$5.15 per square foot (as of July 1, 2019) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

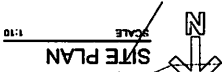
The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

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

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services

[illegible]

PLANS PREPARED FOR:

4 UNIT APARTMENT

7724 N. GARDNER AVE., FRESCO, CA 93740

DESIGN GROUP

Design, Planning & Development

4021 N. Fresno Street, Ste #103, Fresno, CA, 93726

Phone: (559) 360.7143

Phone: (559) 289.2192

C+E

PROJECT: A1.0

SHEET TITLE: SITE PLAN

DATE: 8-24-19

DRAWN BY: AT

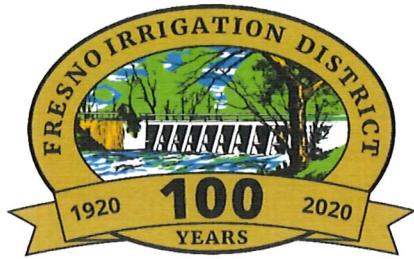
CHECKED BY: CZ

PERMIT SET: ☐

PLANNING SET: ☒

PLAN CHECK SET: ☐





2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208
TELEPHONE: (559) 233-7161
FAX: (559) 233-8227

A Century of Commitment, Conveyance & Customer Service

June 24, 2020

Phillip Siegrist
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit, Planning Application No. P20-00488
S/W Alluvial and Blackstone avenues
FID's Bullard No. 124

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed Conditional Use Permit P20-00488 for which the applicant proposes the construction of four (4) apartment units, APN: 303-082-37. FID has the following comments:

Summary of Requirements

- Review and approval of all Plans.
- Plan review fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

Area of Concern

1. FID's Bullard No. 124 runs southwesterly traverses adjacent to the subject property, as shown on the attached FID exhibit map and may be impacted by the future development. FID records indicate do not indicate a recorded easement, however, a 50 feet wide right-of-way is reserved in the Townsite of Pinedale Map, Book 5, Pages 92 and 93.
2. FID's attached as-built plans for this section of the Bullard pipeline indicate this section of pipeline was installed in 1998 (22 years old) as a 54-inch diameter Cast in Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is a non-reinforced monolithic pipe that is easily damaged, extremely prone to leakage, and does not meet FID's current standard for developed parcels located in the urban areas (residential, industrial, and commercial).
3. Plans do not show the development to encroach on FID's right-of-way. Should the applicant require additional green space, FID is open to allowing the applicant the ability to use the surface of the right-of-way. FID requires its review and approval of all Private

G:\Agencies\FresnoCity\Conditional Use Permit\P20-00488.doc

and Public facilities that encroach into FID's right-of-way. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.

4. FID requests all exposed facilities (standpipes, air vents, covers, etc.) within the subject property or directly adjacent to the subject property be adapted with additional features in order to transition from a rural setting to an urban setting, to mitigate for the effects of new development and increased population, and provide for public safety within FID's property/easement and the development.
5. 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.
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 and stockpile outside of FID's easement and a minimum of 20 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
7. 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.
8. If a fence will be installed between the development and pipeline, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.

General Comments

1. Footings of retaining walls shall not encroach onto FID right-of-way areas.
2. No trees will be allowed within FID's right-of-way.
3. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the pipeline, or result in drainage patterns that could adversely affect FID.
4. FID requires it review, approve and be made a party to signing all improvement plans which affect its easements and pipeline facilities including but not limited to Grading and Drainage, Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
5. 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 and stockpile outside of FID's easement and a minimum of 30 feet away from existing concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.

6. 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.
7. 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.

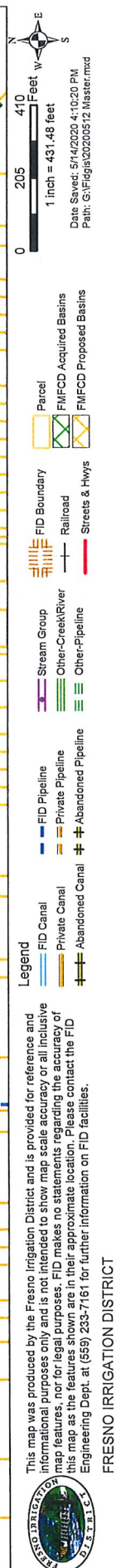
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

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

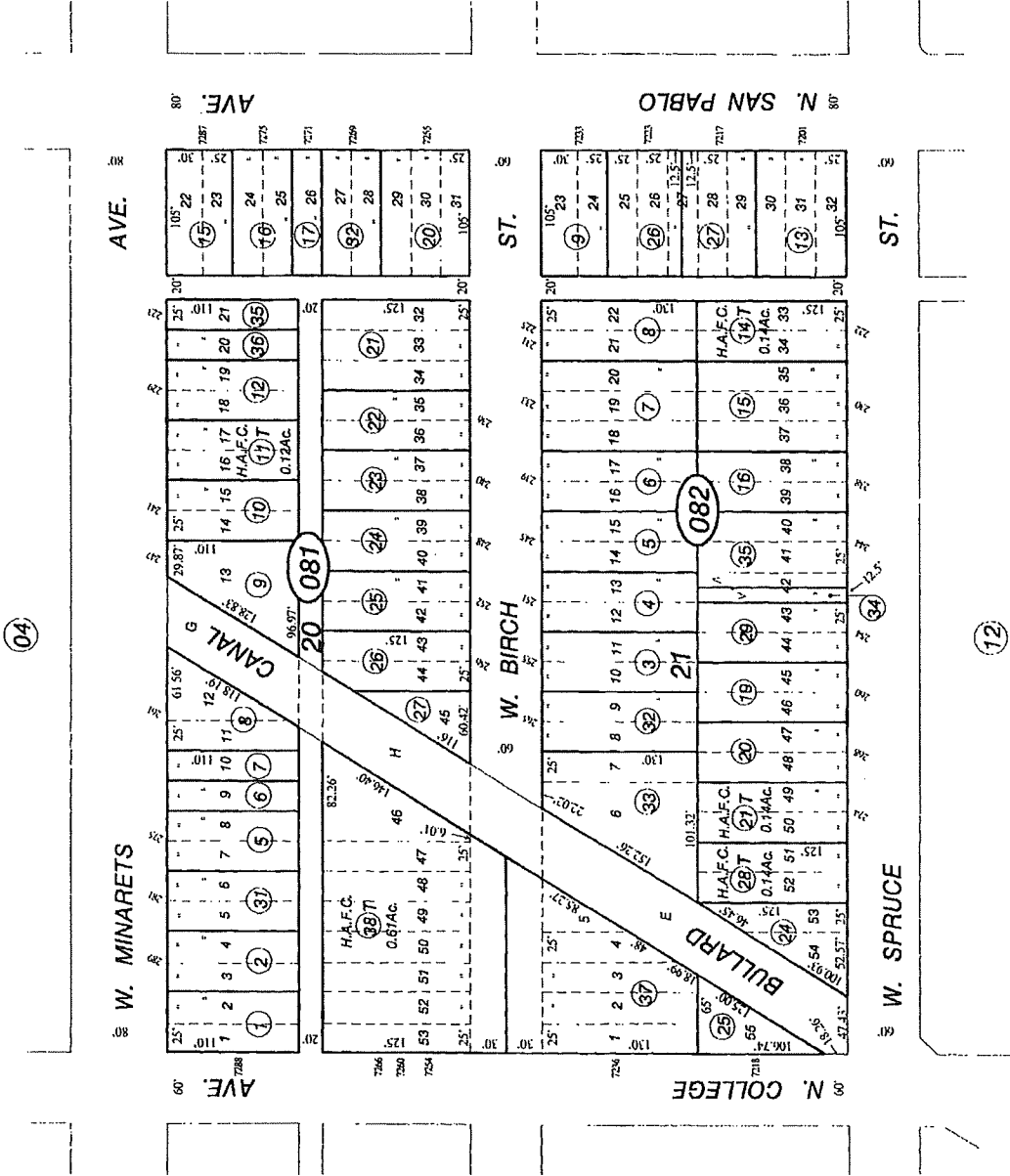
NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC.33, T. 12 S., R. 20 E., M.D.B. & M.

Tax Rate Area
5-314

303-08

1"=100'



Pinedale Townsite - Plat Bk. 9, Pgs. 92 - 93

Assessor's Map Bk. 303 - Pg. 08

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

[illegible]

APPLICANT	OMAR YANEZ 11111 WINDWOOD AVENUE TEL. NO. (541) 244-0608
ADDRESS	7200 N. COLLEGE AVE. FRESH CO. 10250
APN	303-303-37
ZONING	R6-S
EXISTING USE	VACANT LAND
OCCUPANCY	N-2
LOT AREA	15,500 SQ. FT.
BUILDING AREA	1,110 SQ. FT. (UNIT 4 + 4 + 4 + 4 SQ. FT.)
BUILDING / LOT COVERAGE: 32% OF SITE TOTAL	
OPEN SPACE: 5,000 SQ. FT. (32%)	
PARKING SPACES: 8 STALLS COVERED PARKING 1 ACCESSIBLE PARKING	

1. INSTALL PAVEMENT PER CITY OF FREEDOM PW STD. P-21 AND 23
2. COVERED PARKING STALL
3. ACCESSIBLE PARKING STALL
4. EXISTING FENCE TO REMAIN
5. NOT USED

7. EXISTING DRIVEWAY APPROACH TO BE WIDENED TO 22'
8. DRIVEWAY APPROACH EXTENSION
9. NEW TRASH ENCLOSURE PER CITY OF FRESNO STD DRAWING 10-33
10. EXISTING 6' HIGH WOOD FENCE TO REMAIN
11. CONCRETE WALK
12. NOT USED
13. EXISTING FIRE HYDRANT
14. CONDENSING UNIT

PROPERTY & RIGHT OF WAY
LOT LINES
EXISTING CURB AND GUTTER
SITE LIGHT
CONCRETE
LANDSCAPE AREA
EXISTING TREE TO REMAIN
PROPOSED TREE

[illegible]

7235 N COLLEGE AVE., FRESNO CA 93650



C+E
Design Group
Design, Planning & Development
4021 N. Fresno Street, site #103 Fresno, CA. 93726
Phone: (559) 360.7143
Phone: (559) 289.2192

PREPARED BY: PLAN CHECK SLT
INTERIT SET
DRAWN BY: AT
CHECKED BY: CZ
DATE: 8-24-19

