

Exhibit I

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Planning Services Coordinator
Planning Division

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

DATE: October 6, 2021

SUBJECT: **P21-00420 (previously P20-02941); 63 W. Shaw Ave.** (APN: 425-092-013)
located on the southeast corner of W. Shaw and N. Glen Avenues. The Department of Public Works has reviewed the Tentative Tract Map. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way.

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer:
 - a. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - b. The conceptual proposed landscape design by Boro Landscaping dated September 30, 2021, shows ten (10) tree wells with Upright English Oak (*Quercus robur* 'Fastigiata' x 'Regal Prince') on N. Glenn Ave. which exceeds the Public Works requirement for street trees on this street and is acceptable.
 - c. The plan also proposes nine (9) Upright English Oaks in tree wells along W. Shaw Ave. which exceeds the Public Works requirement for street trees along this street and is acceptable.
 - d. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - e. Landscape plans for all public use areas shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - f. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
 - g. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

- h. The irrigation plans indicate a 2" irrigation mainline on both N. Glenn and W. Shaw Avenues to supply irrigation to the trees in the tree wells. Public Works will require two bubblers per tree for irrigation purposes.
- i. Landscape and irrigation plans for the rights-of-way will be submitted to the scale of 1"=20 to dpwplansubmittal@fresno.gov for review.



SUBJECT: Conditions of Approval for **P21-00420**

DATE: October 21, 2021

TO: Robert Holt, Planner III
Planning and Development Department

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

ADDRESS: 63 West Shaw Avenue

APN: 425-092-13

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

To be completed:	Point of Contact	Department and Contact Information
Deeds (up to 2-month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jeff Beck for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits. https://www.fresno.gov/publicworks/engineering-services/#tab-5	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov
Pedestrian Oriented Lighting Contact Harmanjit Dhaliwal for design, specifications, and maintenance for the pedestrian oriented lighting.	Harmanjit Dhaliwal	Public Works Department 559-621-8694 Harmanjit.Dhaliwal@fresno.gov

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:** Identify existing property lines.
2. **Scope of work:** Identify all items as existing, proposed, to remain, to be removed or future.
3. **Legend:** Revise line type and utility symbols.
4. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - c. 2 working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
 - d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>
 - e. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
 - f. 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.
 - g. Underground all existing overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.
 - h. Submit street construction plans to the Public Works Department.
 - i. Submit street lighting plans to the Public Works Department.
<https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
 - j. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
 - k. Contact the Public Works Department, Traffic Engineering at 559-621-8800,

10 working days prior to any offsite concrete construction.

- I. All development shall take place in accordance with all city, county, state, federal, railroad laws and regulations.

B. OFFSITE INFORMATION:

1. **Public Street Improvements:** Identify and dimension existing and proposed public street improvements.
 - a. **Street pavement**
 - b. **Concrete curb, gutter, and sidewalk**
 - c. **Sidewalk drains**
 - d. **Drive approaches**
 - e. **Streetlights**
2. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.

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.

Underground all existing 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.

Shaw Avenue: 6-Lane Arterial

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

1. Dedication Requirements:
 - a. Dedicate sufficient property to accommodate a 12' commercial sidewalk.
2. Construction Requirements:
 - a. Sawcut and construct required permanent paving per *Public Works Standard P-48*, within the limits of this application and transition paving as necessary.
 - b. Construct concrete curb, gutter, and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a 12' commercial pattern. Construct 5' x 6' tree wells per *Public Works Standard P-8* (modified). Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - c. Remove existing driveway approach not identified for utilization as noted on **Exhibit "A-2"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A and E-7B* for Arterials. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications and Public Works*

- Standards E-15, E-17 and E-18* or as approved by the City Engineer. For pedestrian oriented lighting specifications and maintenance, in the right of way, contact Harmanjit Dhaliwal 559-621-8694 or at Harmanjit.Dhaliwal@fresno.gov.
- e. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy.
 - f. If a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required per *Public Work Standard P-72*. Contact Jeff Long at 559 621- 1436. Coordinate all conditions of approval between Public Works and FAX.

Glenn Avenue: Local

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

1. Construction Requirements:

- a. Construct **18'** of permanent paving per *Public Works Standard P-50*, within the limits of this application and transition paving as necessary.
- b. Construct a driveway approach to *Public Works Standards P-2* and **P-6**, as approved 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-2"**.
- c. Construct concrete curb, gutter, and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** commercial pattern. Construct **5' x 6'** tree wells per *Public Works Standard P-8* (modified). Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
- g. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-9A* for Locals. Streetlights shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications and Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer. For pedestrian oriented lighting specifications and maintenance, in the right of way, contact Harmanjit Dhaliwal 559-621-8694 or at Harmanjit.Dhaliwal@fresno.gov.
- d. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Francisco Magos at (559) 621-8679 or at Francisco.Magos@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works*

Department Standard Drawings and Specifications. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

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

Provide corrections as noted on **Exhibit "A-1, A-2, A-3"**.

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 **Infill Area**; therefore pay all applicable 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.

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

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

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CITY OF FRESNO NOTES AND REQUIREMENTS FOR ENTILEMENT APPLICATIONS

GENERAL

- 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 CITYWIDE DEVELOPMENT CODE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS, THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATIONAL STATEMENT PROVIDED BY THE APPLICANT. THE OPERATIONAL STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATIONAL STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATIONAL 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.
- 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:
 - 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.
 - ALL PUBLIC AND PRIVATE EASEMENTS, RIGHTS-OF-WAY AND ANY ACTUAL OR POTENTIAL PREScriptive EASEMENTS OR USES OF THE SUBJECT PROPERTY; AND
 - EXISTING AND PROPOSED GRADE DIFFERENTIALS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTY ZONED OR PLANNED FOR RESIDENTIAL USE.
- FACTS AND 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.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT; <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardsSpecifications2016January.pdf>
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO 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) 421-6880 FOR MORE INFORMATION, INFORMATION AND AN APPLICATION FORM ARE AVAILABLE AT THE FOLLOWING WEBSITE: <http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicensesandTax/business taxpapplication.htm>
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- 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.
- A PERMIT GRANTED UNDER THE FRESNO MUNICIPAL 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

- NOTHING IN THE DEVELOPMENT PERMIT 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.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- 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.
- 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 AT A MAXIMUM HEIGHT OF SIX INCHES IN HEIGHT.
- 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.
- TREES SHALL BE MAINTAINED BY PROPERTY OWNERS TO BE FREE FROM PHYSICAL DAMAGE OR INJURING ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, ACCIDENTS, VANDALISM, INSECTS, AND DISEASE. ANY TREE SHOWING SUCH DAMAGE SHALL BE REPLACED WITH ANOTHER TREE. 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 CURRENT PLANNING DIVISION.

- FUTURE TRANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- TREES REQUIRED FOR PARKING LOTS ARE IN ADDITION TO TREES REQUIRED ELSEWHERE ON THE SITE AS PRESCRIBED IN OTHER SECTIONS OF THE FRESNO MUNICIPAL CODE.
- 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.
- A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE.
- 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 FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL, AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- 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.
- ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FRESNO MUNICIPAL CODE SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS.
- BICYCLE PARKING SPACES SHALL BE SUPPLIED ACCORDING TO TABLE 15-2429-D, REQUIRED ON-SITE BICYCLE PARKING SPACES OF THE FRESNO MUNICIPAL CODE. 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. 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.
- ALL GENERAL PROVISIONS OF SECTION 15-2403 OF THE FRESNO MUNICIPAL CODE SHALL APPLY TO ALL PARKING AREAS.
- 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 (<https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/ParkingManual.pdf>). 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 PARKING MANUAL, QUESTIONS.

SIGNAGE

- 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.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. THE SUBMITTAL CHECKLIST FOR SIGNS IS AVAILABLE ONLINE AT <https://www.fresno.gov/development/planningdevelopment/application-forms/#105-14>
- WINDOW SIGNS LIMITED TO THE HOURS OF OPERATION, ADDRESS, OCCUPANCY, AND EMERGENCY INFORMATION, SUBJECT TO THE FOLLOWING STANDARDS:
 - OPERATIONAL WINDOWS SIGNS SHALL NOT BE MOUNTED OR PLACED ON WINDOWS HIGHER THAN THE SECOND STORY.
 - THE MAXIMUM AREA OF EXEMPT WINDOW SIGNAGE SHALL NOT EXCEED THREE SQUARE FEET IN AREA.
- 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 90 DAYS, AND A PERIOD OF 30 DAYS MUST LAPSE BEFORE DISPLAYING ANOTHER SIGN. SIGNS SHALL NOT BE DISPLAYED FOR MORE THAN 60 TOTAL DAYS DURING A CALENDAR YEAR.
- 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

- NO SIGNS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 15-2506 OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- 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.
- 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.
- NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE, INCIDENTAL TO THE OPERATION F 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.

- 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'.
- 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, FRESNO MUNICIPAL CODE (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.csqqa.org. WHEN A PROJECT INVOLVES SPECIFIC 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 THE 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.csqqa.org.
- SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
- IF AN ARCHAEOLOGICAL AND/OR ANIMAL FOSIL 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 NOTIFIED OF THE FINDINGS. THE CORONER SHALL CONDUCT AN 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) 444-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED AS PART OF THIS SPECIAL PERMIT.
- IF ANIMAL FOSILS 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.
- CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
- CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING PERMIT PROCESS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID PRIOR TO THE 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 SABUTI AT (559) 621-6977.
- OPEN STREET CLOSURES ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
- CROSS-CONNECTION CONTROL: A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-3300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES. LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.
- 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 INTERIORS ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY DEPARTMENT. FOR PLANNING AND DEVELOPMENT DEPARTMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER FOR THE BUILDING.
- OPEN STORAGE (OUTSIDE AN ENCLOSED BUILDING) SHALL BE LIMITED TO VEHICLES, BOATS, RECREATIONAL VEHICLES, AND TRAILERS. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY BUILDING FACADES 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 OPERATION. IF IT IS NOT, IT IS NOT ALLOWED ON THE SITE.

- 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. Please reach out to Frank Sabuti at (559) 621-6977 for fee questions.)
- 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.
 - CITYWIDE DEVELOPMENT IMPACT FEES
 - 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 RATES) AS SET FORTH IN THE LATEST EDITION OF THE MASTER FEE SCHEDULE. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
 - FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)
 - CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
 - STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
 - STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
 - 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 REINSTITUTED 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.
 - REGIONAL TRANSPORTATION MITIGATION FEE (RTMF), PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TILARE STREET, SUITE 201, FRESNO, CA 93721; (559) 233-4148, EXT. 200. www.fresnocog.org. THE RTMF FORM SHALL BE SIGNED BY A BUILDING AND SAFETY SERVICES STAFF MEMBER TO THE TIME OF BUILDING PERMIT ISSUANCE. THEY MAY ALSO BE PAID PRIOR TO PROCEED PRIOR TO ISSUANCE OF OCCUPANCY.
 - SCHOOL FEES: SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT THE APPLICABLE SCHOOL DISTRICT TO OBTAIN FEE AMOUNT. PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES: A FLOOD DEVELOPMENT FEE IS REQUIRED FOR ALL UTILITIES, WASTEWATER OF PROPOSED DEVELOPMENT PROJECTS, INCLUDING APPLICATIONS FOR PLAN AMENDMENTS, REZONES, SPECIAL PERMITS, SUBDIVISIONS, AND GRADING PLANS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID DIRECTLY TO FMFCD IN ORDER FOR THAT AGENCY TO REVIEW PROJECTS AND PROVIDE A NOTICE OF REQUIREMENTS. FOR MORE INFORMATION, CONTACT THE FMFCD AT (559)456-2992.
 - FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE RATE IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE OF A NEW PROJECT MUST BE SATISFIED BY THE DEVELOPER OF THE NEW PROJECT. DRAINAGE FEES MAY BE PAID AT THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO, OR AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - OVERSIZE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - WASTEWATER FACILITIES CHARGE
 - TRUNK SEWER CHARGE
 - 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.
 - LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - OVERSIZE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - WASTEWATER FACILITIES CHARGE
 - TRUNK SEWER CHARGE
 - WATER CONNECTION CHARGES: (FMC SECTIONS 6-501 TO 6-507), THE FOLLOWING WATER AND 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 WATER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED. FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
 - SEWER CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
 - METER CHARGES (BASED ON SERVICE NEED)
 - WATER CAPACITY FEE (BASED ON SIZE OF METER)
 - DEFERMENT OF THE PAYMENT OF CITYWIDE DEVELOPMENT IMPACT FEES FOR FIRE, POLICE, PARKS, STREETS, AND TRAFFIC SIGNALS IS AVAILABLE FOR PROJECTS LOCATED OUTSIDE THE CITY OF FRESNO. PROJECTS MUST ACCORDANCE WITH THE PROVISIONS OF CITY OF FRESNO RESOLUTIONS NOS. 2009-265 AND 2010-19.

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- 49 PROPOSED GAS SERVICE CONNECTION TO BUILDING
- 50 (E) or (F)

	PROPERTY BOUNDARY LINE		EXISTING TELEPHONE
	ADJACENT PROPERTY BOUNDARY LINE		EXISTING OVERHEAD POWER
	RIGHT OF WAY BOUNDARY LINE		EXISTING FIBER OPTIC LINE
	CENTER LINE OF ROAD		EXISTING POWER POLE
	EXISTING EASEMENT LINE		PROPOSED SITE LIGHTING
	EXISTING TO REMAIN		EXISTING SIGN
	PROPOSED NEW		PROPOSED SIGN
	EXISTING FENCE		PROPOSED CURB AND GUTTER
	EXISTING WATER LINE		EXISTING CURB AND GUTTER
	PROPOSED WATER LINE		PROPOSED SIDEWALK
	EXISTING SANITARY SEWER		EXISTING SIDEWALK
	PROPOSED SANITARY SEWER	PAVING & LANDSCAPE LEGEND STANDARD DUTY ASPHALT HEAVY DUTY ASPHALT STANDARD DUTY CONCRETE HEAVY DUTY CONCRETE LANDSCAPE - SEE LANDSCAPE	
	EXISTING STORM DRAIN		
	PROPOSED STORM DRAIN (LESS THAN 12")		
	PROPOSED STORM DRAIN		
	EXISTING GAS		
	PROPOSED GAS		
	ACCESSIBLE PATH OF TRAVEL		

LEGAL DESCRIPTION:	LOTS 8, 9 AND 10 OF SIERRA VISTA PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JULY 22, 1970, IN BOOK 9 PAGE 85 OF PLATS, FRESNO COUNTY RECORDS, EXCEPTING THEREFROM THE NORTH 20 FEET OF SAID LOT 10, 63 W. SHAW AVE, FRESNO, CA 93704
SITE ADDRESS:	APN 425-092-013
ASSESSOR'S PARCEL NUMBER (APN)	2.251 Acres (89.05sq)
LOT SIZE:	CORRIDOR/CENTER MIXED USE (CMX) ZONING
GENERAL PLANNED LAND USE DESIGNATION: (EXISTING & PROPOSED)	
COMMUNITY PLAN:	BULLARD COMMUNITY PLAN
SPECIFIC PLAN:	NOT APPLICABLE
DATE OF PREPARATION:	1/15/21

A map of the area around the proposed site. The map shows a grid of streets: W Shaw Ave to the north, E Fairmont Ave to the south, N Delmar Ave to the west, and N Glen Ave to the east. The proposed site is located at the intersection of N Delmar Ave and N Glen Ave, and is shaded in gray. Surrounding properties are labeled with their zoning codes: CMX (Community Medium Density Residential) to the north and west, RMX (Residential Medium Density) to the north and east, RM (Residential Medium Density) to the east, and RML (Residential Medium Density Low Density) to the south. A FAX BRT STATION is located to the northeast of the site. A scale bar indicates a distance of 200 feet. A north arrow is located in the bottom right corner of the map.

- LANDSCAPING MUST BE IN PLACE BEFORE INSTALLATION 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 CURRENT PLANNING DIVISION.
- ALL EXISTING UTILITIES SHALL BE IDENTIFIED WITHIN THE INTERVENING SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-0107 OF THE FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOLS AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- ALL ACCESSIBLE PARKING SPOTS SHALL BE PLACED 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 ACCESSIBLE PARKING SLOTS AND RAMPERS.
- SIGNS OTHER THAN DIRECTION SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED THROUGH SITE SURVEYING, GRADING, EXCAVATION, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE CITY PUBLIC CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY A NATIVE AMERICAN IN ORIGIN, THE STATE OF CALIFORNIA DEPARTMENT OF CULTURAL RESOURCES SHALL BE IMMEDIATELY CONTACTED. INVESTIGATION/SUTHERLAND SAN JOAQUIN VALLEY INFORMATION CENTER (916) 463-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. 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/PREVENTION.
- THE PRESENT AREA IS ABUNDANT IN PALEONTOLOGICAL MATERIAL. ALL EXCAVATION SHALL BE SUPERVISED BY A REFERRED 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.
- OUTDOOR STORAGE OF MATERIALS INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- WORK DURING DAYS BEFORE COMMENCEMENT EXCAVATION OPERATIONS WITHIN STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-462-2444.
- REPAIR ALL DAMAGED AND/or OFF-GRADE CONCRETE IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- ANY SURVEY MONUMENTS WITHIN THE FIELD OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- ~~REPAIR ALL DAMAGED AND/or OFF-GRADE CONCRETE IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.~~
- ~~ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS-SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.~~
- ~~STOP SIGN REQUIREMENTS: STOP SIGNS SHALL BE INSTALLED AT THE POINT OF BEGINNING OF THE STOPPING DISTANCE REQUIRED TO STOP. SIGNS SHALL BE INSTALLED AT A 30"x38" SIZE STANDARD SIGN IMMEDIATELY ABOVE THE STOP SIGN ON THE SAME POST. SIGNS SHALL BE MOUNTED ON A 2' GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK.~~
- ALL GENERAL STANDARDS OF SECTION 15-0105 OF THE FRESNO MUNICIPAL CODE SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS.
- FOR ALL EXISTING OR NEW IMPROVEMENTS TO THE OPEN SPACE REQUIREMENTS THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING DRIVE WAY 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 CURET, GUTTER AND CURBSIDE FINISHES.
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC RIGHT ROW REQUIRES A STREET WORKS PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 482-1880, 10 WORKING DAYS PRIOR TO ANY OFFSET CONCRETE CONSTRUCTION.
- ADVISORY ARE ENCOURAGED TO PROVIDE BICYCLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
- FOR STANDARD DRAWINGS VISIT <https://www.fresno.gov/publicworks/wp-content/uploads/sites/1720/files/cityofsfresnoStandardDrawingsv16Feb.pdf>.
- FOR TRAFFIC PLANNING CHECKLIST VISIT <http://www.fresno.gov/publicworks/wp-content/uploads/sites/1720/files/TrafficPlanningChecklistv16Feb.pdf>.
- TRAFFIC PLANNING CHECKLIST LINK: <https://www.fresno.gov/publicworks/wp-content/uploads/sites/1720/files/TrafficPlanning-checklistv16Feb.pdf>
- FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-6792 OR VIA EMAIL AT jill.gormley@fresno.gov
- ALL SITE WATER WELLS SHALL BE USED ONLY FOR IRRIGATION THROUGH AN AUTOMATIC CONTROL VALVE ACTUATED BY AN IRRIGATION CONTROL SYSTEM PROVIDED ON THE SITE. THESE WELLS WILL HAVE A SEPARATE ROOT WATERING SYSTEM CONTROLLED BY THEIR OWN IRIGATION CONTROL.
- ALL PAVING IN THE RIGHT OF WAY TO BE CONSTRUCTED PER CITY OF FRESNO STANDARD DRAWINGS Part 1-P-24 & Part 2-P-22, P-22 & P-23

PROPOSED PEDESTRIAN LIGHT POLE
(LOCATED ON SHAW AND GLENN, PER CITY OF FRESNO STANDARD DRAWING E-2)

Verify design and specs with Harmanjit Dhalwal.

PROPOSED PEDESTRIAN LIGHT POLE
(LOCATED AT INTERNAL SITE AREAS, KEYNOTE 62)

DESCRIPTION: DECORATIVE EXTERIOR PATHWAY LUMINAIRE
DRIVER: 120V or 277V
LAMPING: LED MODULE - 4,000K, 5160 LUMEN OUTPUT, 67 VA
INPUT POWER: 67 VA
MANUFACTURERS: SELUX - SATURN 2 SAC2L-R2-RPA-LG3700-40
NOTES: SHALL USE FULL CUT-OFF.

Revised line work. Curb and gutter do not line up. Note 2 and 4 contradict; intent is unclear.

Revise sidewalk hatching to match legend.

316.49' verify

verify FH location

Revise sidewalk hatching to match legend.

SITE PLAN AND LEVEL 1 FLOOR

1
A1.0

27. PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PERIMETER OF THE BUILDING. THIS PATH MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
28. UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE BUILDING FOOTPRINT.
29. SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
30. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
31. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE CITY OF FRESNO STANDARD DRAWING E-2.

DESCRIPTION: DECORATIVE EXTERIOR PATHWAY LUMINAIRE
DRIVER: 120V or 277V
LAMPING: LED MODULE - 4,000K, 5160 LUMEN OUTPUT, 80CRI
INPUT POWER: 67 VA
MANUFACTURERS: SELUX - SATURN 2: SAC2L-R2-RPA-LG3700-40-16-0
NOTES: SHALL USE FULL CUT-OFF.

DESCRIPTION: LED AREA LUMINAIRE
DRIVER: MVOLT (120-277V)
LAMPING: LED MODULE - 4,000K, 11,176 LUMEN OUTPUT, 70CRI.
INPUT POWER: 105 VA
MANUFACTURERS: LITHONIA - D-SERIES: DSX1 LED 30C 1000 40K T2M MVOLT RPA HS
NOTES: SHALL USE FULL CUT-OFF.

29. SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
30. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
31. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, FEDERAL, RAILROAD LAWS AND REGULATIONS.





DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: October 19, 2021

TO: MINDI MARIBOHO – Development Services Coordinator
Planning & Development Dept/Current Planning

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

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

SUBJECT: DPU REQUIREMENTS FOR P21-00420 THE GLENN 63 WEST SHAW AVENUE

Water Requirements

City of Fresno Water Division approves of the proposed project, subject to the following conditions listed below:

1. Replace the existing 6-inch water main (including City fire hydrants) located in West Shaw Avenue from North Glenn Avenue east across the project frontage.
2. Install a 12-inch water main (including City fire hydrants) in West Shaw Avenue from the easterly boundary of the proposed project boundary east, approximately 200-linear feet to the existing 12-inch water main located in West Shaw Avenue.
3. The Developer shall construct all improvements under these conditions and shall be reimbursed in part by a Developer Reimbursement Agreement. The Developer Reimbursement Agreement will be for constructing the 12-inch main, and associated appurtenances, in West Shaw Avenue to replace the aged 6-inch water main, and associated appurtenances from North Glenn Avenue east across the project frontage. Reimbursement amount will be 45% of applicable design and construction costs. The Developer shall pay one-hundred percent of the cost to construct the approximate 200-linear feet of 12-inch main, and associated appurtenances, in West Shaw Avenue, east of the project boundary. The Developer Reimbursement Agreement shall be subject to City Council approval in its sole discretion. The developer shall be responsible to provide substantiation of all costs associated with the reimbursement under the agreement.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

October 19, 2021

DPU REQUIREMENTS FOR P21-00420 THE GLENN 63 WEST SHAW AVENUE

Page 2 of 5

4. An existing 6-inch water main is located on the easterly boundary of the proposed project limits:
 - a) No water service connections shall be allowed to the existing 6-inch water main.
 - b) Provide a 20-foot water main easement centered along the 6-inch water main within the project boundaries.
 - c) All water main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the water main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities Assistant Director. No Trees shall be located within 8-feet of the water main. All water mains within an easement shall be clearly marked with signage above indicating the exact location and type of facility below.
 - d) In the event City damages any street, sidewalk, landscaping or other improvements in exercising reasonable care, use and enjoyment of the Water Main Easement, City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. City shall have the right, without notice and at the property owner's expense, to remove from the Water Main Easement any building, fence, tree, or other encroachment not approved by City's Department of Public Utilities Assistant Director. The Water Main Easement shall be maintained by the property owner free of any surface obstructions, except for those that may be approved by City's Department of Public Utilities Director, so that City may have vehicular access to and through the Water Main Easement at all times.
5. On-site water facilities shall remain private.
6. Installation of water service(s) & meter box(es) shall be required.
7. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Department of Public Utilities Assistant Director.
8. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
9. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

October 19, 2021

DPU REQUIREMENTS FOR P21-00420 THE GLENN 63 WEST SHAW AVENUE

Page 3 of 5

10. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
11. The water supply requirements for this project are as follows:
12. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
13. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in East Alluvial Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Connection to the existing 6-inch sewer main located in the 16-foot Public Utility Easement on the eastern parcel line shall not be allowed.
2. Installation of sewer house branch(s) shall be required.
3. All sewer main easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the sewer main. The planting plan, for any proposed landscape within the easement, shall be approved by the Department of Public Utilities. No Trees shall be located within 8 feet of the sewer main.
4. An existing public 6-inch sewer main exists along the westerly boundary of the

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

October 19, 2021

DPU REQUIREMENTS FOR P21-00420 THE GLENN 63 WEST SHAW AVENUE

Page 4 of 5

proposed development. The existing Public Utility Easement shall be clearly marked with signage above indicating the exact location and type of facility below.

5. In the event City damages any street, sidewalk, landscaping or other improvements in exercising reasonable care, use and enjoyment of the Sewer Main Easement, City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. City shall have the right, without notice and at the property owner's expense, to remove from the Sewer Main Easement any building, fence, tree, or other encroachment not approved by City's Director of Public Utilities.
6. The Public Utility Easement shall be maintained by the property owner free of any surface obstructions, except for those that may be approved by City's Director of Public Utilities, so that City may have vehicular access to and through the Sewer Main Easement at all times.
7. Street work permit is required for any work in the Right-of-Way.
8. On-site sanitary sewer facilities shall be private.
9. Abandon any existing on-site private septic systems.
10. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. Sewer Facility Charge (Multi-Purpose)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

October 19, 2021

DPU REQUIREMENTS FOR P21-00420 THE GLENN 63 WEST SHAW AVENUE

Page 5 of 5

(based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.

Solid Waste Requirements

For the purpose of establishing city solid waste service policies, multi-family complexes are defined as complexes composed of three (3) dwelling units or more per parcel. These service requirements apply to all multi-family complexes within the City of Fresno.

1. 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.
2. 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.
3. 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.
4. 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.
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.



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

Fire Department

June 15, 2022
Carl Torrance

Comments

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

This 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.

This addendum review is a review of the areas noted with a cloud or delta only. Any current or future approval for this plan will be for the clouded areas only and shall not constitute an approval for any areas or changes not shown on the plans with a cloud or delta. Any changes in this addendum plan that affect fire and life-safety system permits issued by the Fresno Fire Department shall result in an addendum submittal of the fire and life-safety system to the Fresno Fire Department for review and approval.



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

Fresno County Environmental Health Division

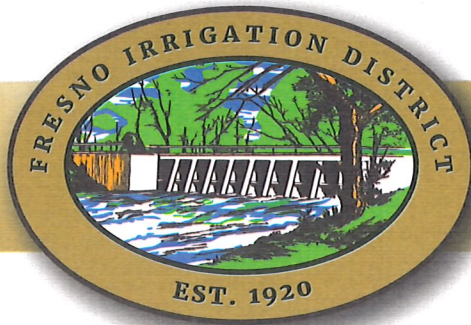
October 20, 2021

Comments

1. Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for the proposed development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
3. Applicants proposing to use and/or store hazardous materials and/or hazardous wastes, they 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.
4. Future applicant(s) may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.
5. Prior to occupancy, the applicant must register any radiation diagnostic equipment with the California Department of Public Health, Radiologic Health Branch. Contact the registration staff at (916) 327-5106 for more information or visit the webpage at: <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/RHB-X-ray/Registration.aspx>.
6. For retail food establishments, prior to issuance of building permits. The applicant(s) shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division,

for review and approval. Prior to operation, the applicant(s) shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

7. Prior to operation, future tenants may be required to apply for and obtain a license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.
8. Future applicant(s), or any tenant leasing space, should be advised that construction and operating permits may be required by the State of California, Department of Health Services for wholesale food manufacturing. Contact the staff at the Division of Food and Drug at (559) 445-5323 for more information.
9. Should a body art facility (i.e. tattoo, piercing, branding or permanent cosmetics facility) be proposed, prior to issuance of building permits, the tenant shall submit complete body art facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Body Art Program at (559) 600-3357 for more information.
10. The project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
11. 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.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

October 21, 2021

Cynthia Molina
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application P21-00420
S/W Shaw and Blackstone avenues

Dear Ms. Molina:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application P21-00420 for which the applicant proposes to construct a new 128 unit 5 story mixed use affordable housing project, APN: 425-092-13. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

\\fdfs01\Eng\Agencies\FresnoCity\Development Permit Application\P21-00420\P21-00420.doc

BOARD OF DIRECTORS

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



Enterprise/Holland
Colony No. 122

Subject Property
APN: 425-092-13

FRESNO

BLACKSTONE

SHAW

GETTYSBURG

MAROA



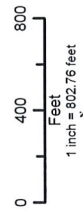
FRESNO IRRIGATION DISTRICT

Legend

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

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

Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 404 Path: G:\Fidgis\20210727 FID Master.mxd



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

File No. 210.412

Page 1 of 4

PUBLIC AGENCY

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

DEVELOPER

MATTHEW BROWN, YBA ARCHITECTS
123 NW 2ND AVE, SUITE 204
PORTLAND, OR 97209

PROJECT NO: **2021-00420**

ADDRESS: **63 W. SHAW AVE.**

APN: **425-092-13**

SENT: **October 19, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AA	\$9,774.00	NOR Review	\$95.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$482.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$9,774.00		Total Service Charge: \$577.00		

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 2/28/22 based on the site plan submitted to the District on 10/01/21. 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
DPA
No. 2021-00420**

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

Page 2 of 4

FR DPA No. 2021-00420

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

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

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

Page 3 of 4

**FR
DPA
No. 2021-00420**

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: 10/19/2021 10:24:02 AM



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 10/18/2021 7:42:04 AM

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

Page 4 of 4

CC:

KIEL SCHMIDT, UPHOLDINGS

7370 LINCOLN AVE., STE. A

LINCOLNWOOD, IL 60712

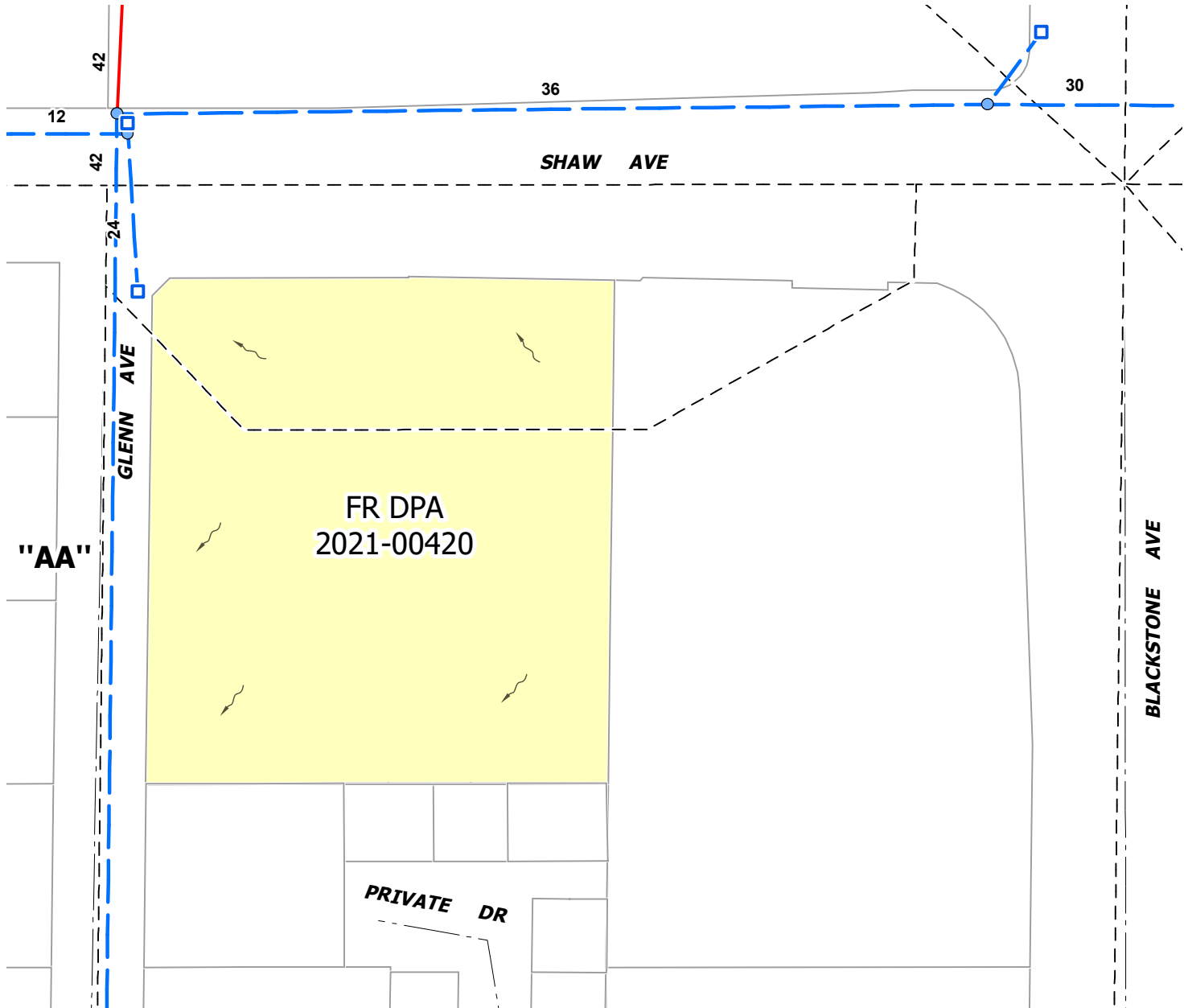
SHAW GLENN INVESTMENTS LLP

2810 N. VAN NESS

FRESNO, CA 93704

FR DPA No. 2021-00420

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



LEGEND

Existing Master Plan Facilities

Future Master Plan Facilities

Inlet Boundary

Direction Of Drainage



1" = 100'

FR DPA 2021-00420
DRAINAGE AREA "AA"



EXHIBIT NO. 1
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg
Date: 10/15/2021
Path: K:\Autocad\DWGS\0EXHIBIT\CITYDPA\2021-00420.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

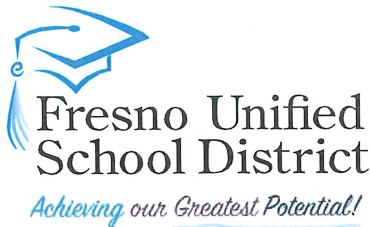
In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

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.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain.

Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system.

Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.



BOARD OF EDUCATION

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Major Terry Slatik USMC (Retired)
Trustee Area 5 (Vacant)

SUPERINTENDENT

Robert G. Nelson, Ed.D.

October 1, 2021

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

SUBJECT: **PLANNING APPLICATION P21-00420**
THE GLENN – PROPOSED MIXED USE DEVELOPMENT
63 W. SHAW AVE.

Dear Mr. Holt,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced Planning Application. The applicant proposes the construction of a 5-story mixed use building to consist of 128 units of mixed income affordable housing, as well as 3,800 square feet of residential amenities and supportive services and a 10,000 square-foot Federally Qualified Health Center, to be located at 63 West Shaw Avenue.

Any urban residential development occurring as a result of project approval will have an impact on the District's student housing capacity. The District, through local funding, is in a position to partially mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed, under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50's Level 1, 2 and 3 developer fee legislative provisions.

New development on the above referenced property is subject to development fee rates in effect at the time of payment; currently \$4.08 per square foot for residential development, and \$0.66 per square foot for commercial development. For mixed use projects the residential units and commercial space would be charged the residential and commercial rates, respectively. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

The project is presently within the attendance areas of the schools identified below.

Elementary School:	Powers
Middle School:	Wawona
High School:	Bullard

This project could potentially generate 64 TK-12 students, including approximately 37 elementary school students. If the assigned neighborhood schools cannot accommodate the increased number of students, current school assignments may be evaluated for potential adjustments.

The district appreciates the opportunity to comment on the proposed project. Please contact our office at 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

DWC

AB:hl

October 28, 2021

Robert Holt
City of Fresno
Planning & Development Department
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721

Project: Development Permit Application No. P21-00420

District CEQA Reference No: 20211087

Dear Mr. Holt:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City). The project consists of a 5-story building with a health center, and 128-unit affordable multi-family rental housing (Project). The Project is located at the southeast corner of North Glenn Avenue and West Shaw Avenue in Fresno, CA (APN 425-092-13 and 425-091-03).

Project Scope

The Project consists of 128 affordable multi-family residential units consisting of 63 one-bedroom, 32 two-bedroom, 32 three-bedroom plus one residential manager unit and a 10,100 square foot Federally Qualified Health Center (FQHC).

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: <https://www.valleyair.org/transportation/GAMAQI.pdf>

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-8000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the City advise project proponents with construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

1b) Health Risk Screening/Assessment

Located directly west and directly south of the Project, there are two sensitive receptors (residential units). The Health Risk Assessment should evaluate the risk associated with sensitive receptors in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: <https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

The District recommends the development project(s) be evaluated for potential health impacts to surrounding receptors (on-site and off-site) resulting from operational and multi-year construction TAC emissions.

- i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at:

http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

- ii) The District recommends a refined HRA for development projects that result in a prioritization score of 10 or greater. Prior to performing an HRA, it is recommended that development project applicants contact the District to review the proposed modeling protocol. A development project would be considered to have a significant health risk if the HRA demonstrates that the project related health impacts would exceed the District's significance threshold of 20 in a million for carcinogenic risk and 1.0 for the Acute and Chronic Hazard Indices, and would trigger all feasible mitigation measures. The District recommends that development projects which result in a significant health risk not be approved.

For HRA submittals, please provide the following information electronically to the District for review:

- HRA AERMOD model files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodology.

More information on toxic emission factors, prioritizations and HRAs can be obtained by:

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the District's website (Modeling Guidance) at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

1a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

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

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

1b) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NO_x and PM₁₀ emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 residential units. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, the District has received an AIA for the Project (ISR 20210039).

1c) District Regulation VIII (Fugitive PM₁₀ Prohibitions)

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

The application for both the Construction Notification and Dust Control Plan can be found online at:

<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm

1d) Other District Rules and Regulations

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

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

2) District Comment Letter

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

If you have any questions or require further information, please contact Cherie Clark by e-mail at Cherie.Clark@valleyair.org or by phone at (559) 230-5940.

Sincerely,

Brian Clements
Director of Permit Services

A handwritten signature in blue ink, appearing to read 'Brian Clements', with a stylized flourish at the end.

For Mark Montelongo
Program Manager

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: The Glenn, mixed-use development - 63 W. Shaw Avenue

A.P.N. 425-092-13

Planned Land Use: Corridor - Center Mixed-Use

Current Zoning: CMX

Site Area: +/- 2.24 acres

Living Units / LUE: 128 Living Units

Building Area: 10,000 sq. ft. dedicated Health Center

Entitlement: P21-00420

Estimate Date: October 19, 2021

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	6"	1	EA.	\$27,000.00	\$27,000.00	[1] [6]
Irrigation Water Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Time & Materials Charge	8" Fire	1	EA.	\$16,600.00	\$16,600.00	[1] [6]
Frontage Charge		300	L.F.	\$6.50	<i>previously satisfied</i>	
Water Capacity Fee	6"	0.50	EA.	\$60,980.00	\$30,490.00	[1] [6]
Water Capacity Fee	2"	0.50	EA.	\$12,195.00	\$6,097.50	[1] [6]

Total Water Connection Charges	\$82,858.50	[1]
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SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		45,000	Sq.Ft.	\$0.10	<i>previously satisfied</i>	
Oversized Sewer Charge		67,500	Sq.Ft.	\$0.05	<i>previously satisfied</i>	
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]

Total Sewer Connection Charges	\$0.00	[3]
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CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Comm. Office	10,000	Sq.Ft.	\$824.00	\$8,240.00	[7]
Citywide Fire Facilities Impact Fee	Multi-Family	128	Units	\$1,556.00	\$199,168.00	[7]
Citywide Park Facility Impact Fee	Multi-Family	128	Units	\$3,307.00	\$423,296.00	[7] [9]
Citywide Police Facilities Impact Fee	Comm. Office	10,000	Sq.Ft.	\$682.00	\$6,820.00	[7]
Citywide Police Facilities Impact Fee	Multi-Family	128	Units	\$484.00	\$61,952.00	[7]
Citywide Regional Street Charge	Multi-Family	2.24	AC	\$16,993.00	\$38,064.32	[6]
New Growth Area Major Street Charge	Multi-Family	2.24	AC	\$46,816.00	<i>n/a</i>	
Citywide Traffic Signal Charge	Multi-Family	128	Units	\$381.00	\$48,768.00	[6]
Citywide Traffic Signal Charge	Med. Clinic	10,000	Sq.Ft.	\$1,801.00	\$18,010.00	[6]

Total Citywide/Regional Impact Fees	\$804,318.32
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Total Fees and Charges	\$887,176.82
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CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

NOTES:

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

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

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

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

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

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

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

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the 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: October 19, 2021

(559) 621-8797

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