

Exhibit I

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## DEPARTMENT OF PUBLIC WORKS

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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](mailto: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

<b>ATTENTION:</b>		
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
<p><b>Deeds (up to 2-month processing time)</b> 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. <a href="https://www.fresno.gov/publicworks/engineering-services/#tab-5">https://www.fresno.gov/publicworks/engineering-services/#tab-5</a></p>	Jeff Beck	Public Works Department (559) 621-8560 <a href="mailto:Jeff.Beck@fresno.gov">Jeff.Beck@fresno.gov</a>
<p><b>Pedestrian Oriented Lighting</b> Contact Harmanjit Dhaliwal for design, specifications, and maintenance for the pedestrian oriented lighting.</p>	Harmanjit Dhaliwal	Public Works Department 559-621-8694 <a href="mailto:Harmanjit.Dhaliwal@fresno.gov">Harmanjit.Dhaliwal@fresno.gov</a>

**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](mailto: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](mailto: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](mailto: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](mailto: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](http://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](mailto:Andreina.Aguilar@fresno.gov) in the Public Works Department, Traffic Planning Section.



**CITY OF FRESNO NOTES AND REQUIREMENTS FOR ENTITLEMENT 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 CITY 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, 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 DELAYS 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.
  - NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT, EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDINGS AND STRUCTURES LISTED AS PROHIBITED IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.
  - 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/BusinessLicenseandTax/businessappapplication.htm>
  - ALL PROPOSED BUILDINGS OR STRUCTURES 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 CODE SHALL BE DEEMED TO PROHIBIT THE ERECTION OF TEMPORARY FENCING AROUND CONSTRUCTION SITES IN COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF THE FRESNO MUNICIPAL CODE.
  - 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 PLANNING 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, WHERE 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 FREE OF REFUSE, DEBRIS, RUBBISH, OR OTHER ACCUMULATED MATTER AND/OR MATERIALS.
  - NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND/OR THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
  - TREES SHALL BE MAINTAINED BY PROPERTY OWNERS TO BE FREE FROM PHYSICAL DAMAGE OR INJURY ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, ACCIDENTS, VANDALISM, INSECTS, AND DISEASE. ANY TREE SHOWING SUCH DAMAGES 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 TENANT 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 10-10.7 OF THE FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNINGS 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 15-5015 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 AND AT LEAST FIVE FEET FROM VEHICLE PARKING SPACES TO ALLOW FOR THE MANUEVERING 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 MANUEVERING 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 TURENT 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 REFINEMENT, OR 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/developmentapplicationforms.html/#03-14>
  - WINDOW SIGNS LIMITED TO THE HOURS OF OPERATION, ADDRESS, OCCUPANCY, AND EMERGENCY INFORMATION, SUBJECT TO THE FOLLOWING STANDARDS:
    - OPERATIONAL WINDOW 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**
- NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 15-2506 OF THE FMVC 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 PROJECT FROM TEMPORARY CONSTRUCTION, DEMOLITION, AND VEHICLES THAT ENTER AND LEAVE THE SUBJECT PARCELS (E.G., CONSTRUCTION EQUIPMENT, TRUCKS, 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 (FMVC) CHAPTER 6, ARTICLE 7 (FMVC SECTIONS 67-01 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/california/surfacewater/programs/construction/permits/helpfulinformationforpreparingandimplementingstormwaterpollutionpreventionplansmayalsoobtainfromthecaliforniastormwaterqualityassociationviaitswebsite](http://www.waterboards.ca.gov/california/surfacewater/programs/construction/permits/helpfulinformationforpreparingandimplementingstormwaterpollutionpreventionplansmayalsoobtainfromthecaliforniastormwaterqualityassociationviaitswebsite)
  - SCREENING ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
  - IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIALS ARE ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
  - IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE NOTICED IMMEDIATELY. THE MUSEUM OF PALEONTOLOGY, AN ARCHAEOLOGICAL MATERIAL IS REMAINS NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 444-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THIS PROJECT. THE SITE SHALL BE ESCRIMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
  - IF AN ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
  - 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 WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
  - CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING PERMIT PROCESS AND SHALL BE PAID PRIOR TO THE ISSUANCE OF THE PERMIT. PRIOR TO THE ISSUANCE OF BUILDING PERMITS UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE, FOR INFORMATION RELATING TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559) 621-4977.
  - OPEN STREET CUTS 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 CERTIFICATION. 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 INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE PLANNING AND DEVELOPMENT DEPARTMENT. 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.
  - 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 DEPICED ON THE SITE PLAN AND DESCRIBED IN OPERATION. IF IT IS NOT, IT IS NOT ALLOWED ON THE SITE.
  - 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.

**PROJECT TEAM**

LAND OWNER	DEVELOPER	ARCHITECT
SHAW GLENN INVESTMENTS, LLP 335 W OLIVE AVE FRESNO, CA 93728 P: 702.301.1191 F: N/A CONTACT: EDWARD ERGANIAN egeranian@devco.com	UPHOLDINGS, LLC 7370 N LINCOLN AVE SUITE A LINCOLNWOOD, IL 60712 P: 559.492.7249 F: N/A CONTACT: KEL SCHRIMD kel@upholdings.net	YBA ARCHITECTS 123 NW 2ND AVE SUITE 204 PORTLAND, OR 97209 P: 503.894.4650 F: N/A CONTACT: MATTHEW BROWN matth@yba.com
CIVIL	LANDSCAPE	
GALLOWAY 8050 N. PALM AVE SUITE 300 FRESNO, CA 93711 P: 559.974.0317 F: N/A CONTACT: TERRA MORTENSEN terramortensen@gallowayus.com	ROBERT BORO LANDSCAPE ARCHITECT P.O. BOX 4724 FRESNO, CA 93744 P: 559.266.4367 F: N/A CONTACT: RICHARD VAILLANCOUR rich_boro@comcast.net	

**INDEX OF DRAWINGS**

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A1.0	SITE PLAN
A1.1	RENDEZVOUS SITE PLAN & SOLAR SHADING DIAGRAMS
A1.2	OPEN SPACE DIAGRAM
A2.0	ENLARGED SITE PLANS & SECTIONS
A3.0	FLOOR PLANS & ROOF PLAN
A4.0	EXTERIOR ELEVATIONS & BUILDING SECTIONS
A5.0	3D VIEWS
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A6.0	SITE DETAILS
A6.1	SITE DETAILS
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**THE GLENN**  
 63 W SHAW, AVENUE  
 FRESNO, CA 93704

DEVELOPMENT PERMIT APPLICATION

TITLE SHEET

REVISIONS:

DATE: 01.15.2021  
 JOB NO: 190420

See A-1 to A-3

APPL. NO. P21-00420 EXHIBIT A-1 DATE 09/20/21

PLANNING REVIEW: \_\_\_\_\_  
 TRAFFIC ENGR: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 MAKE CORRECTIONS PER TRAFFIC ENGR. REVIEW #1 REVIEWED BY: AA DATE: 10/21/2021

CITY OF FRESNO DARM DEPT

**T1.0**

CPI

**SITE PLAN KEY NOTES**

1. SAVOUC EXISTING PAVEMENT TO CLEAN EDGE (LIMITS OF PAVING) PER CITY OF FRESNO PW STD. P-48.
2. EXISTING CURB, GUTTER AND SIDEWALK TO REMAIN.
3. CONSTRUCT PROPOSED COMMERCIAL DRIVE APPROACH PER CITY OF FRESNO PW STD DWG P-2 and P-6.
4. CONSTRUCT 6" CURBS WITH 24" GUTTER PER CITY OF FRESNO PW STD DWG P-9 or P-5 verify.
5. CONSTRUCT SIDEWALK PER CITY OF FRESNO PW STD DWG P-4.
6. NOT USED.
7. CONSTRUCT ACCESSIBLE RAMP PER CITY OF FRESNO PW STD DWG P-28.
8. PROPOSED STREET LIGHTS PER CITY OF FRESNO STD DWG. 3-2-1 and E-7A or E-9A.
9. CONSTRUCT VALLEY GUTTER PER CITY OF FRESNO PW STD DWG P-10.
10. CONSTRUCT CASE A (5' x 6') TREE WELL PER CITY OF FRESNO PW STD DWG. P-8 AND SPECIFICATION SECTION 28-2.1C.
11. INSTALL PROPOSED "STOP" SIGN PER CITY OF FRESNO STD DWG. P-88. SEE GENERAL NOTE NO. 14.
12. INSTALL SHORT TERM BIKE RACK.
13. INSTALL LONG TERM BIKE RACK.
14. CONSTRUCT PARKING LOT PAVEMENT TO CITY OF FRESNO PW STD P-21, P-22 & P-23 (TYP), MATCH EXISTING SECTION.
15. PAINT 4" WIDE WHITE PARKING STRIPE (TYPICAL).
16. PAINT PAVEMENT MARKING LENGTH IN WHITE PAINT.
17. INSTALL DETECTABLE WARNING DEVICES PER CITY OF FRESNO PW STD. P-32.
18. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT MARKING. 3" x 3" MINIMUM.
19. PAINT 4" WIDE PAINTED BLUE BUS STOP SIGN TO REMAIN.
20. PAINT "NO PARKING" PAVEMENT MARKING IN WHITE PAINT. MIN. 12" HIGH LETTERING.
21. PAINT 4" WIDE HATCHED LINES IN PAINT COLOR CONTRASTING ACCESSIBLE SURFACE. PREFERABLY BLUE OR WHITE PAINT. MAXIMUM 3" SPACING CENTER TO CENTER.
22. INSTALL ACCESSIBLE STALL SIGNAGE. ACCESSIBLE PARKING ONLY MINIMUM FINE COMBINATION SIGN (R30) (CA) OR SIMILAR. VAN ACCESSIBLE SHALL ALSO INCLUDE "VAN ACCESSIBLE" PLAQUE (R7-88) BENEATH PARKING SIGN. BOTTOM OF LOWEST SIGN SHALL BE INSTALLED A MINIMUM OF 80" ABOVE FINISHED GRADE.
23. INSTALL "ADA UNAUTHORIZED VEHICLES WILL BE TOWED" SIGN PER SEC. 11B-022.8, 2019 CBC AND AN ADDITIONAL SIGN INDICATING VEHICLES WILL BE TOWED FOR PARKING IN FIRE LANES COMPLYING WITH CVC SECTIONS 22501.1 AND 22588. MOUNTED A MINIMUM 18" FROM BOTTOM OF LOWEST SIGN TO GROUND.
24. FUTURE ELECTRIC VEHICLE CHARGING STATION AND STALLS. REF. ELECTRICAL PLAN FOR CONDUIT ROUTING AND REQUIREMENTS.
25. PROPOSED LOW EMISSION VEHICLE PARKING. PAINT "CLEAN AIR/VANPOOLEY" MARKING PER 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE SEC. 5.106.5.2.1.
26. FUTURE CHARGING EQUIPMENT LOCATION (BASED ON CONFIGURATION A OF CLIPPER CREEK, INC. MODEL PWD-107 CHARGING STATION).
27. FIRE LANE - CURB PAINTED RED WITH "FIRE LANE" PAINTED IN 3" HIGH MINIMUM WHITE LETTERS.
28. CONSTRUCT COVERED 3-CELL REFUSE CONTAINER ENCLOSURE WITH REAR PEDESTRIAN ACCESS PER CITY OF FRESNO PW STD DWG. P-33 - P-35.
29. NOT USED.
30. NOT USED.
31. PROPOSED ELECTRICAL TRANSFORMER LOCATION (PAD-MOUNT); SIZE IS INDICATIVE.
32. PROPOSED ELECTRICAL SERVICE CONNECTION TO BUILDING.
33. PROPOSED TELECOM CONNECTION TO BUILDING.
34. INSTALL SANITARY SEWER SERVICE PER CITY OF FRESNO PW STD DWG. S-1.
35. PROPOSED SEWER SERVICE CONNECTION TO BUILDING.
36. PROPOSED WATER SERVICE CONNECTION TO BUILDING.
37. PROPOSED GAS SERVICE CONNECTION TO BUILDING.

38. EMERGENCY BACK-UP POWER GENERATOR (PAD MOUNT).
39. FIDC/PV UPSTAND PIPES AND CONNECTION POINTS (LOCATION INDICATIVE); TO BE CONFIRMED AT FINAL APPLICATION.
40. WATER CONNECTION VALVE (LOCATION INDICATIVE); TO BE CONFIRMED AT FINAL APPLICATION.
41. FIRE CONNECTION VALVE (LOCATION INDICATIVE); TO BE CONFIRMED AT FINAL APPLICATION.
42. INDICATIVE SANITARY SEWER CONNECTION POINT.
43. INDICATIVE CATCHBASIN FOR STORMWATER.
44. OUTLINE OF UPPER FLOOR ABOVE.
45. GLAZED OVERHEAD DOOR AT MAIN ENTRANCE TO BREEZEWAY (NOTE THIS MAY BE CLOSED IN THE EVENINGS; PRIMARY SECURE ENTRY WILL ALWAYS BE PROVIDED IN THIS LOCATION VIA THE LEASING OFFICE).
46. 16" HIGH CMU PLANTER WITH PRECAST CONCRETE TOP CAP.
47. 18" DIAMETER ROUND CONCRETE CONCRETE (PAINTED).
48. 6" HIGH PRECAST CONCRETE WHEELSTOP. TYP.
49. EXISTING 6" WATER MAIN TO REMAIN.
50. EXISTING 8" WATER MAIN TO REMAIN.
51. EXISTING 8" SANITARY SEWER MAIN TO REMAIN.
52. NEW 12" WATER MAIN - EXTEND TO BLACKSTONE AVE.
53. STORMWATER SHEET FLOW DRAINAGE PATH.
54. EXISTING 18" PUBLIC UTILITY EASEMENT TO REMAIN.
55. PIV PANEL STATION.
56. GARAGE TRUCK TURNING RADIUS - SEE DIAGRAM 4/A3/0.
57. PARKING AREA LIGHT POLE. TYP.
58. 6" CURB. TYP.
59. 24" PARKING OVERHANG.
60. NOT USED.
61. SLOPED SIDEWALK.
62. EXISTING WOOD FENCE, APPROX. 66" TALL TO REMAIN.
63. MAXIMUM SETBACK LINE.
64. EXISTING STOP SIGN TO REMAIN.
65. 12" SIGHT TRIANGLE.
66. 48" MIN. ACCESSIBLE PATH OF TRAVEL.
67. 12' x 40' MIN. LOADING ZONE.
68. FIRE VEHICLE ACCESS WARNING SIGN.
69. EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
70. WOOD FENCE WITH SECURE ACCESS PEDESTRIAN GATE. PROVIDE A FIRE X-1 KEY BOX ADJACENT TO GATE.
71. PROPOSED 2' DEVIATION TO ALLOW A 12' SIDEWALK ON SHAW.
72. BUS ROUTE IDENTIFICATION SIGN.
73. EXISTING FMCO INLET TO REMAIN.
74. TEMPORARY TRASH/RECYCLING BIN LOCATION DURING COLLECTION.
75. EXISTING MEDIAN TO REMAIN.
76. EXISTING STRIPING TO REMAIN.
77. 12" SIGHT TRIANGLE.
78. 48" MIN. ACCESSIBLE PATH OF TRAVEL.
79. 12' x 40' MIN. LOADING ZONE.
80. FIRE VEHICLE ACCESS WARNING SIGN.
81. EXISTING PUBLIC FIRE HYDRANT TO REMAIN.
82. WOOD FENCE WITH SECURE ACCESS PEDESTRIAN GATE. PROVIDE A FIRE X-1 KEY BOX ADJACENT TO GATE.

**SITE LEGEND**

PROPERTY BOUNDARY LINE	UT	EXISTING TELEPHONE
ADJACENT PROPERTY BOUNDARY LINE	OHE	EXISTING OVERHEAD POWER
RIGHT OF WAY BOUNDARY LINE	FO	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		STANDARD DUTY ASPHALT
EXISTING STORM DRAIN		HEAVY DUTY ASPHALT
PROPOSED STORM DRAIN (LESS THAN 12")		STANDARD DUTY CONCRETE
PROPOSED STORM DRAIN		HEAVY DUTY CONCRETE
EXISTING GAS		LANDSCAPE - SEE LANDSCAPE PLANS
PROPOSED GAS		
ACCESSIBLE PATH OF TRAVEL		

(E) or (P)

83. Existing drive approach to be removed and replaced with curb, gutter, and sidewalk per PW STD P-5, P-4. Remove existing paving and construct 18" of permanent paving per PW STD P-50.

On site parking to be reviewed by Planning Department  
See A-1 to A-3

APPL. NO. P21-00420 EXHIBIT A-2 DATE 09/30/2021

PLANNING REVIEW: MAKE CORRECTIONS PER TRAFFIC ENGR.  
REVIEWED BY: AA  
TRAFFIC ENGR. DATE: 10/21/2021

APPROVED BY: CITY OF FRESNO DARM DEPT

**ZONING & LAND USE INFORMATION**

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, 1921, IN BOOK 9 PAGE 25 OF PLATS, FRESNO COUNTY RECORDS, EXCEPTING THEREFROM THE NORTH 20 FEET OF SAID LOT 10, 43 W SHAW AVE, FRESNO, CA 93704

APN 425-092-013  
2.251 ACRES (08/09/95)

GENERAL PLAN LAND USE DESIGNATION: CORRIDOR/CENTER MIXED USE (CMX) ZONING (EXISTING & PROPOSED)

COMMUNITY PLAN: BULLARD COMMUNITY PLAN  
SPECIFIC PLAN: NOT APPLICABLE  
DATE OF PREPARATION: 1/15/21

**PROJECT SITE & BUILDING AREAS**

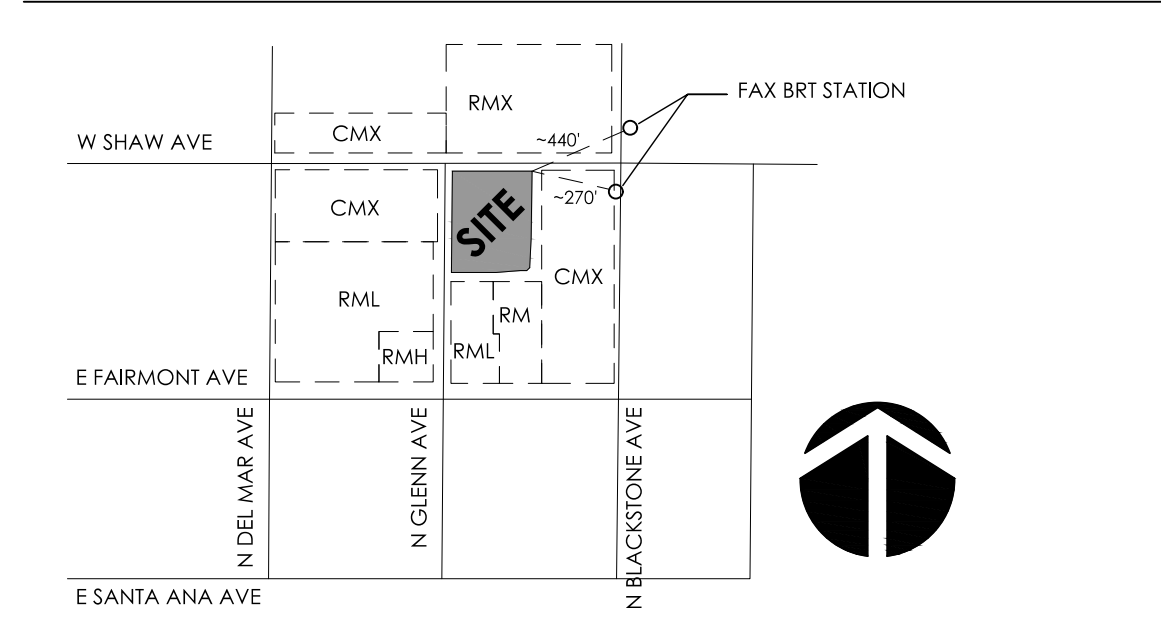
PROJECT SITE AREA	98,095 SF (2.25 AC)	100.0%
EXISTING BUILDING AREA	0 SF (0 AC)	0.0%
PROPOSED GROUND FLOOR BUILDING AREA	23,399 SF (0.54 AC)	23.9%
PAVED AREA*	63,238 SF (1.45 AC)	64.4%
LANDSCAPING	11,458 SF (0.26 AC)	11.7%

\*INCLUDES PARKING, SIDEWALKS, PRIVATE GROUND LEVEL PATIOS AND OTHER HANDSCAPED AREAS.

**PARKING SUMMARY TABLE**

TYPE	METHOD	REQUIRED	PROVIDED
VEHICLE	TABLE 15-2408 & SEC. 15-2205 C.2.b. DEVELOPMENT CODE	64 (128 AFFORDABLE UNITS @ 0.5) 18 (10,250 SF/600)	128
ACCESSIBLE	TABLE 11B-208.2 & SEC. 11B-208.2.4, 2019 CBC	5	5
SHORT TERM BICYCLE	SEC. 5.106.4.1 CALGREEN STANDARDS	7 (5% OF 133 = 6.65)	8
LONG TERM BICYCLE	SEC. 5.106.4.1 CALGREEN STANDARDS	7 (5% OF 133 = 6.65)	60
LOW EMISSION VEHICLE	TABLE 5.106.5.2 2019 CALGREEN STANDARDS	11	11
FUTURE EV CHARGING	TABLE 5.106.5.3.3, CALGREEN STANDARDS	7	7
PARKING TO FLOOR AREA RATIO		1 SPACE PER 1,074 SF	

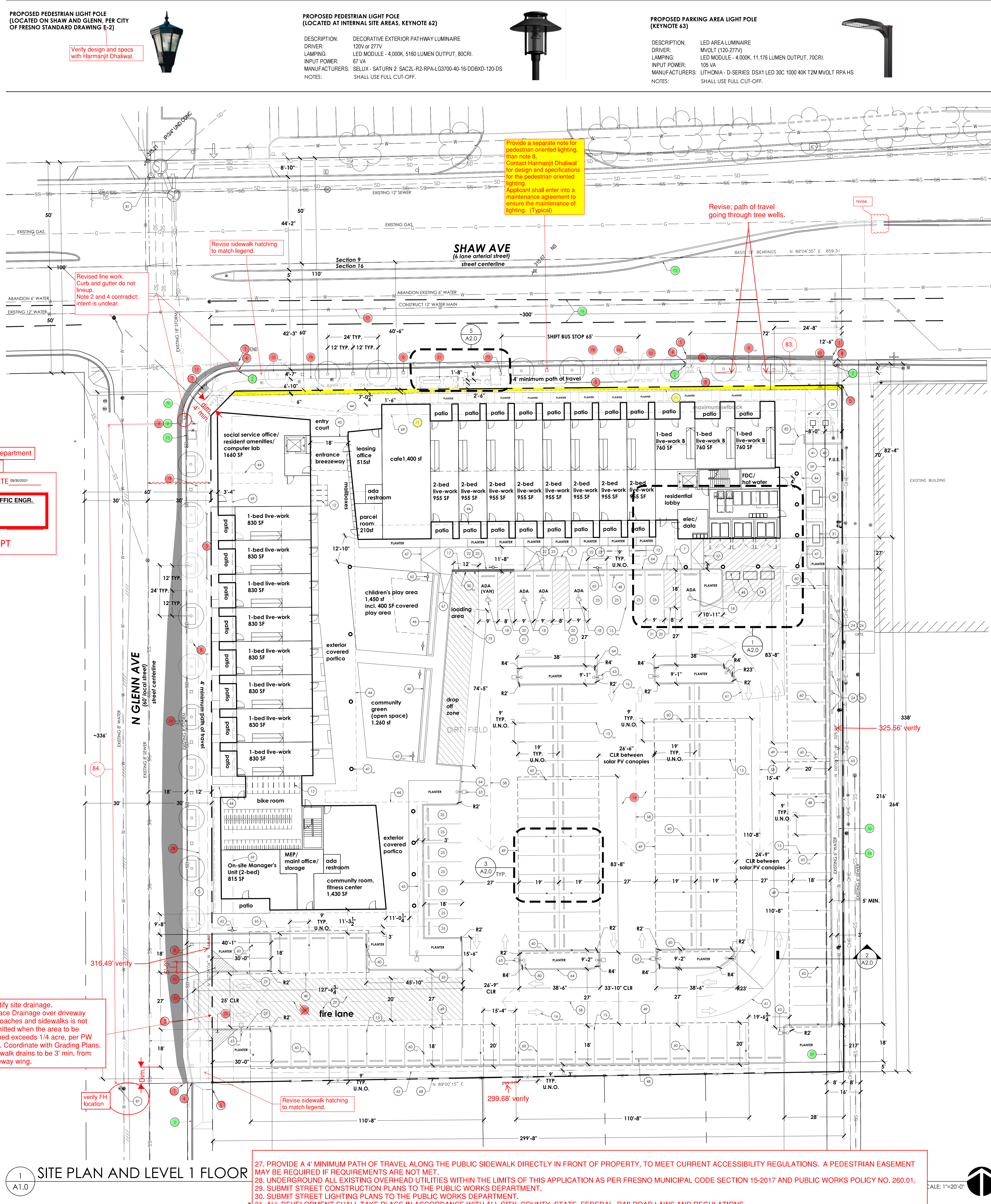
**VICINITY MAP**



**GENERAL NOTES**

1. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE CURRENT PLANNING DIVISION.
2. 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 PROSPICUOUSLY ON SEVEN-FOOT POLES.
3. ALL ACCESSIBLE PARKING STALLS 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 STALLS AND RAMPS.
4. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
6. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED, IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 633-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
7. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
8. 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.
9. TWO (2) WORKING DAYS BEFORE COMMENCING 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: (408) 624-2444.
10. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
11. ALL 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.
12. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
13. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
14. "STOP" SIGNS SHALL BE 30" STATE STANDARD AT LOCATIONS SHOWN, WHERE A "RIGHT TURN ONLY" SIGN IS ALSO REQUIRED AT THE SAME LOCATION. INSTALL A 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW 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 Y BEHIND A MAJOR STREET SIDEWALK. 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.
15. 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.
16. 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 CURB, GUTTER & SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.
17. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RW 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.
18. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
19. 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.
20. FOR STANDARD DRAWINGS VISIT: <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf>.
21. FOR TRAFFIC PLANNING WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING MANUAL AND TRAFFIC STUDY CHECKLIST VISIT: <https://www.fresno.gov/publicworks/traffic-engineering/tpat-2>.
22. TRAFFIC PLANNING CHECKLIST LINK: <https://www.fresno.gov/publicworks/traffic-engineering/tpat-2>.
23. FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT: ALL CORRECTLY AT (559) 82-8792 OR VIA EMAIL AT: [Jill.Gormley@fresno.gov](mailto:Jill.Gormley@fresno.gov).
24. ALL OFF-SITE TREE WELLS WILL BE IRRIGATED WITH DRIP IRRIGATION THROUGH AN AUTOMATIC CONTROL VALVE ACTUATED BY AN IRRIGATION CONTROLLER PROVIDED ON SITE. THE TREE WELLS WILL HAVE A SEPARATE ROOT WATERING SYSTEM CONTROLLED BY THEIR OWN IRRIGATION CONTROL.
25. ALL PAVING IN THE RIGHT OF WAY TO BE CONSTRUCTED PER CITY OF FRESNO STANDARD DRAWINGS P-41, P-42 & P-43; [P21-, P-22 & P-23]

**SITE LIGHTING DESIGN INTENT**



**SITE PLAN AND LEVEL 1 FLOOR**

27. 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.
28. 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.
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.

**YBA architects**  
1519 N. GLENN AVENUE, SUITE 101  
FRESNO, CA 93711  
559.273.5030  
[GallowayUS.com](http://GallowayUS.com)

**Galloway**

**THE GLENN**  
63 W SHAW, AVENUE  
FRESNO, CA 93704

DEVELOPMENT PERMIT APPLICATION

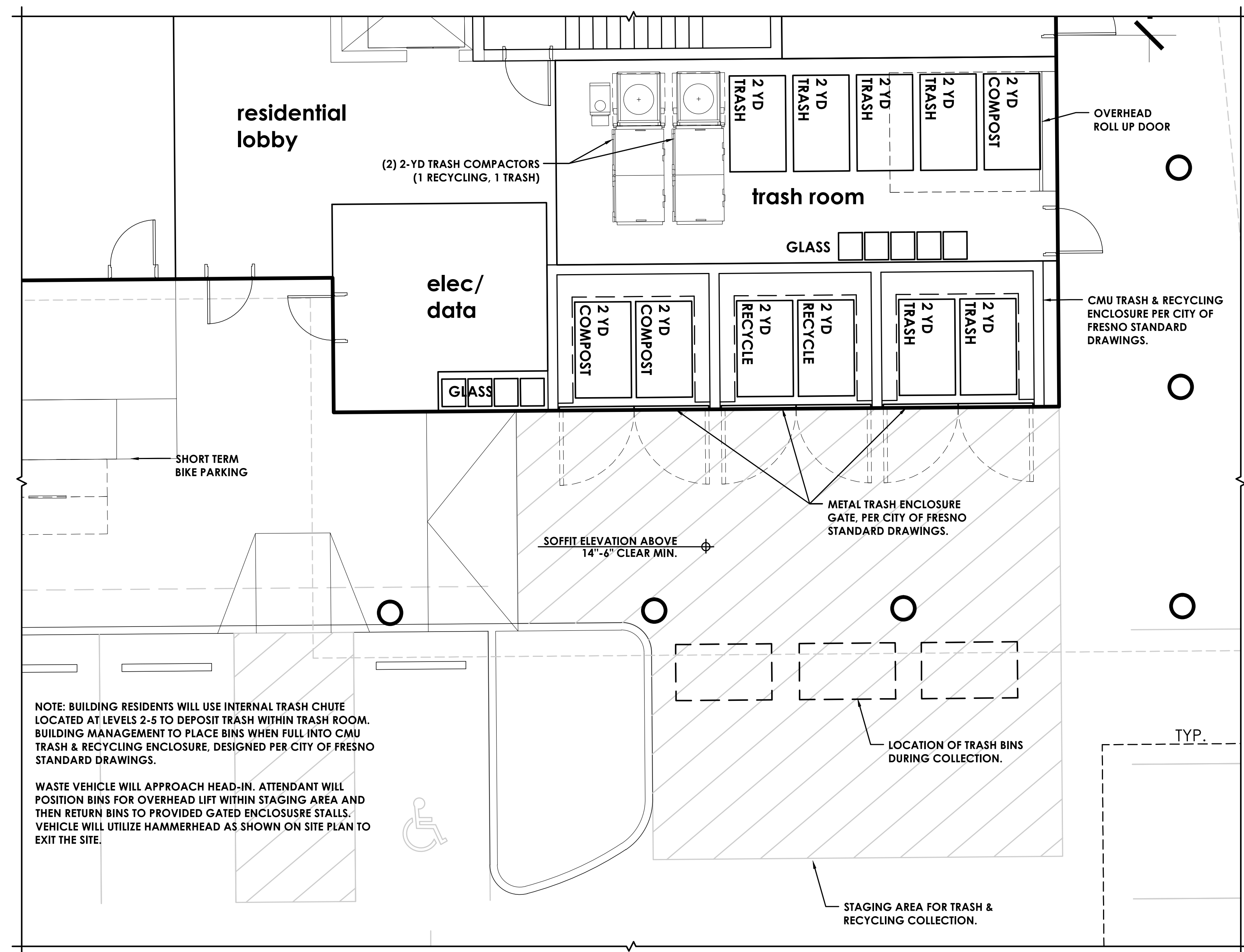
SITE PLAN AND LEVEL 1 FLOOR PLAN

REVISIONS:

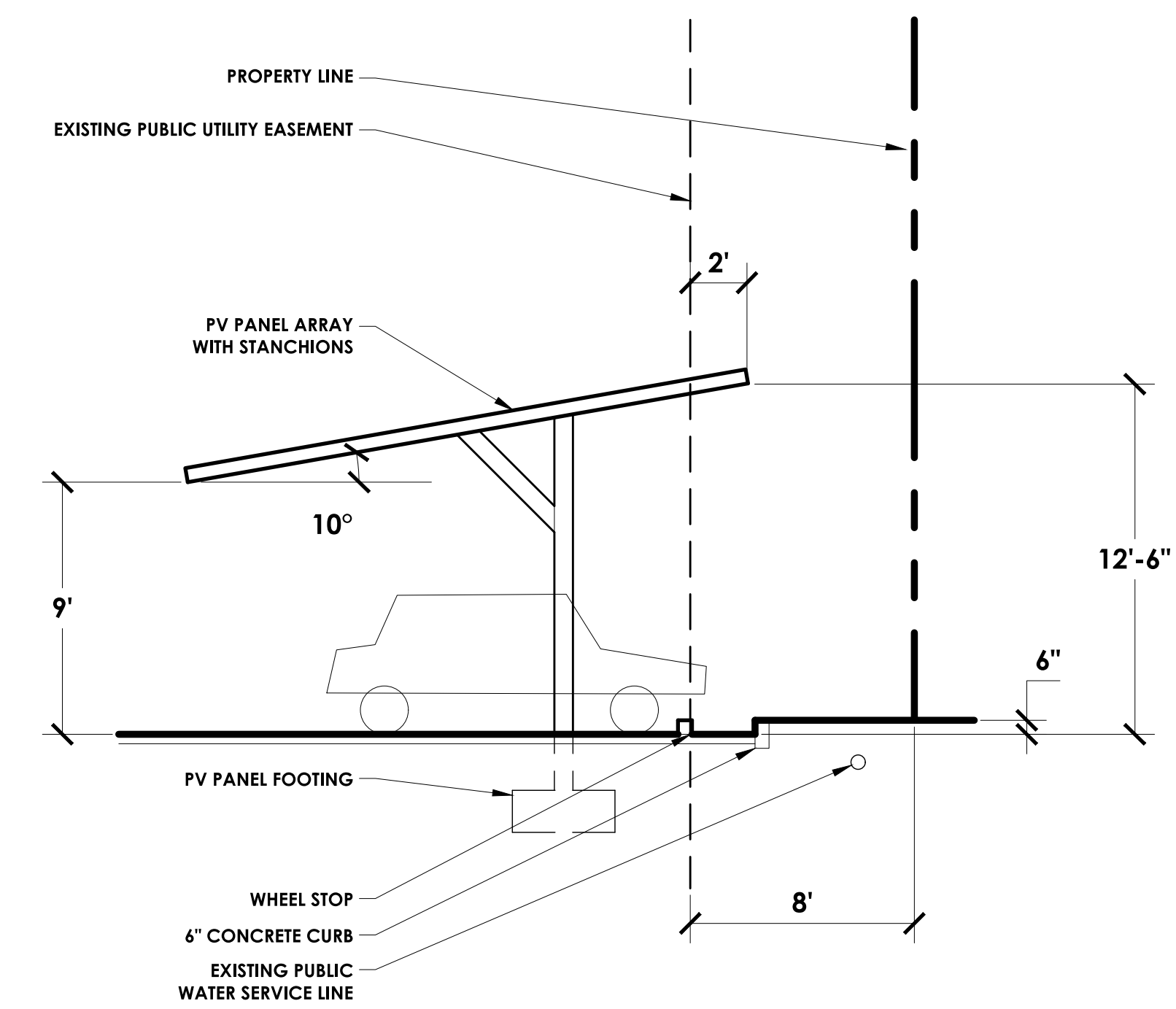
DATE: 01.15.2021  
JOB NO: 190420

A1.0

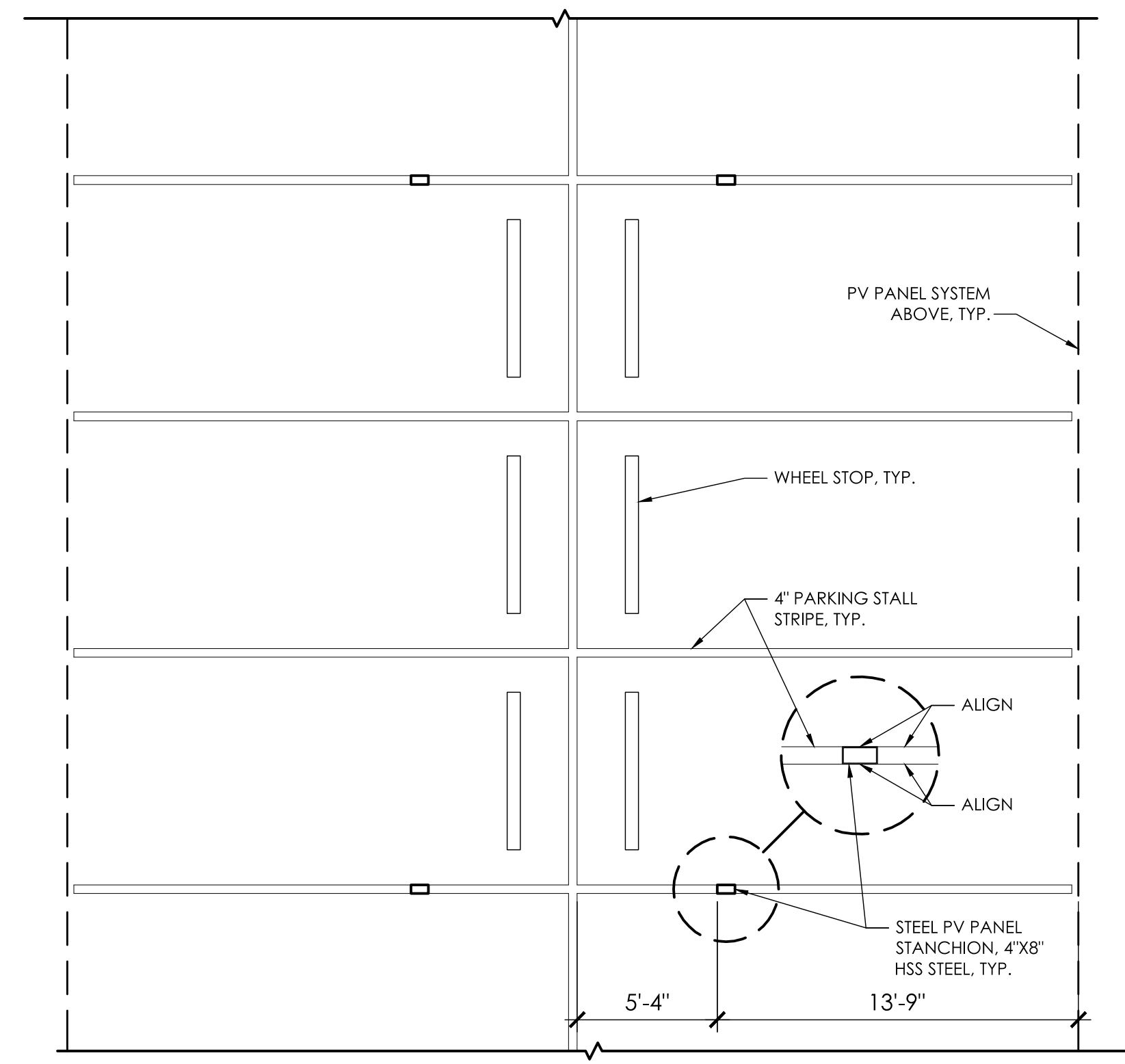
CP1



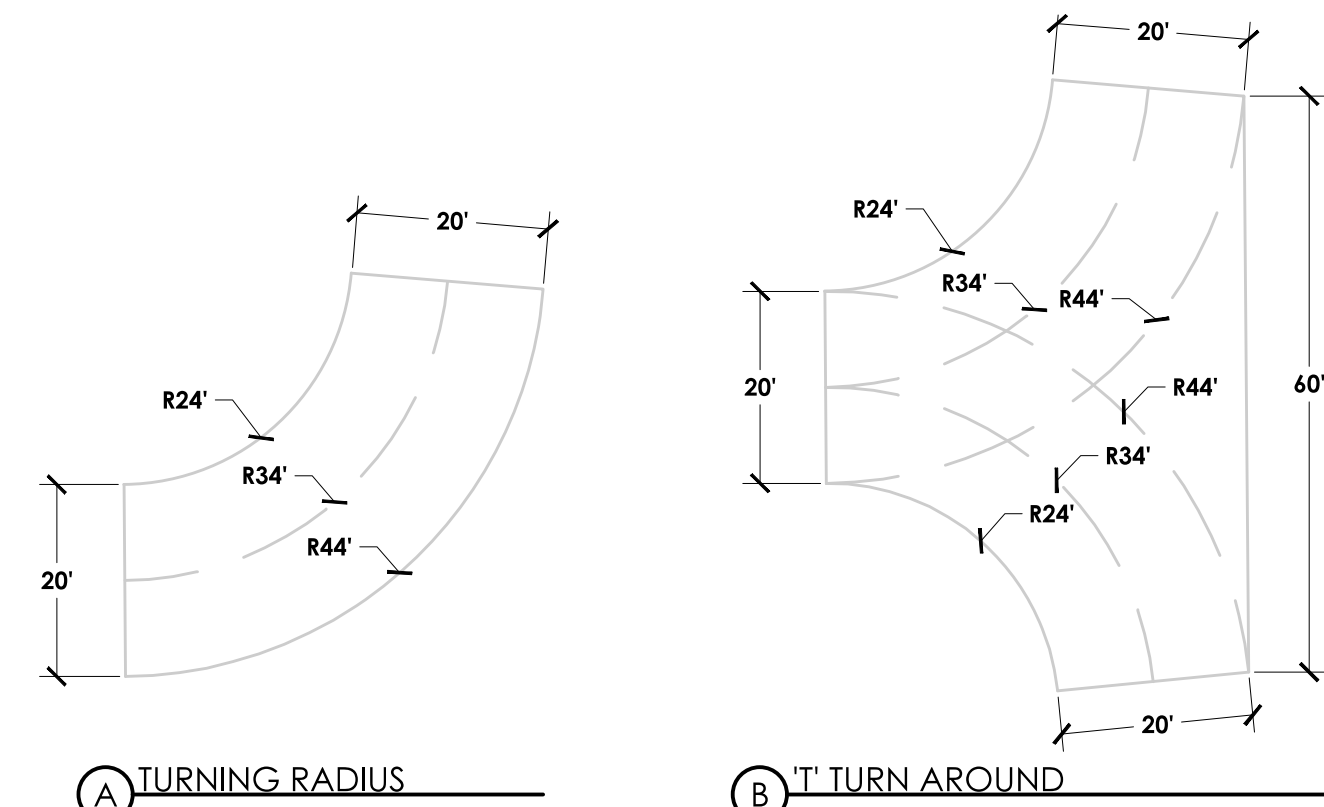
1 GARBAGE AND RECYCLING ENLARGED PLAN SCALE: 1"=5'-0"



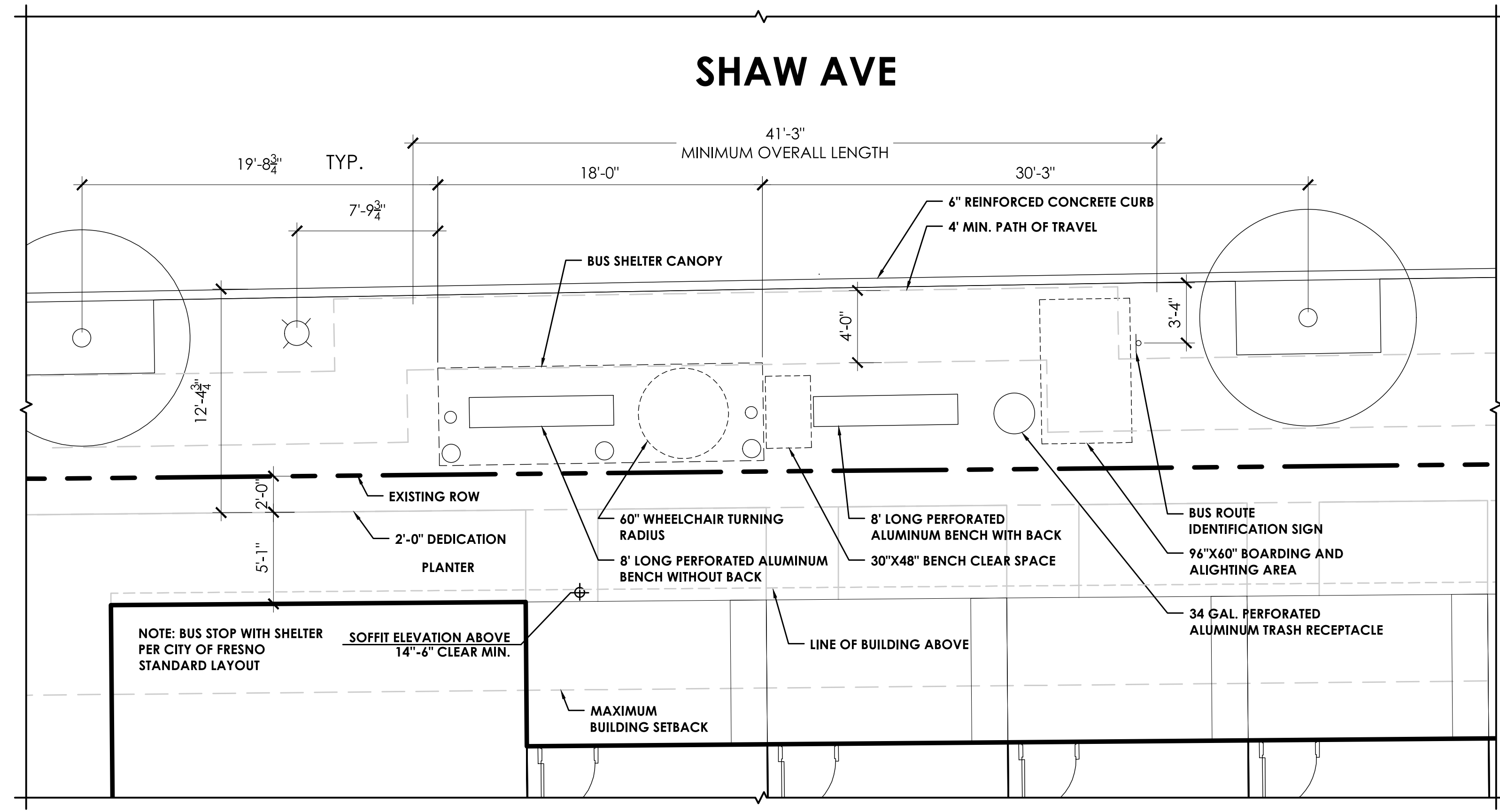
2 PV PANEL UTILITY EASEMENT SECTION SCALE: 1"=5'-0"



3 PV PANEL STANCHIONS AT PARKING, TYP. SCALE: 1"=5'-0"



4 GARBAGE TRUCK TURNING RADII DIAGRAMS SCALE: 1"=20'-0"



5 BUS SHELTER ENLARGED PLAN SCALE: 1"=5'-0"

See A-1 to A-3

APPL. NO. P21-00420 EXHIBIT A-3 DATE 09/08/2021

PLANNING REVIEW: MAKE CORRECTIONS PER TRAFFIC ENGR.

TRAFFIC ENG. REVIEW: #1

APPROVED BY: AA DATE: 10/21/2021

CITY OF FRESNO DARM DEPT

Y:\190420-ShawGlenn Fresno\400 Design\Development Permit\ShawGlenn - Development Permit Sheets.dwg\A2.0 ENLARGED PLANS & SECTIONS TimSchneider 04/22/21 16:45 s:60



**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

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## **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](mailto:jlandrith@fresnoirrigation.com).

Sincerely,

Laurence Kimura, P.E.  
Chief Engineer

Attachment

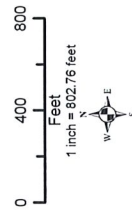
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Subject Property  
APN: 425-092-13

- Legend**
- FID Canal
  - Private Canal
  - Abandoned Canal
  - Stream Group
  - Other-Creek/River
  - Other-Pipeline
  - FID Pipeline
  - Private Pipeline
  - Abandoned Pipeline
  - FID Boundary
  - Railroad
  - Streets & Hwys
  - Parcel
  - FMFCD Acquired Basins
  - FMFCD 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.



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

**PUBLIC AGENCY**

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

**DEVELOPER**

MATTHEW BROWN, YBA ARCHITECTS  
123 NW 2ND AVE, SUITE204  
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.
<b>Total Drainage Fee: \$9,774.00</b>		<b>Total Service Charge: \$577.00</b>		

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

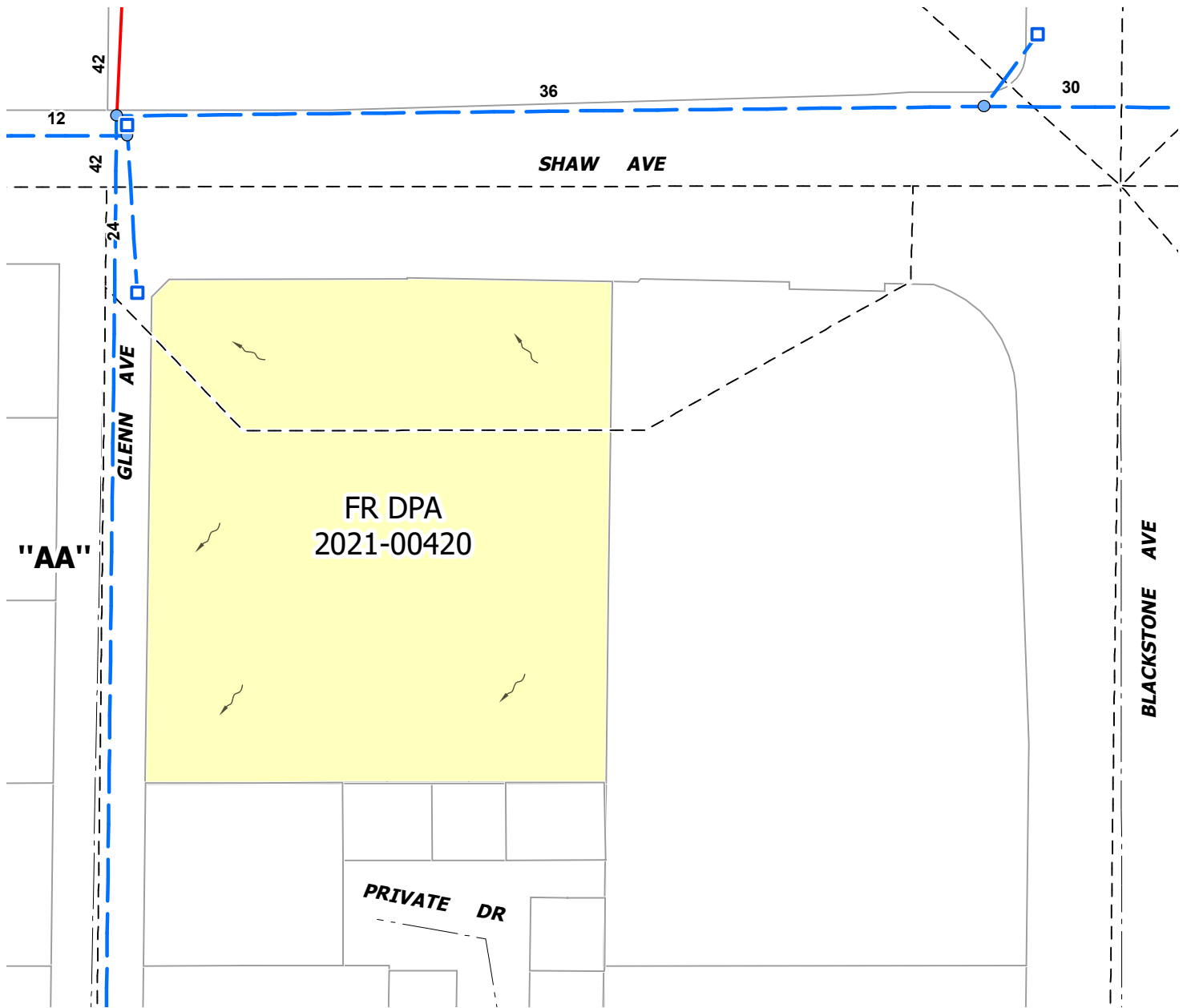
SHAW GLENN INVESTMENTS LLP

2810 N. VAN NESS



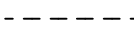

FRESNO, CA 93704

**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**

## **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](http://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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**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<sub>x</sub>), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO<sub>x</sub>), 15 tons per year of particulate matter of 10 microns or less in size (PM<sub>10</sub>), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM<sub>2.5</sub>).

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)**  
1890 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: (861) 392-5500 FAX: (861) 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](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](mailto: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](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<sub>x</sub> and PM<sub>10</sub> 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 PM<sub>10</sub> 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](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](http://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](mailto:Cherie.Clark@valleyair.org) or by phone at (559) 230-5940.

Sincerely,

Brian Clements  
Director of Permit Services



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

<b>WATER CONNECTION CHARGES</b>						
	<b>Service Area</b>	<b>Quantity</b>	<b>Units</b>	<b>Fee Rate</b>	<b>Amount Due</b>	<b>Notes</b>
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]

<b>Total Water Connection Charges</b>	<b>\$82,858.50</b>	<b>[1]</b>
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<b>SEWER CONNECTION CHARGES</b>						
	<b>Service Area</b>	<b>Quantity</b>	<b>Units</b>	<b>Fee Rate</b>	<b>Amount Due</b>	<b>Notes</b>
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]

<b>Total Sewer Connection Charges</b>	<b>\$0.00</b>	<b>[3]</b>
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<b>CITYWIDE/REGIONAL IMPACT FEES</b>						
	<b>Service Area</b>	<b>Quantity</b>	<b>Units</b>	<b>Fee Rate</b>	<b>Amount Due</b>	<b>Notes</b>
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]

<b>Total Citywide/Regional Impact Fees</b>	<b>\$804,318.32</b>
--------------------------------------------	---------------------

<b>Total Fees and Charges</b>	<b>\$887,176.82</b>
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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**