

City of Fresno
Planning and Development Department

Conditions of Approval
April 7, 2021

Conditional Use Permit Application No. P20-04902

Planner: Thomas Veatch

PROJECT DESCRIPTION

Conditional Use Permit Application No. P20-04902 pertaining to an approximately ±4.05 acre parcel of property located on the north side of East Tulare Street, between North Fowler and North Claremont Avenues. The subject application proposes to construct a multi-unit residential development consisting of 42, detached, single-story single-family homes. Each home will include three bedrooms and two bathrooms. In addition, the project proposes on and off-site improvements including but not limited to on-site resident and guest parking; a combination of private and common open space; on and off-site trees and landscaping; three two-cell trash enclosures; installation of two new drive approaches; and the dedication and construction of a multi-purpose bicycle and pedestrian trail. The application also includes a request to allow a 10 percent reduction in the minimum off-street parking requirement.

APNs: 313-060-09, 10; 313-810-28, 29
ADDRESS: 5925,5913 EAST TULARE AVENUE
ZONING: RS-5 (Residential Single-Family, Medium Density)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to plan check submittal:

Planner to check when completed	
<input type="checkbox"/>	Development shall take place in accordance with Plan Exhibits A, E-1, E-2, E-3, E-4, E-5, F-1, F-2, F-3, L, and O dated 1/21/2021. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and submit to compliance record on FAASTER and contact planner at least 15 days prior to issuance of building permits.
<input type="checkbox"/>	The address(es) within the enclosed address plan have been tentatively assigned to your project. These addresses will be formally entered into the official addressing system just prior to your submittal of building plans. Please inform the staff planner when you are ready to submit building plans for your project and include confirmation that the tentative addresses are consistent with your building plans. If your project changes and requires an updated address plan, please contact the staff planner at least two weeks prior to submittal of building plans.
<input type="checkbox"/>	Verify site plan demonstrates compliance with the 20% open space standards of section of 15-1003. Show on site plan. Identify areas of private and common open space with calculations.
<input type="checkbox"/>	Revise operational statement to identify manufacture date of proposed manufactured homes. Date shall be within 10 years of CUP approval as required by Sec 15-2738 (Manufactured Homes). Submit revised operation statement for compliance review.
<input type="checkbox"/>	Verify FID requirements do not conflict with PW requirements in regard to easements along the trail and canal area. Revise site plan as necessary.
<input type="checkbox"/>	Identify any proposed fencing along Tulare frontage. Fencing shall comply with applicable standards.

- Aisles, passageways, recesses, etc., related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.
- Revise site plan to orient street adjacent units to face Tulare Ave, as required by Sec 15-2738-C-7 (Manufactured Homes).
- 1. The project is located within the Bakman Water Company service area and it is anticipated that Bakman Water Company will provide potable water and fire service to the proposed development. The project developer shall comply with all water service requirements of the Bakman Water Company; with the following exception:
 - a) If Bakman Water Company cannot provide potable water and fire service to the proposed development, the applicant is required to notify the City of Fresno Department of Public Utilities and request water requirements and connection fees for connecting to the City public water system.

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable	
<input type="checkbox"/>	1. Air Pollution Control District: No Comment
<input type="checkbox"/>	2. Airports: No Comment. The City of Fresno Airports Department anticipates no adverse impacts on Fresno Yosemite International Airport or Fresno Chandler Executive Airport from the proposed project.
<input type="checkbox"/>	3. Council District Committee: Conditional Use Permit Application No. P20-04902 went before the Council District 5 Project Review Committee on Monday, February 8, 2021. The committee voted to approve the project without any conditions. The motion carried three votes to zero. See attached voting record dated 2/8/2021.
<input type="checkbox"/>	4. County PW and Planning: No Comment
<input type="checkbox"/>	5. DPU Planning and Engineering: Sewer requirements See attached DPU Sewer requirement comment and conditions memo dated 2/11/2021
<input type="checkbox"/>	6. DPU Water Division: See attached DPU Water requirement comment and conditions memo dated 2/11/2021
<input type="checkbox"/>	7. Fire Review: <ul style="list-style-type: none"> 1. Relocate the private fire hydrant further to the west so that it is further away from the housing unit fire exposure. See attached Fire Department redline Plan Exhibit dated 2/21/2021 for location. 2. Provide a note on the plan that the private fire hydrant shall be in service and all-weather fire access shall be provided before delivery of combustible material to the jobsite. 3. If the private fire hydrant supply pipe is run as indicated on the Redline, it will be acceptable to obtain a 6 inch fire service connection to the circulating 14 inch public water main in E. Tulare instead of the normal minimum requirement of 8 inch. If this option is chosen, indicate the location of the fire service detector check on the Tulare frontage. 4. Indicate the installation of graphic address directory signs at each Tulare Street entrance. 5. Show on the site plan the curbs required to be marked as fire lanes and keynote for a red curb with 'NO PARKING FIRE LANE' in 3 inch white letters every 50 feet. 6. Show and keynote on the site plan the location of CVC 22658 fire lane tow away warning signs at each public street entrance. 7. As indicated in the DRC letter, fire sprinklers are required in manufactured housing by local amendments to the California Fire Code and California Residential Code. The following information is provided to assist in the domestic water system design for the development and the

	<p>preparation of on-site utility plans:</p> <ul style="list-style-type: none"> • For State of California HCD certified pre-manufactured housing units, fire sprinklers will be installed and HCD inspected in the factory based on a design using the water pressure available from the public water main system at the house placement location. • Based on requirements of the City of Fresno Water Division to prevent stagnant water conditions in CPVC fire sprinkler systems, the fire sprinkler system needs to be designed with a connection to each toilet for “passive purge” and have an NSF 64 Annex “G” lead free check valve installed in the fire sprinkler lateral. This work needs to be coordinated with the pre-manufactured unit factory fire sprinkler installer. • For the purposes of fire sprinkler design for each house, a demand of approximately 31 gpm (fire sprinkler demand + 5 gpm domestic demand) will be needed at the most hydraulically remote units and the housing manufacturer will be requesting verification of available water pressure at the house shut-off valve. Each model will get a separate hydraulic calculation. • It is important to design the domestic water service(s) without a reduced pressure backflow device and one should not be required when a separate irrigation service is provided. For the purposes of the civil engineer’s domestic water pipe sizing, utilize an available water pressure at the meter of 35 psi. The goal for efficient fire sprinkler system design will be to have at least 16 psi available at the house shut off valves.
<input type="checkbox"/>	<p>8. Flood Control District: See attached FMFCD Notice of Requirements (NOR) dated 2/19/2021 NOR review fee & Grading Plan review fees are due. Drainage fees are due.</p>
<input type="checkbox"/>	<p>9. Fresno Area Express: No Comment</p>
<input type="checkbox"/>	<p>10. Fresno County Environmental Health: Recommended Conditions of Approval:</p> <ul style="list-style-type: none"> • 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. • 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. • Should the applicant propose a pool/spa, prior to issuance of building permits the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information. • Should the applicant propose a pool/spa, the applicant shall apply for and obtain a permit to operate a public swimming pool/spa from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information. • The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City’s municipal code. • Should any underground storage tank(s) be found during future projects, the applicant shall apply

	<p>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.</p> <ul style="list-style-type: none"> • As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
<input type="checkbox"/>	<p>11. Irrigation District: FID's Fancher No. 6 is impacted by this project. See attached FID formal review letter dated 2/9/2021</p>
<input type="checkbox"/>	<p>12. Police Review: Please consider the following two items:</p> <ul style="list-style-type: none"> • Combating crimes through the implementations of Crime Prevention through Environmental Design (CPTED) concept. Examples: Sufficient lightings helps deter crime and allows officers to properly evaluate the area of any potential criminal activities. Surveillance cameras should be installed at all entry/exit points, points of sales locations, locations where groups of people would congregate and parking lots. Surveillance systems should be digital HD format; hold a minimum of fourteen days (14) of recordings has the ability to play back and is downloadable. • Establishing and maintaining a high level of home owner occupancy in the manufactured housing community, which has a direct correlation to a decrease in crime rates; as found in McCarty, William. 2010. "Trailers and Trouble? An Examination of Crime in Mobile Home Communities" The inclusion of the interaction term of mobile home community with percentage home ownership did have a significant effect on the natural log of property-crime and violent-crime rates. The interaction term had a statistically significant and negative effect on both crime measures, which indicates that increasing levels of home ownership in mobile home communities distinctly decreased both crime rates.
<input type="checkbox"/>	<p>13. Public Works (CFD): See attached maintenance comment and conditions letter dated 1/27/2021.</p>
<input type="checkbox"/>	<p>14. Public Works Traffic Planning: See attached Public Works Traffic Planning Condition of Approval and CP1 redlined exhibit dated 02/11/2021. If you have any questions, please contact Andreina.Aguilar@fresno.gov or at (559)621-8674. Please include the project record number in the email or voice message. SEPARATE PROCESSES MAY BE REQUIRED, REVIEW MEMO</p>
<input type="checkbox"/>	<p>15. School District: See attached Clovis Unified School District Comment letter dated February 9, 2021.</p>
<input type="checkbox"/>	<p>16. DPU Solid Waste See attached DPU Solid Waste requirement comment and conditions memo dated 2/11/2021</p>
<input type="checkbox"/>	<p>17. Development Fees See attached Development and Impact Fee Estimate dated 2/4/2021</p>
<input type="checkbox"/>	<p>18. Long Range Planning: This project involves a parcel that includes/is adjacent to a proposed Class I Bike Path. The path is designated along the canal. The applicant has shown the integration of the trail in the site plan. For more information, see the City of Fresno Active Transportation Plan at https://www.fresno.gov/atp</p>

PART C - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General plan, Roosevelt Community Plan, and with the Residential - Medium Density planned land use designation.
2. Development shall take place in accordance with the RS-5 (*Residential Single-Family, Medium Density*) zone district and all other applicable sections of the Fresno Municipal Code, specifically but not limited to: Section 15-906 (Duplex and Multi-unit Residential Standards), Sections 15-2003 (Trails), and 15-2738 (Manufactured Homes).
3. Comply with the operational statement submitted for the proposed project dated 1/21/2021
4. Comply with all applicable mitigation measures detailed in the attached Master Environmental Impact Report (MEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.
5. Development shall comply with all prior special permits on the property and any applicable conditions of zoning.
6. Property development standards and operational conditions are contained in Articles 9, 20, 23, 24 and 25. Any project revisions, development and operation must comply with these property development standards and operational conditions.
7. Building & Safety: Building permit application is a separate process with additional fees and timelines, in addition to the Development Permit Application process. Construction plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project.
8. On Site Parking Circulation shall comply with all relevant requirements of the City of Fresno Parking Manual. Parking lot accessible stalls shall comply with California Building Code standards.

PART D - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

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

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;

- b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
 4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; [Click Here](#)
 5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
 6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
 7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
 8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
 9. A permit granted under 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

10. 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.
11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. 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.

15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
 - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
 - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
 - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
18. 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. **(Include this note on the landscape plan.)**
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. 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.
21. 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.
22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.
23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**
25. 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. **Depict all proposed lights on the site plan.**
26. 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 maneuvering of bikes. Overhead clearance shall be a

minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.

27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the [City of Fresno's Parking Manual, Public Works Standards \(P-21, P-22, and P-23\) and Specifications](#). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at: [Click Here](#)
32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
 - b) The maximum area of exempt window signage shall not exceed three square feet in area.
33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
34. 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

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the Fresno Municipal Code at any time, measured at the nearest subject property line.
36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. 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.

38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
39. 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'.
40. 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 Chapter 6, Article 7 (Sections 6-701 *et seq.*)

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

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

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

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

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

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

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

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

44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. **CROSS-CONNECTION CONTROL.** A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
50. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
52. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects.)

Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

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

- a) Traffic Signal Charge (Fresno Municipal Code Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
 - b) Fire Facilities Fee (Fresno Municipal Code Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
 - c) Police Facilities Fee (Fresno Municipal Code Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
 - d) Parks Facilities Fee (Fresno Municipal Code Section 12-4.701 to 12-4.706) (based on the number of residential units)
55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (Fresno Municipal Code Section 12-4.1006)
- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
 - b) Street Impact Fees will be a condition on all development entitlements granted.
56. FRESNO COUNTY FACILITY IMPACT FEE
- Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.
57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
- Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of certificate of occupancy.
58. SCHOOL FEES
- School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.
59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.
 - b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.
60. SEWER CONNECTION CHARGES (Fresno Municipal Code Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.
- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
 - b) Oversize Sewer Charge (based on property frontage to a depth of 100')
 - c) Wastewater Facilities Charge

d) Trunk Sewer Charge

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

61. WATER CONNECTION CHARGES: (Fresno Municipal Code Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.
- a) Frontage Charge (based on property frontage)
 - b) Service Charges (based on service size required by applicant)
 - c) Meter Charges (based on service need)
 - d) Water Capacity fee (based on size of meter)
62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

PUBLIC WORKS DEPARTMENT GENERAL NOTES
(to be added to the site plan)

63. 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.
64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
66. 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.
67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.
68. For Standard Drawings [Click Here](#)
69. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist [Click Here](#).
70. Traffic Planning Checklist [Click Here](#).
71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

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

PUBLIC AGENCY

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

DEVELOPER

JENNA CHILINGERIAN, PRECISION CIVIL
ENGINEERING
1234 "O" STREET
FRESNO, CA 93721

PROJECT NO: **2020-04902**

ADDRESS: **5925 E. TULARE ST.**

APN: **313-060-09, 10, 313-810-29, 313-810-28**

SENT: **February 19, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BO	\$28,729.00	NOR Review	\$163.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$829.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$28,729.00		Total Service Charge: \$992.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/21 based on the site plan submitted to the District on 1/22/21 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 CUP No. 2020-04902

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 3

FR
CUP
No. 2020-04902

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 3

FR
CUP
No. 2020-04902

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: 2/19/2021 4:27:46 PM



Anthony Zaragoza
Engineer II

Digitally signed by Anthony Zaragoza Date: 2/12/2021 1:55:22 PM

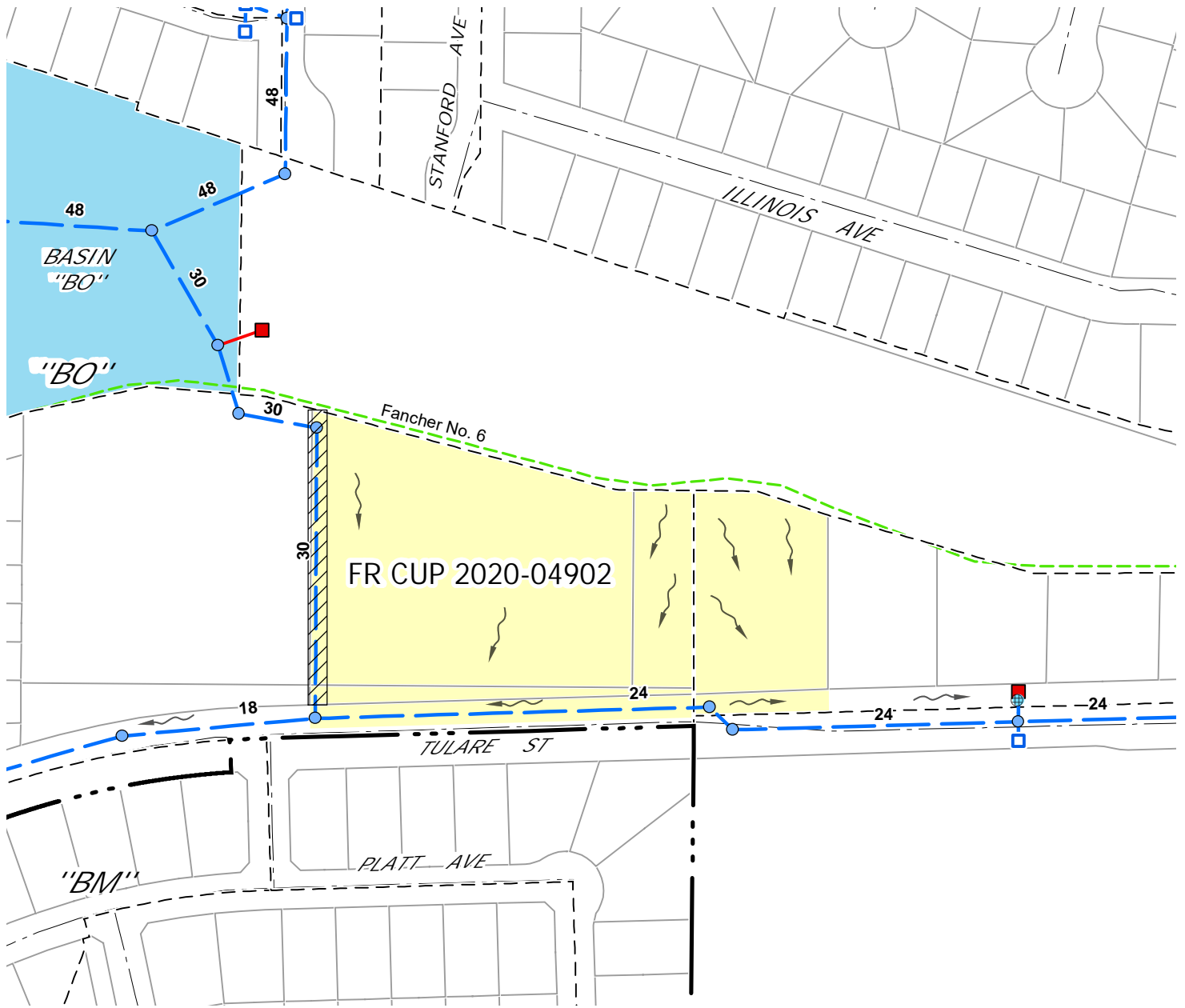
CC:

GOSTANIAN DEVELOPMENT II

1933 S. WAVERLY

FRESNO, CA 93727

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
- Existing FID Facilities
- Direction Of Drainage
- Inlet Boundary
- Drainage Area Boundary
- Existing 15' Wide Storm Drain Easement
- Limits Of FR CUP 2020-04902



1" = 200'

FR CUP 2020-04902
DRAINAGE AREA "BO"



EXHIBIT NO. 1
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS

EXHIBIT NO. 2

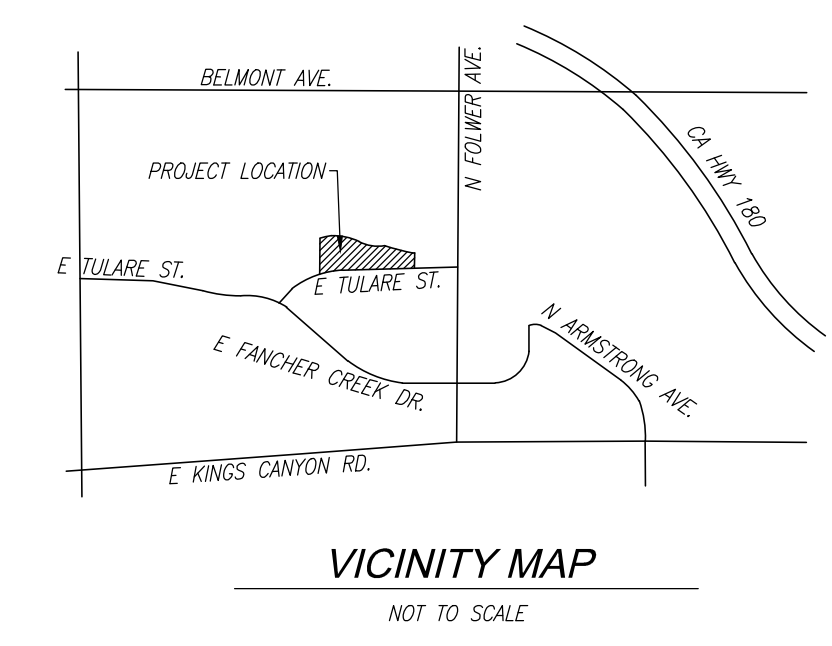
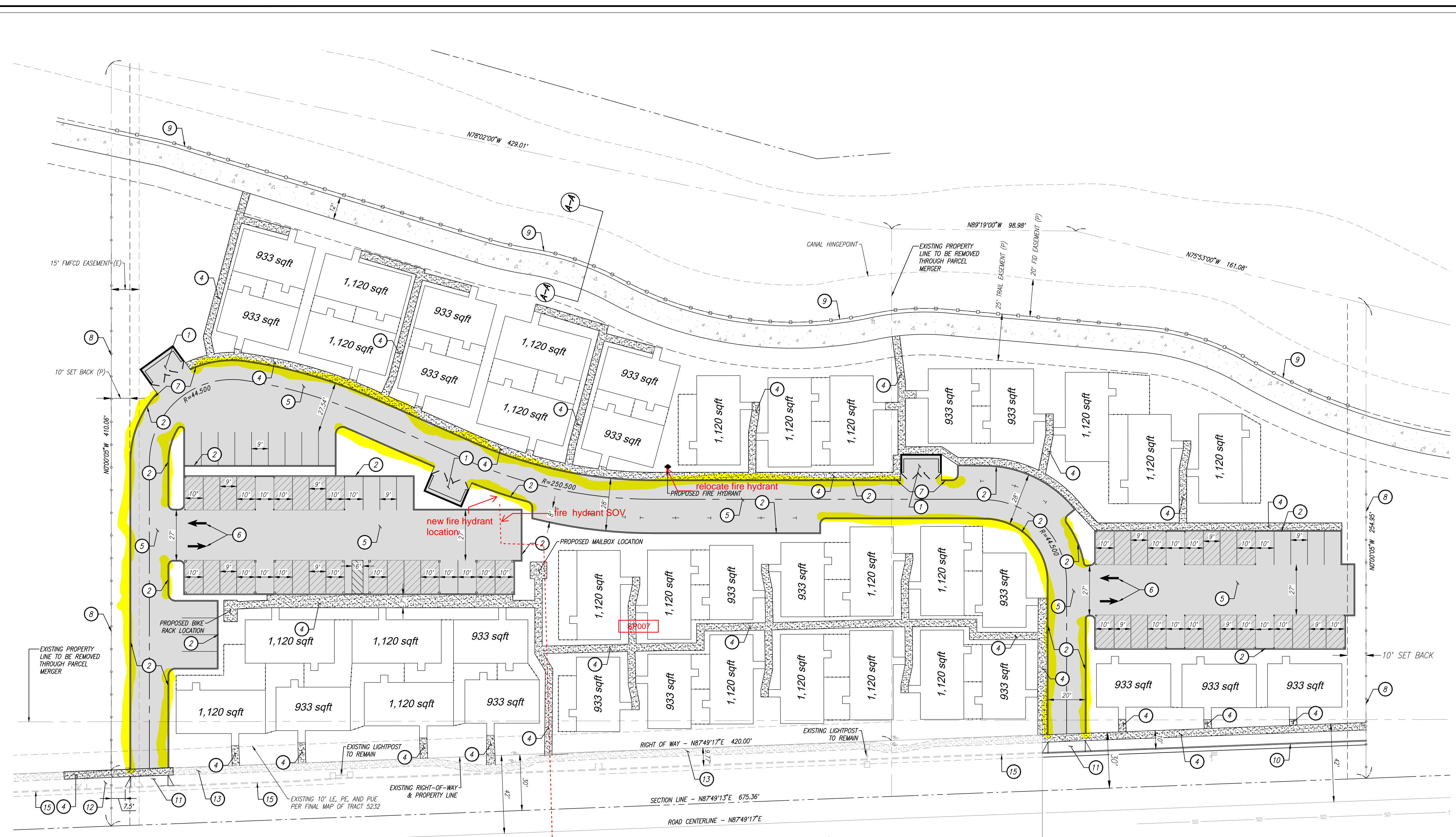
The District's Master Plan drainage system is designed to serve medium density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the density of the proposed project, which is more equivalent to a medium high density residential type land use density.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

There is an existing fifteen-foot (15') wide storm drain easement along the west property line of FR CUP 2020-04902. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

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.

P:\CIVIL_3D_PROJECTS\2020\20-116\PRODUCTION\BRANNING\CIVIL_20-116_SITE_PLAN.DWG 1/14/2021 2:25:44 PM



SITE INFORMATION

ASSESSOR'S PARCEL NUMBERS
313-080-09,10, 313-910-28,29 (4.66 ACRES)

SITE LOCATION
5925 E TULARE STREET
FRESNO, CA 93727
ZONING: RS-5 RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY

OWNER
TED MOON
5925 E TULARE STREET
FRESNO, CA 93727

PARKING STALLS
PROPOSED
TOTAL PARKING STALLS: 79
COVERED PARKING STALLS: 42

BUILDING/LOT INFORMATION
PROPOSED NO. OF UNITS: 42
TOTAL SQFT. OF UNITS: 42,926 SQFT
TOTAL SITE SQFT: 223,393 SQFT
LOT COVERAGE: 19.22%
DENSITY: 8.2 DU/AC

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF WATER
BAKMAN WATER CO.

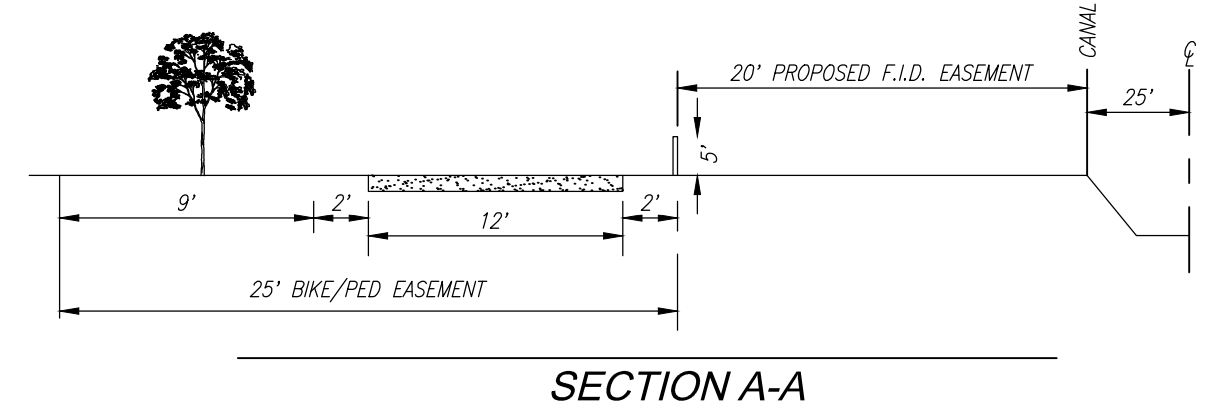
- GENERAL NOTES:**
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE CURRENT PLANNING DIVISION.
 - PER CORRESPONDENCE WITH CITY OF FRESNO ARCHITECT, NO ACCESSIBLE STALLS REQUIRED IN PARKING LOTS FOR THIS SITE. REFERENCE TO CBC 11A & B.
 - SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
 - IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
 - IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916)-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805)-844-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
 - 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. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
 - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
 - WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDER-GROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1800-642-2444.
 - THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
 - CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559)-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

EAST TULARE STREET

Indicates required fire lane marking areas

CONSTRUCTION NOTES:

- PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
- PROPOSED 6" HIGH CONCRETE CURB PER CITY OF FRESNO STD. P-5
- PROPOSED CONCRETE SIDEWALK PER P.W. STD. P-5
- PROPOSED AC PAVING PER P.W. STD. P-21, P-22, AND P-23.
- PROPOSED PAINTED DIRECTIONAL ARROWS
- PROPOSED CURB TAPER
- PROPOSED 6" HIGH WOOD FENCE TO BE INSTALLED
- PROPOSED ALUMINUM FENCE TO BE INSTALLED
- PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5.
- PROPOSED DRIVE WAY APPROACH PER P.W. STD. DWG. P-2 AND P-6.
- DEMO EXISTING DRIVE APPROACH AND REPLACE WITH CONCRETE CURB, GUTTER, AND SIDEWALK PER P.W. STD. DWG. P-5.
- EXISTING SIDEWALK TO REMAIN AND BE PROTECTED
- EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED.



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED ALUMINUM FENCE
- EXISTING CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED AC PAVEMENT
- PROPOSED COVERED PARKING STALLS
- INDICATES NUMBER OF PARKING STALLS IN DESIGNATED AREA

APPL. NO. P20-04902 EXHIBIT A DATE 01/21/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PLANNING SURVEYING CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENGINEERING.NET

PRECISION CIVIL ENGINEERING, INC.

PROJECT TITLE: TULARE & FANCHER CREEK SINGLE-FAMILY MANUFACTURED HOME DEVELOPMENT
SHEET DESCRIPTION: SITE PLAN
CITY OF: FRESNO COUNTY OF: FRESNO

PREPARED FOR: TED MOON

REVISIONS

DRAWN BY: BDP
CHECKED BY: ###
DATE: 1/14/2021

SHEET NUMBER: 1 OF 1
JOB NUMBER: 20-116



MEMORANDUM

TO: Shay Bakman, Bakman Water Co.
FROM: Gary D. Horn *gh*
DATE: April 5, 2021
SUBJECT: Ted Moon Proposed 42-unit Residential Development
5925 East Tulare Street

At your request I have reviewed the proposed Site Plan for the above referenced project and have the following proposed conditions of approval:

1. Developer shall install the following water mains:
 - a. 8-inch water main on the south side of East Tulare Street from the existing 12" Bakman Water Co. main to the east property line of the proposed development.
 - b. 8-inch main looping through the site connected to the existing and proposed water mains in East Tulare Street in accordance with Bakman Water Company Standards.
2. No water service connection shall be made to the Bakman water system until a bacteriological report has been accepted by Bakman Water Co.
3. Developer shall install a 1" water service in accordance with Bakman Water Co. Standard Drawings to each unit of the proposed development. Water service for landscaping for the common area shall have a service size as needed for the irrigation system.
4. Developer shall grant a ten-foot-wide easement to Bakman Water Company for maintenance and operation of the water main through the site, and an easement for access to the individual services and meters on the site for delivery measurements, repair and maintenance of the services and meters.
5. Submit plans for the water system to Bakman Water Company for review and approval prior to construction.



February 9, 2021

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

SUBJECT: P20-04902
42 Single-Family Manufactured Home Development
E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue

Dear Mr. Young:

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

1. Elementary School Information:

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

School Name: *Fancher Creek Elementary*
Address: *5948 E Tulare Ave Fresno CA 93727-3575*
Telephone: *(559) 327-6700*
Capacity: *875*
Enrollment: *779 (CBEDS enrollment 2019-20 school year)*

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

Governing Board
Hugh Awtrey
David DeFrank
Steven G. Fogg, M.D.
Susan K. Hatmaker
Yolanda Moore
Elizabeth J. Sandoval
Tiffany Stoker Madsen

Administration
Elmear O'Farrell, Ed.D.
Superintendent
Norm Anderson
Deputy Superintendent
Robyn Castillo, Ed.D.
Associate Superintendent
Corrine Folmer
Associate Superintendent
Barry S. Jager, Jr.
Associate Superintendent
Michael Johnston
Associate Superintendent

2. Intermediate School Information:

School Name: *Reyburn Intermediate*
Address: *2901 Dewolf Ave Clovis CA 93619-5226*
Telephone: *(559) 327-4500*
Capacity: *1485*
Enrollment: *1545 (CBEDS enrollment 2019-20 school year)*

3. High School Information:

School Name: *Clovis East High School*
Address: *2940 Leonard Ave Clovis CA 93619-8446*
Telephone: *(559) 327-4000*
Capacity: *2862*
Enrollment: *2649 (CBEDS enrollment 2019-20 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.94 per square foot (as of July 1, 2020) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

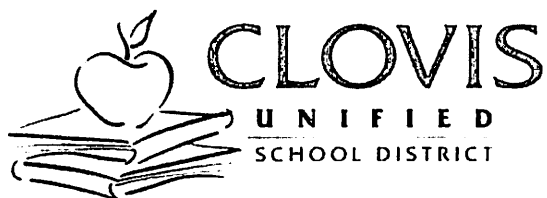
Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services

**Tulare and Fancher Creek Single-Family Manufactured Home Development
Operational Statement**

Applicant:	Ted Moon tmoon827@gmail.com
Representative:	Precision Civil Engineering
APN:	313-060-09, 10; 313-810-28, 29
Location:	5925 E Tulare Street, Fresno, CA
Zoning:	RS-5 Residential Single-Family, Medium Density
Existing Land Use	Vacant
Planned Land Use	Residential Medium Density (5.0-12 DU/acre) and Open Space/Trail.
Proposed Land Use	Single-Family Manufactured Home Development (multiple units on a single lot) and Open Space/Trail Use
Project Description	<p>The Conditional Use Permit Application is filed by Precision Civil Engineering on behalf of Ted Moon (Applicant) and pertains to approximately ± 4.66 acres of property located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue (APNs 313-060-09, 10; 313-810-28, 29). The site consists of four legal lots of record, which will be merged through a parcel merger prior to issuance of building permits. The site is zoned RS-5 Residential Single-Family, Medium Density with a planned land use of Residential Medium Density (5.0-12 DU/acre). The Applicant proposes a single-family manufactured home development consisting of 42 units (residential density: 8.2 du/acre), 79* parking spaces, and approximately 40,000 square feet of open space. The 42 units comprise a mix of 3-bedroom units (22 units at ±933 sf. each) and 2-bedroom units (19 units at ±1,120 sf. each) for a total residential square footage of ± 42,739 square feet. Over 50 percent of the units have private open space, as required by the Development Code. In addition to the common open space provided by the proposed trail, additional common open space areas with play equipment, picnic benches and BBQ pits are provided.</p> <p>*As part of this project review, the Applicant is seeking a 10% minor deviation to reduce the required number of parking stalls from 84 (required) to 76 (proposed), although 79 parking stalls are proposed in this Application.</p>



October 1, 2020

Mindi Mariboho
DARM – Development Services Division
2600 Fresno Street
Fresno, CA 93721

SUBJECT: P20-03216
40-Unit Cottage Housing Single Family
APN 313-060-09

Dear Ms. Mariboho:

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

1. Elementary School Information:

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

School Name: *Fancher Creek Elementary*
Address: *5948 E Tulare Ave Fresno CA 93727-3575*
Telephone: *(559) 327-6700*
Capacity: *875*
Enrollment: *779 (CBEDS enrollment 2019-20 school year)*

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

Governing Board

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

Administration

Elmear O'Farrell, Ed.D.
Superintendent

Norm Anderson
Deputy Superintendent

Robyn Castillo, Ed.D.
Associate Superintendent

Corrine Folmer
Associate Superintendent

Barry S. Jager, Jr.
Associate Superintendent

Michael Johnston
Associate Superintendent

Mindi Mariboho
October 1, 2020
Page 2

2. Intermediate School Information:

School Name: *Reyburn Intermediate*
Address: *2901 Dewolf Ave Clovis CA 93619-5226*
Telephone: *(559) 327-4500*
Capacity: *1485*
Enrollment: *1545 (CBEDS enrollment 2019-20 school year)*

3. High School Information:

School Name: *Clovis East High School*
Address: *2940 Leonard Ave Clovis CA 93619-8446*
Telephone: *(559) 327-4000*
Capacity: *2862*
Enrollment: *2649 (CBEDS enrollment 2019-20 school year)*

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
5. The District currently levies a school facilities fee of \$4.94 per square foot (as of July 1, 2020) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

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

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

Sincerely,



Michael Johnston
Associate Superintendent
Administrative Services



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

February 9, 2021

Thomas Veatch
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application No. P20-04902
S/W Belmont and Fowler avenues
FID's Fancher No. 6

Dear Mr. Veatch:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P20-04902 for which the applicant proposes the construction of a single-family manufactured home development, APNs: 313-060-09, 10; 313-810-28, 29. FID has the following comments:

1. FID previously reviewed and commented on the subject property on September 30, 2020 as Planning Application P20-03216. Those comments and conditions still apply, and a copy has been attached for your reference.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



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

A Century of Commitment, Conveyance & Customer Service

September 30, 2020

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

RE: Planning Application P20-03216
N/W Tulare and Fowler avenues
FID's Fancher No. 6

Dear Ms. Mariboho:

The Fresno Irrigation District (FID) has reviewed Planning Application P20-03216 proposing to develop 4.66 acres into a 40-unit housing development, APN's: 313-060-09, 10, 313-810-28 and 29. FID has the following comments:

Summary of Requirements:

- Varying Width Grant of Easement.
- Canal Bank Improvements.
- Channel Improvements.
- Existing Encroachments removed and/or relocated.
- Trail Fence and/or Agreement.
- Review and Approval of all Plans.
- Execute additional Agreement(s), if necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

Area of Concern

1. FID's Fancher No. 6 Canal runs westerly, traverses the northern portion of the subject property, as shown on the attached FID exhibit map, and will be impacted by future development. Records do not show a recorded easement, however, FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 1-01. Should this project include any street and or utility improvements along Fowler Avenue, Fancher Creek Drive, or in the vicinity of the canal, FID requires it review and approve all plans.
2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors

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including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.

3. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-foot wide right-of-way along the top of bank to be clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing plans, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal. The canal right-of-way line should be consistent with adjacent properties so long as the 20 feet minimum width, clear opening, and right-of-way requirements are met.
4. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, depth and size, fees, etc.
5. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Fancher Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
 - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:
 - i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.
 - ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.
 - iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, shopping carts

that are deposited into the Canal. FID's crews will typically remove the trash at the Fowler Avenue, Fancher Creek Drive, and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City/County require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City/County and/or Developer will be responsible to fund the "higher level" of maintenance.

- b. Drive banks/maintenance roads and encroachments (both banks):
 - i. All drive banks must be sloped a minimum of 2%, maximum of 4% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.
 - ii. Any drainage systems or swales proposed must be located outside FID's property/easement.
 - iii. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way width.
 - iv. All drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.
 - v. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.
6. Trail - It is FID's understanding that a trail is master-planned along the Fancher Canal bank. As with other developments with trails proposed along the canals, FID will not allow the trail to encroach/overlap FID's canal easement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:
 - a. FID will not allow the trail easement to be in common use with FID-owned property or easements.
 - b. FID requires all trail improvements be placed outside of FID-owned properties and easements.
 - c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.
 - d. FID's canals will not accept any drainage from the trail or the canal bank.

- e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.
7. A Trail fence between Trail and Canal is required unless an agreement is in place between City of Fresno and FID.
8. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.

General Comments

1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
4. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways.
5. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
6. Footings of retaining walls shall not encroach onto FID property/easement areas.
7. Trees will not be permitted within FID's property/easement areas.
8. The developer and/or contractor shall be responsible for repair of all damages caused by the construction activities.
9. The proposed development may negatively impact local groundwater supplies. The area is currently mostly open land or limited agricultural production with little to no water demand. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.
10. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of

the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

11. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
12. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

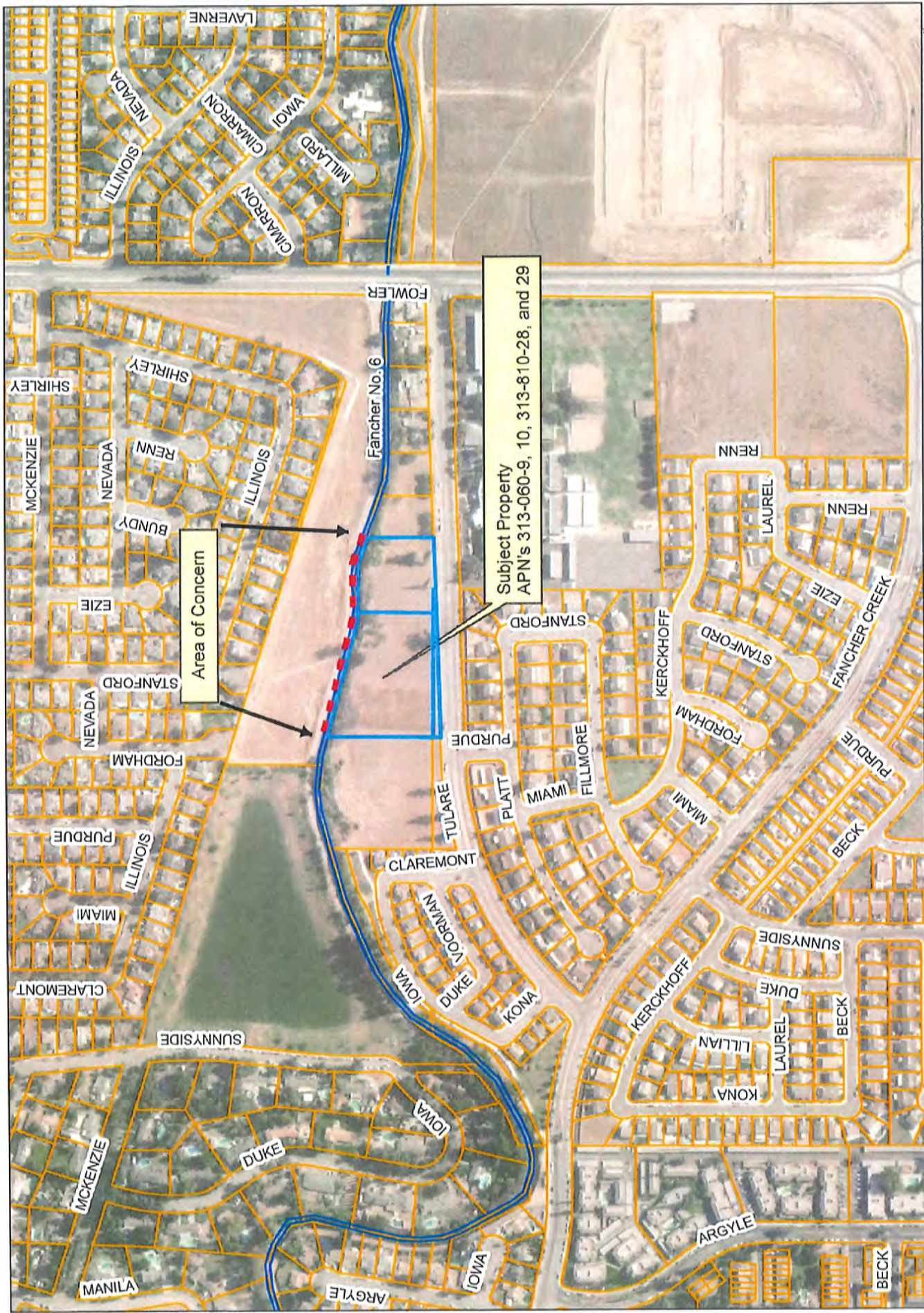
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



Area of Concern

Subject Property
APN's 313-060-9, 10, 313-810-28, and 29



- Legend**
- FID Pipeline
 - Abandoned Canal
 - FID Canal
 - Private Canal
 - Stream Group
 - Other-Creek/River
 - Other-Pipeline
 - Abandoned Pipeline
 - FID Boundary
 - Railroad
 - Streets & Highways
 - Parcel
 - FIMFCD Acquired Basins
 - FIMFCD 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, nor any or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.



FRESNO IRRIGATION DISTRICT

Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Friday, September 18, 2020 4:40 PM
To: Engineering Review
Subject: Planning Application P20-03216 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P20-03216 has been assigned for your review. You can review details online.

Application Description: This Pre-Application is filed by Precision Civil Engineering on behalf of Ted Moon and pertains to approximately ± 4.66 acres of property located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue (APNs 313-060-09, 10; 313-810-28, 29). The project site is zoned RS-5 Residential Single-Family, Medium Density with a planned land use of Residential Medium Density (5.0-12 DU/acre). The applicant proposes the development of Cottage Housing, consisting of 40-units, 61 parking spaces, and 17,500 square feet of open space within a planned trail facility area.

Task Information: Irrigation District

Chris Lundeen

From: do_not_reply@fresno.gov
Sent: Thursday, January 21, 2021 6:07 PM
To: Engineering Review
Subject: Planning Application P20-04902 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P20-04902 has been assigned for your review. You can review details online.

Application Description: Conditional Use Permit Application No. P20-04902 was filed by Jenna Chilingierian of Precision Civil Engineering on behalf of Ted Moon and pertains to approximately \pm 4.05 acres of property located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue (APNs 313-060-09, 10; 313-810-28, 29). The applicant proposes to construct a single-family manufactured home development consisting of 42 units and 79 parking spaces, with a residential density of 8.2 dwelling units/acre. The parcels are zoned RS-5/UGM. DRC Application P20-03216.

Task Information: Irrigation District

A handwritten signature in red ink, appearing to read "D. Lundeen", is located in the lower right quadrant of the page.



COUNCIL DISTRICT 5 PROJECT REVIEW COMMITTEE
PROJECT REVIEW
February 8, 2021
Project Record

ITEM 4A Conditional Use Permit Application No. P20-04902

Conditional Use Permit Application No. P20-04902 was filed by Jenna Chilingirian of Precision Civil Engineering on behalf of Ted Moon and pertains to approximately ± 4.05 acres of property located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue (APNs 313-060-09, 10; 313-810-28, 29). The applicant proposes to construct a single-family manufactured home development consisting of 42 units and 79 parking spaces, with a residential density of 8.2 dwelling units/acre. The parcels are zoned RS-5/UGM.

COMMITTEE RECOMMENDATION

APPROVE

APPROVE WITH CONDITION(S)

DENY

NO ACTION

	Rabara (Vice Chair)	Kiran	Hansen-Smith (Chair)	Singh	Vasquez
Approve			X	X	X
Deny					
Abstain					
Absent	X	X			

COMMITTEE CONDITIONS / COMMENTS

The applicant presented the item to the committee.

Committee member Hansen-Smith asked if the proposed manufactured homes would be rented or owned.

The applicant stated that the manufactured homes would be rentals.

Committee Member Hansen-Smith asked if the development would have an age restriction.

The applicant stated that the development would not be limited to any age group.

Committee member Vasquez inquired regarding which trees would be removed.

The applicant stated that FID requires a 20' easement from the canal hinge point and that any trees within that easement would be cleared.

Committee member Vasquez asked how residents would access the trail.

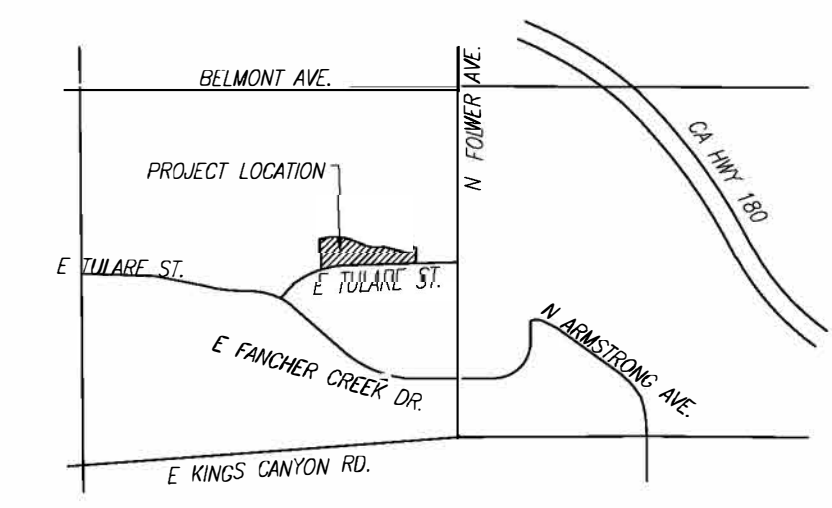
The applicant stated that there are various walkways per City standards and that members of the public will have access to the trail as well.

Committee Member Vasquez moved and Committee Member Singh seconded the motion to approve Conditional Use Permit Application No. P20-04902. The motion carried three votes to zero.

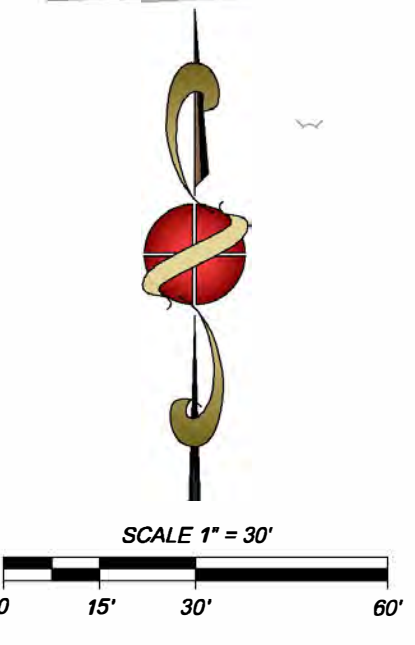
Staff Facilitator: *Marisela Martinez*
Marisela Martínez, Planner II

Date: 02/08/2021

P:\CIVIL_3D\PRODUCTION\2020\20-116\PRODUCTION\DRAWINGS\LANDSCAPE\20-116 SITE PLANS C.I.P.DWG 1/15/2021 2:43:05 PM



NOT TO SCALE



CONCEPTUAL PLANT PALLETTE

TREES:

- ARBUTUS X 'MARMIA' - STRAWBERRY MADRONA, MULTI-TRUNKED OR LOW BRANCHED TYPES.
- ELAEOCARPUS DICEPENS, JAPANESE BLUEBERRY, STANDARD TRUNK
- GINKGO 'AUTUMN GOLD', HYBRID MALENHARR TREE, STANDARD TRUNK
- LAGERSTROEMIA 'DYNAMITE', RED ORANGE MYRTLE, STANDARD TRUNK
- PSIDACHA 'KEITH DAVEY', HYBRID CHINESE PSIDACHE, STANDARD TRUNK
- ULMUS 'PROSPECTOR', HYBRID ELM TREE, STANDARD TRUNK
- EXISTING TREE TO BE REMOVED (ON PROJECT SITE)

LOW SHRUBS:

- HEMEROCALLIS SP. 'ORANGE CRUSH' - DAYLILY (RE-BLOOMER AND EVERGREEN TYPES ONLY)
- CORDYLINE 'DESIGN A LINE' - TUFTED BRONZE CORDYLINE
- JUNIPERUS H. 'SUELI CHIFF' - BLUE HOPE JUNIPER
- VERBENA 'TAPKEN' PURPLE OR APPROVED EQUAL
- SHRUBS:**
- ROSA SP. 'FLOWERBAPT' - LANDSCAPE ROSES
- HESPERALOE PARVIFLORA - RED YUCCA
- RHAPLODYS UMBELLATA 'MINOR' - DWARF YELLOW HAWTHORN (WHITE)
- CALLISTEMON 'TITILE JEAN' - DWARF BOTTLEBRUSH
- ROSMARINUS OFF. 'TUSCAN BLUE' - UPRIGHT ROSEMARY

BACKGROUND SHRUBS:

- ABURNUM TINS 'SPRING BOUQUET' - WHITE LAURUSTINUS
- LOMPETALUM CHINENSIS 'BURGUNDY' - CHINESE FRINGE FLOWER, BRONZE-PURPLE LEAVES
- PHYTOPHORUM H. 'WARRICKIA' - UNICATED YUCCA

APPL. NO. P20-04902 EXHIBIT L DATE 01/21/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PLANNING SURVEYING CIVIL ENGINEERING
 1234 O STREET, FRESNO, CALIFORNIA 93721
 TEL: 559-449-1600 FAX: 559-449-4156
 WWW.PRECISIONENGINEERING.NET



PROJECT TITLE: **TULARE & FANCHER CREEK SINGLE-FAMILY MANUFACTURED HOME DEVELOPMENT**

SHEET DESCRIPTION: **SITE PLAN**

CITY OF: **FRESNO** COUNTY OF: **FRESNO**

PREPARED FOR: **TED MOON**

REVISIONS

DRAWN BY: **BDP**

CHECKED BY: **###**

DATE: **1/15/2021**

SHEET NUMBER: **1 OF 1**

JOB NUMBER: **20-116**

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: Residential Development - 5925 E. Tulare Street

A.P.N. 313-060-09, 10

Planned Land Use: Medium-Density Residential

Current Zoning: RS-5/UGM

Site Area: +/- 4.45 acres

Living Units / LUE: 42 Living Units

Entitlement: P20-04902

Estimate Date: February 4, 2021

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Meter Charge	1"	42	EA.	\$330.00	\$13,860.00	[1] [6]
Irrigation Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Frontage Charge		675	L.F.	\$6.50	\$4,387.50	[1] [6]
Water Capacity Fee	1"	42	EA.	\$4,658.00	\$195,636.00	[1] [6]
Water Capacity Fee	2"	1	EA.	\$11,642.00	\$11,642.00	[1] [6]

Total Water Connection Charges	\$228,196.50	[1]
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SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		49,600	Sq.Ft.	\$0.10	\$4,960.00	[6]
Oversized Sewer Charge		67,500	Sq.Ft.	\$0.05	\$3,375.00	[6]
Wastewater Facilities Charge		42	Units	\$2,119.00	\$88,998.00	[4] [6]
Trunk Sewer Charge	Fowler	42	Units	\$344.00	\$14,448.00	[5] [6]
Fowler Trunk Sewer Interim Fee Surety		42	Units	\$843.00	\$35,406.00	[6]

Total Sewer Connection Charges	\$147,187.00
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CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Single-Family	42	Units	\$1,968.00	\$82,656.00	[7]
Citywide Park Facility Impact Fee	Single-Family	42	Units	\$4,186.00	\$175,812.00	[7] [9]
Citywide Police Facilities Impact Fee	Single-Family	42	Units	\$642.00	\$26,964.00	[7]
Citywide Regional Street Charge	Single-Family	4.45	AC	\$8,355.00	\$37,179.75	[6]
New Growth Area Major Street Charge	Single-Family	4.45	AC	\$22,998.00	\$102,341.10	[6] [8]
Citywide Traffic Signal Charge	Single-Family	42	Units	\$521.00	\$21,882.00	[6]

Total Citywide/Regional Impact Fees	\$446,863.58
--	---------------------

Total Fees and Charges	\$822,247.08
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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: February 4, 2021

(559) 621-8797

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



DATE: January 27, 2021

TO: Thomas Veatch, Planning Reviewer
Development and Resource Management Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR DEVELOPMENT
PERMIT P20-04902 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: 5925 East Tulare Street
APN: 313-060-09

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

ATTENTION:			
The item below requires a separate process with additional costs and timelines. In order to avoid delays with the development approval, the following item shall be submitted for processing to the Public Works Department, Traffic Operations and Planning Division prior building permit sign off. At that time a HOLD of Occupancy will be placed on the project until the maintenance requirement has been satisfied.			
X	CFD Annexation Request Package	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov
X	Private Maintenance Covenant	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov

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

Any change affecting the items in these conditions requires revision of this letter.

INCOMPLETE Community Facilities District (CFD) Annexation Request submittals may cause delays to the annexation process and project approval. **The annexation process takes from three to four months and SHALL be submitted for processing prior to Building Permit approval.**

All applicable construction plans for this development are to be submitted to the Public Works Department for review and approval prior to the CFD process. The Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process.

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements (Services) associated with all new Commercial, Industrial and Multi-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 (CFD No. 9).

The following public improvements (**Existing and Proposed**) are eligible for Services by CFD No. 9 as associated with this development:

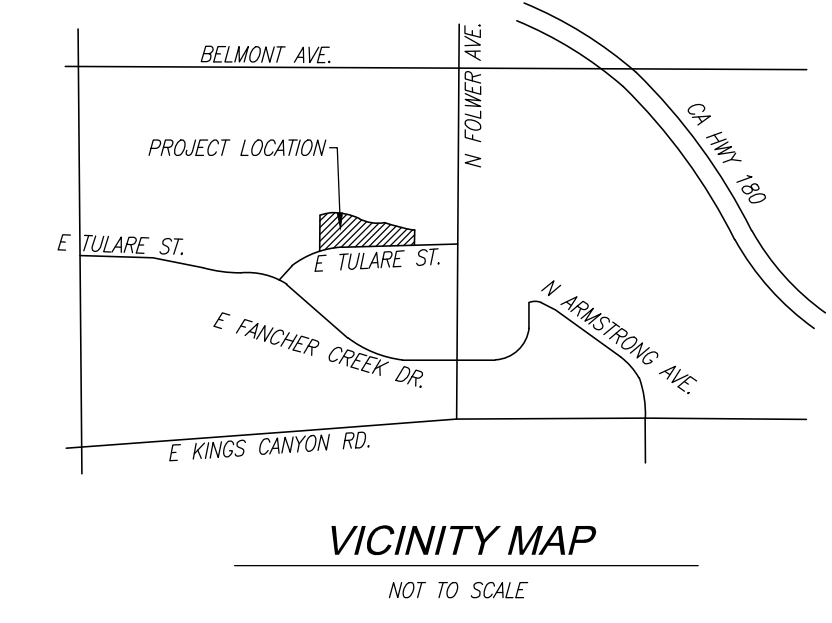
- Landscaping, trees and irrigation systems within the City street rights-of-way (Parkways & Street Trees); and required and officially designated public trails within and adjacent to **this development**.
- Concrete curbs and gutters, valley gutters, sidewalks and curb ramps, and street lights within and adjacent to **East Tulare Street**.
- Trail amenities, to include the trail itself (asphalt or concrete); City required fencing, benches, drinking fountains, trash receptacles and low voltage lighting.
- All costs associated with the street lights (including repair and replacement) within public street rights-of-way.

The Property Owner may choose to do one or both of the following:

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
 - **Proceedings to annex the final map, or territory, to CFD No. 9 SHALL NOT commence** unless the final map, or this development, is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**
 - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.
- b. The Property Owner may provide for Services privately for some of the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be maintained by some other City approved mechanism as approved by the City Engineer. Contact the Planner in the

Planning and Development Department for more details.

For questions regarding these conditions please contact me at (559) 621-8690 or ann.lillie@fresno.gov



SITE INFORMATION

ASSESSOR'S PARCEL NUMBERS
 313-080-09,10, 313-910-28,29 (4.66 ACRES)

SITE LOCATION
 5925 E TULARE STREET
 FRESNO, CA 93727
 ZONING: RS-5 RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY

OWNER
 TED MOON
 5925 E TULARE STREET
 FRESNO, CA 93727

PARKING STALLS
 PROPOSED
 TOTAL PARKING STALLS: 79
 COVERED PARKING STALLS: 42

BUILDING/LOT INFORMATION
 PROPOSED NO. OF UNITS: 42
 TOTAL SQFT. OF UNITS: 42,926 SQFT
 TOTAL SITE SQFT: 223,393 SQFT
 LOT COVERAGE: 19.22%
 DENSITY: 8.2 UNITS/AC

SOURCE OF SEWAGE DISPOSAL
 CITY OF FRESNO

SOURCE OF WATER
 BAKMAN WATER CO.

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. PER CORRESPONDENCE WITH CITY OF FRESNO ARCHITECT, NO ACCESSIBLE STALLS REQUIRED IN PARKING LOTS FOR THIS SITE. REFER TO CBC 11A & B.

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

4. IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916)-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805)-844-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.

5. 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. 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.

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

7. WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDER-GROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1800-642-2444.

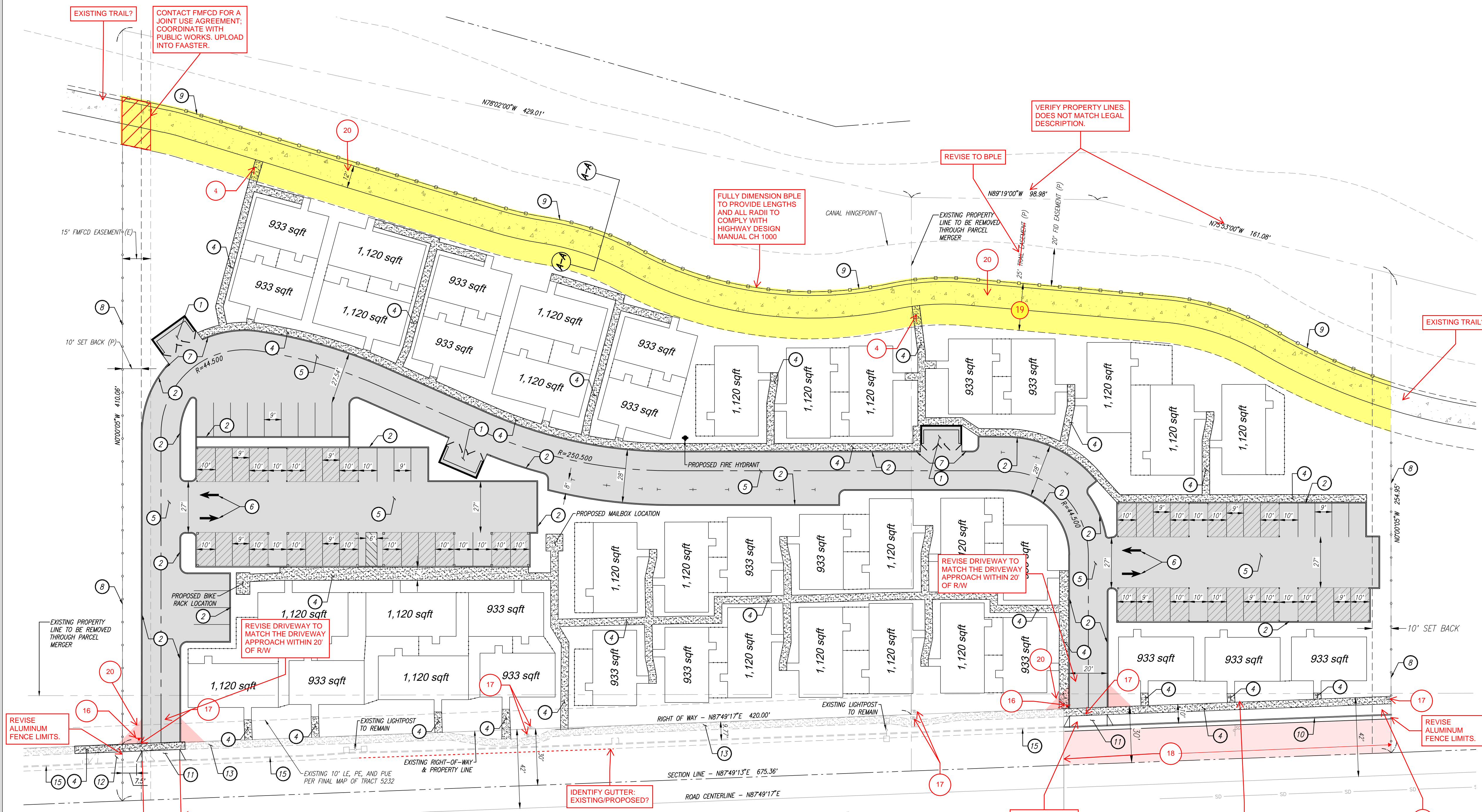
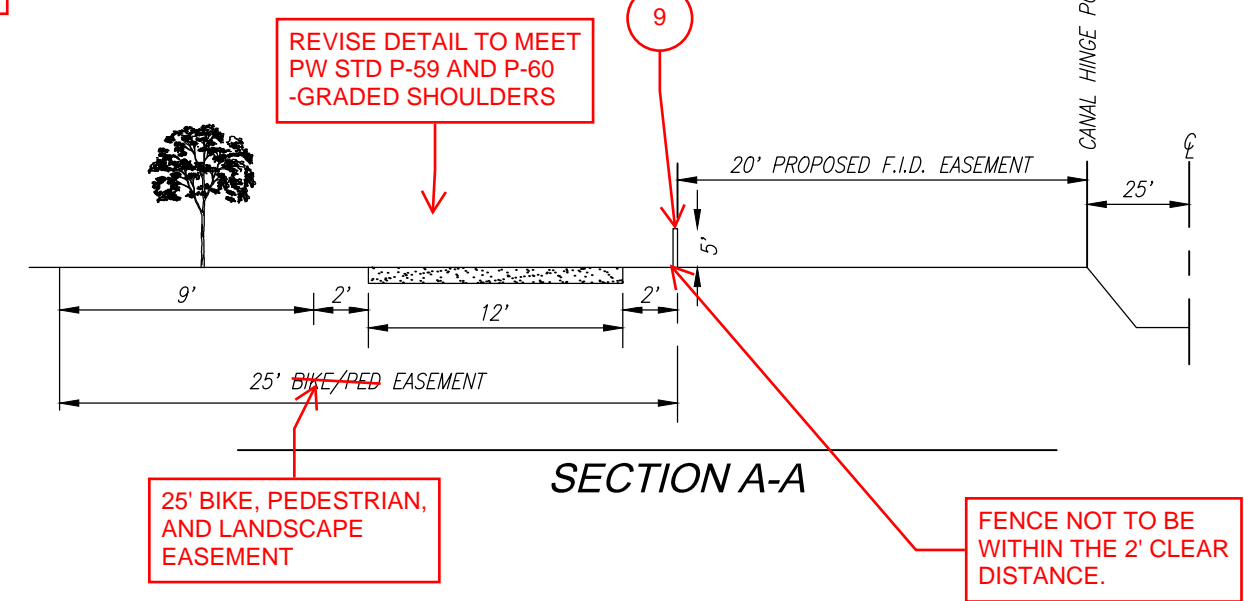
8. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.

9. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559)-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

- PROVIDE LEGAL DESCRIPTION**
- REVISE NOTES TO INCLUDE ALL THE NOTES AS LISTED IN THE CONDITIONS OF APPROVAL.**

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED ALUMINUM FENCE
- EXISTING CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED AC PAVEMENT
- PROPOSED COVERED PARKING STALLS
- [] INDICATES NUMBER OF PARKING STALLS IN DESIGNATED AREA



EAST TULARE STREET

CONSTRUCTION NOTES:

- 1 PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
- 2 PROPOSED 6" HIGH CONCRETE CURB PER CITY OF FRESNO STD. P-5
- 4 PROPOSED CONCRETE SIDEWALK PER P.W. STD. P-5
- 5 PROPOSED AC PAVING PER P.W. STD. P-21, P-22, AND P-23.
- 6 PROPOSED PAINTED DIRECTIONAL ARROWS
- 7 PROPOSED CURB TAPER
- 8 PROPOSED 6" HIGH WOOD FENCE TO BE INSTALLED
- 9 PROPOSED ALUMINUM FENCE TO BE INSTALLED... PER PW STD P-74
- 10 PROPOSED CURB AND GUTTER PER CITY OF FRESNO STD. P-5.
- 11 PROPOSED DRIVE WAY APPROACH PER P.W. STD. DWG. P-2 AND P-6.
- 12 DEMO EXISTING DRIVE APPROACH AND REPLACE WITH CONCRETE CURB, GUTTER, AND SIDEWALK PER P.W. STD. DWG. P-5.
- 13 EXISTING SIDEWALK TO REMAIN AND BE PROTECTED
- 15 EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED.
- 16 PROPOSED INSTALLATION OF 30" STATE STANDARD STOP SIGN.
- 17 PROPOSED UNDER-GROUNDING OF ALL OFF-SITE AND ON-SITE OVERHEAD UTILITIES.
- 18 PROPOSED 26' PERMANENT STREET PAVING PER PW STD P-50
- 19 PROPOSED 25' BIKE, PEDESTRIAN, AND LANDSCAPE EASEMENT (BPLE).
- 20 PROPOSED CONCRETE MULTI-PURPOSE TRAIL PER PW STD P-59 AND P-60. (MATCH CONCRETE TO THE WEST)
- 21 MAINTAIN 12' VISIBILITY TRIANGLES CLEAR.

APPL. NO. P20-04902 EXHIBIT A DATE 01/21/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

IF FUTURE GATES ARE ANTICIPATED ALONG TULARE STREET, THEN REDESIGN TO ACCOMMODATE ON-SITE STACKING AND TURN-AROUND.

ON-SITE IS TO BE REVIEWED AND APPROVED BY PLANNING DIVISION IN COMPLIANCE WITH PARKING MANUAL.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: February 11, 2021

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

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

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

**SUBJECT: DPU REQUIREMENTS FOR P20-04902 TULARE AND FANCHER
CREEK COTTAGE HOUSING DEVELOPMENT**

Water Requirements

The project is located within the Bakman Water Company service area and it is anticipated that Bakman Water Company will provide potable water and fire service to the proposed development. The City of Fresno has a 14-inch water main in East Tulare Ave capable of providing water service to the proposed development. If Bakman Water Company cannot provide potable water and fire service to the proposed development, the applicant is required to notify the Department of Public Utilities and request water requirements and connections fees for connecting to the City public water system.

Sewer Requirements

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

1. Installation of sewer house branch(s) shall be required.
2. House branch(sewer lateral) larger than 6-inch shall require a manhole connection.
3. Street work permit is required for any work in the Right-of-Way.
4. On-site sanitary sewer facilities shall be private.
5. Abandon any existing on-site private septic systems.
6. 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

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

February 11, 2020

DPU REQUIREMENTS FOR P20-04902 TULARE AND FANCHER CREEK COTTAGE
HOUSING DEVELOPMENT

Page 2 of 4

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-Residential)
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 (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 charge.
6. The City of Fresno currently does not own capacity in the Fowler Avenue Trunk Sewer line north of Tulare Avenue; however, the City of Fresno has negotiated a temporary exchange and interim use of capacity owned by the City of Clovis in the Fowler Avenue Trunk Sewer. This exchange of capacity is conditioned upon Fresno replacing Clovis' capacity with capacity in future facilities agreeable to Clovis and at a cost yet to be determined.
7. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" based on the current dollars and the present value of money per living unit or living unit equivalent for the impending fees.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

February 11, 2020

DPU REQUIREMENTS FOR P20-04902 TULARE AND FANCHER CREEK COTTAGE HOUSING DEVELOPMENT

Page 3 of 4

8. Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.

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.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

February 11, 2020

DPU REQUIREMENTS FOR P20-04902 TULARE AND FANCHER CREEK COTTAGE
HOUSING DEVELOPMENT

Page 4 of 4

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.



SUBJECT: Conditions of Approval for **P20-04902**

DATE: February 11, 2021

TO: Thomas Veatch, Planner II
Planning and Development Department

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

ADDRESS: 5925 East Tulare Street

APN: 313-060-09, 313-060-10, 313-810-28, 313-810-29

ATTENTION:		
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.		
To be completed:	Point of Contact	Department and Contact Information
<p>Deeds (up to 2 month processing time)</p> <p>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.</p>	<p>Jeff Beck</p>	<p>Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov</p>
<p>Contact Fresno Metropolitan Flood Control District for a Joint Use Agreement; coordinate with Public Works.</p>	<p>Fresno Metropolitan Flood Control District</p>	<p>Fresno Metropolitan Flood Control District 5469 E Olive Ave, Fresno, CA 93727 (559) 456-3292</p>

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:** Revise property line dimensions; does not match legal description.
- 2. **Legal description:** Provide legal description on the site plan.
- 3. **Bike, Pedestrian, and Landscape Easement (BPLE):** Fully dimension (radii and lengths) the BPLE.
- 4. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
 - 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.
 - 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.
 - 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 works shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
 - 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.
 - Submit Public Improvement plans to the Public Works Department.
 - Submit street lighting plans to the Public Works Department.

- Submit trail construction plans to the Public Works Department.
- Submit signing and striping plans to the public works department. Comply with the current Caltrans standards.
- Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
- Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.

B. OFFSITE INFORMATION:

- 1. **Public Street Improvements:**
 - a. **Street pavement:** Identify the required street paving.
 - b. **Sidewalk drains:** Not to be located within 3' of drive approach wings.
 - c. **Drive approaches:** Revise the width of both drive approaches to meet standards (30' minimum-35' maximum).
 - d. **Street lights:** Identify the required street light.
 - e. **Undergrounding of overhead utilities:** Identify utilities to be undergrounded.

C. ONSITE INFORMATION:

- 1. **State standard "STOP":** Identify and install **30"** state standard "STOP" signs at the locations shown. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.

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. Street widening and transitions shall also include utility relocations and necessary dedications.

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

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

Underground all existing 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.

Tulare Street: Collector

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

1. Construction Requirements:
 - a. Construct **20'** of permanent paving per Public Works Standard **P-50**, within the limits of this application and transition paving as necessary.
 - b. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno Public Works Standard Drawings **P-5** and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - c. Construct driveway approaches 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**. **Provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches.** Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
 - d. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**, where missing. The curb shall be constructed to a **10'** residential pattern (5.5' face of curb to 4' concrete sidewalk, 0.5' back of sidewalk to right-of-way line).

- Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
- e. Construct an underground street lighting system to Public Works Standard (Post-top Standard to the west; see Tract Map 6158 Ornamental Dual Street Light Detail), within the limits of this application. Spacing and design shall conform to Public Works Standard. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the City Specifications and Standard Drawings **E-18** or as approved by the City Engineer
 - f. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Bike and Pedestrian Trail:

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

1. Dedicate a **25'** minimum easement for Bike, Pedestrian, and Landscape purposes **only**. Above ground utilities are not allowed within this easement. (Additional right of way may be required for grading and drainage purposes.)
2. Construct a **12'** wide Bike and Pedestrian Trail and fence per the **Fresno General Plan**, the **City of Fresno Public Works Standards P-59, P-60, P-74**, and the **Caltrans Highway Design Manual Chapter 1000 for Class I Bikeways (Bike Paths)**. Construction shall be complete with lighting, signing, striping, and landscaping. Identify the route and cross section on the site plan.

Public Improvement Plans are required and shall be approved by the City Engineer.

Contact Francisco Magos at (559) 621-8679 or at Francisco.Magos@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, street lights, 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 Harmanjit Dhaliwal at (559) 621-8694 or at Harmanjit.Dhaliwal@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"**.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master fee schedule.

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

FMSI Requirements:

THE FMSI REQUIREMENTS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO OCCUPANCY.

Tulare Street: Collector

1. **Where missing**, construct the following within the limits of this application;
 - a. West bound: 26' of permanent paving per Public Works Standard P-50;
 - b. Center section: a 12' center two-way left turn lane.

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

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

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