

Supplemental Conditions of Approval

3/24/2023

**SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. P22-00565 FOR PROPERTY LOCATED AT 791 AND 998 EAST NORTH AVENUE (APN's: 329-090-16, 17)**

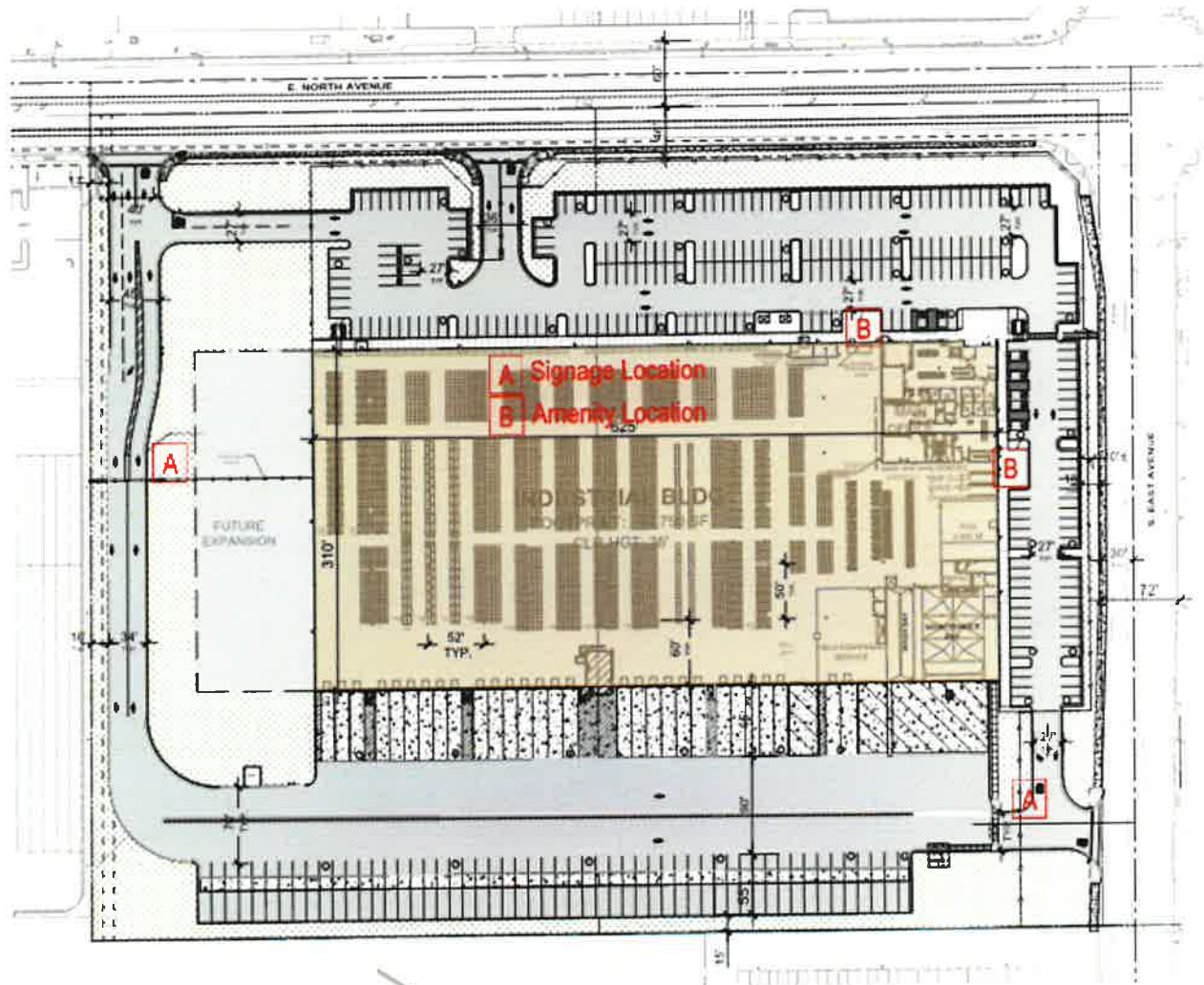
1. **Dedicated Truck Routes:** Semi-truck and trailer transport access to the site shall be via East North Avenue off either Highway 99 or Highway 41. The project will not use Central Avenue as access to Highway 99 nor Highway 41.
  - a. The Operator shall inform all transport drivers that routing is not allowed on Central Avenue, nor on Cherry and Orange Avenues south of North Avenue. The training shall include the impacts of truck traffic to environmentally burdened communities.
  - b. Clear signage shall be provided at all truck egress points as shown on the approved site plan (Exhibit A). The Operator shall post a publicly visible sign with the telephone number to contact with routing complaints of transport trucks on Central Avenue and restricted portions of Cherry and Orange Avenues. The Operator shall take corrective action within 48 hours. Bi-annually, the Operator shall provide the City a list of all complaints with the explanation of the corrective action taken.
2. **Ride Share Parking:** The Applicant shall provide a minimum of 5 dedicated parking spaces, outside of the secured auto parking area, designated for rideshare or employee drop-off and pick-up. The Operator shall inform employees and post signage alerting to the designated rideshare parking locations.
3. **Outdoor & Indoor Amenity Spaces:** The Operator shall submit with the tenant improvement building permit application evidence demonstrating to Fresno planning staff that indoor and outdoor amenity spaces are provided for employees' break periods. The amenities areas shall include shade structures, reflective pavement, and receptacles for trash and recycling.
4. **Truck & Equipment Idling:**
  - a. **Construction:** Idling times shall be minimized by shutting equipment off when not in use and limiting idling to a maximum of 2 minutes. Clear signage, in English and Spanish, shall be provided for construction workers at all access points.
    - i. All off-road diesel-powered construction equipment greater than 25 horsepower used at the site for more than two continuous days must meet Tier 4 Final emissions standards.
    - ii. All construction equipment must be outfitted with Best Available Control Technology ("BACT") devices certified by the California Air Resources Board ("CARB").
    - iii. Off-road diesel-powered equipment are prohibited from being in the "on" position for more than 10 hours per day.
  - b. **Post Construction Operations:**
    - i. The Operator shall inform all truck drivers that idling is strictly prohibited on the warehouse property and adjacent streets in South Central Fresno.
      1. Clear signage shall be provided for truck drivers at all access points and at each dock position.
    - ii. The Operator shall periodically sweep warehouse property to remove road dust/tire wear/brake dust in parking lots.

- iii. The Operator shall use a "clean fleet" (e.g., Zero or very low emissions, high efficiency, battery electric, hydrogen fuel cell, and/or alternative fuel vehicles), where feasible. At a minimum, the Operator shall demonstrate compliance to the satisfaction of Fresno planning staff, that all CARB requirements to control emissions from diesel engines have been met.
  - 1. Fleet electrification targets:
    - a. 2024: 100% of service vehicles and vans. 100% of forklifts.
    - b. 2027: 25% tractor-trailer fleet
    - c. 2030: 50% tractor-trailer fleet
    - d. 2033: 75% tractor-trailer fleet
    - e. 2036: 100% tractor-trailer fleet
  - 2. The Operator shall submit a condition-of-approval compliance report within 30 days of occupancy, and then submit an on-going compliance report annually to the Fresno planning staff. The report shall contain all necessary documentation to verify the Operator is meeting the clean fleet requirements.
  - 3. In the event that there is a disruption in the manufacturing of zero emission vehicles/trucks or that sufficient vehicles/trucks are not commercially available for the intended application, the clean fleet requirements may be adjusted as minimally as possible, at the discretion of the Fresno Planning Director to accommodate the manufacturing disruption or unavailability of commercially available vehicles/trucks.

**5. Renewable Energy:**

- a. Prior to building permit issuance, the Applicant shall submit evidence to Fresno planning staff for review and approval, demonstrating that the subject buildings have been made solar ready by meeting or exceeding the current California Building Code (e.g., structurally able to support solar panels on roofs, appropriately sized electrical panels and conduit, etc.).
- b. The Operator shall include with the tenant improvement building permit application, sufficient evidence that at least 50% of the tenant's base-building power requirements will be served by a renewable power source (e.g., onsite solar, power purchase agreement, etc.). The Project shall include analysis of projected power requirements and demonstrate the sources of the renewable energy offset. The minimum assumed base-building usage shall be modeled for an ambient warehouse use of 3.0 kWh/SF annually.

Exhibit A – Site Location Plan



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