

Exhibit H – Draft Conditions of Approval for the Costco Commercial Center Project

Costco Commercial Center Project

Conditional Use Permit Application No. P21-01959

Plan Amendment and Rezone Application No. P21-01960

Conditional Use Permit Application No. P21-03251

Planned Development Permit Application No. P21-03252

7120 North Riverside Drive Fresno, CA 93722

APN: 503-020-12

**City of Fresno
Planning and Development Department**

Conditions of Approval
~~April 18, 2024~~ **May 21, 2026**

Costco Commercial Center Project
Plan Amendment/Rezone Application No. P21-01960
Conditional Use Permit Application No. P21-01959
ABC Conditional Use Permit Application No. P21-03251
Planned Development Permit Application No. P21-03252

Planner: Steven Martinez

Project Description:

Plan Amendment/Rezone Application No. P21-01960 proposes to amend the 2035 Fresno General Plan to change the planned land use designations for the subject property from the Community Commercial to the General Commercial planned land use designation and reclassify a portion of West Herndon Avenue from Expressway to Super Arterial.

The rezone application proposes to amend the Official Zoning Map of the City of Fresno to reclassify the subject property from the CC/EA/UGM/cz (*Community Commercial/Expressway Overlay/Urban Growth Management/conditions of zoning*) zone district to the CG/UGM/cz (*General Commercial/Urban Growth Management/conditions of zoning*) zone district.

Conditional Use Permit Application P21-01959 proposes to construct a ±219,216 square-foot, warehouse retail building with a ±4,800 square-foot car wash; and an ±13,000 square-foot, 32-station fuel canopy.

ABC Conditional Use Permit Application No. P21-03251 requests to establish a State of California Alcoholic Beverage Control Type 21 alcohol license that would allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold.

Planned Development Permit Application No. P21-03252 requests authorization to modify parking lot development standards to allow for 36.5-foot-tall light fixtures rather than 25-foot light fixtures.

PART A - ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits, prior to occupancy, and/or commencement of land activity:

Planner to check when completed	
<input type="checkbox"/>	1. Development shall take place in accordance with Exhibits A and E-1, E-2, E-3 dated March 7, 2024; and O-1 through O-11 dated September 7, 2021. Transfer all red line notes, comments, conditions, etc. to the corrected plan exhibits and submit to planner Steven Martinez. All revisions to plans shall be called out with a cloud or delta.

	<p>2. Council of the City of Fresno: On April 18, 2024, as motioned by Councilmember Karbassi, seconded by Councilmember Esparza, and passed with a vote of 7-0, the following conditions were supplemented to the project's approval:</p> <p>Number 1: Require the project proponent to provide the three traffic calming measures as recommended and provided by the Public Works Department that's Exhibit N as a condition of approval and which include: (A) Install an all way stop control at the intersection of West Spruce and North Hayes Avenues. A two-way to a four-way stop along with high visibility for the crosswalks in all directions. (B) Install a refuge island non pedestrian crossing at the east end of the golf course for the West Spruce Avenue connection to provide a traffic calming measures approaching and exiting Costco from the east, on West Spruce, and install a refuge island non pedestrian crossing near the intersection of West Spruce and North Sandrini Avenues.</p> <p>Number 2: Condition the site and operations to restrict and prohibit all Costco related truck traffic, including other vendors, from utilizing North Riverside Drive as a condition of approval.</p> <p>Number 3: Require the project proponent to make the necessary improvements, resurface and restriping, of the westbound lane of Herndon Avenue as deemed appropriate by the City of Fresno Public Works Department.</p> <p>Number 4: Add 20 additional ADA accessible stalls in coordination with the Planning Department.</p>
<input type="checkbox"/>	<p>3. Development and operations shall comply with all projects specific mitigation measures identified in the attached Mitigation Monitoring and Reporting Program checklist prepared for the related Environmental Impact Report (SCH No. 2021100443).</p>
<input type="checkbox"/>	<p>4. Pursuant to Fresno Municipal Code (FMC) Section 15-1204(E)(1) Internal Connections: A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities. To Streets: Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security. Pursuant to FMC Section 15-1204(E)(3), regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Revise for compliance. FMC 15-1204(E)(6), Pedestrian Walkway Design: a. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.</p>

		<p>b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.</p> <p>Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least six inches high, bollards, or other physical barrier.</p>
<input type="checkbox"/>	5.	<p>Demonstrate compliance with FMC Section 15-2706-S (Cancel and Transfer) prior to issuance of a State of California Alcoholic Beverage Control Type 21 (beer, wine, distilled Spirits for consumption off premises where sold). Each ABC license that is canceled also includes surrender of the alcohol-sales portion of all related Conditional Use Permits and waiver of any legal non-conforming use rights related to the sale of alcohol for off-site consumption.</p> <ul style="list-style-type: none"> • Provide a letter of acknowledgment from store owner(s)/operator(s) that will be surrendering the alcohol-sales portion of all related Conditional Use Permits associated with their store/operation.
<input type="checkbox"/>	6.	<p>Service Areas and Loading. Service and loading areas should be integrated with the design of the building and shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading bays can minimize adverse impacts to residents.</p>
<input type="checkbox"/>	7.	<p>Pursuant to FMC Section 15-2429: Provide compliant Short-Term and Long-Term Bike Parking. The number of bike stalls shall be calculated using the California Green Building Standards Code.</p>
<input type="checkbox"/>	8.	<p>Parking shall comply with the City of Fresno Parking Manual and/or acceptable width exceptions to the standard dimension (9'-6", 10'-0").</p>
<input type="checkbox"/>	9.	<p>Pursuant to FMC Sections 15-1205(B)(5) & 15-2755(C), the gasoline station kiosk and canopy shall be architecturally consistent with the on-site development.</p>
<input type="checkbox"/>	10.	<p>Pursuant to FMC Section 15-2755(A)(2), designs shall incorporate landscaping and half screen walls to screen vehicles while allowing eye level visibility into the site.</p>
<input type="checkbox"/>	11.	<p>Pursuant to FMC Section 15-2755(A)(3), Significant architectural or landscape features shall be provided at the corner of intersecting streets to enhance the streetscape.</p>
<input type="checkbox"/>	12.	<p>Pursuant to FMC Section 15-2755(A)(5), propane tanks, vapor recovery systems, air compressors, utility boxes, garbage, recycling containers/enclosures, and other similar mechanical equipment shall be screened from public view. Propane tanks, vapor recovery tanks, etc. shall be laid horizontally and shall be screened with a hedge and/or wall.</p>
<input type="checkbox"/>	13.	<p>Pursuant to FMC Section 15-2711(B)(1), the car wash facility shall incorporate similar design features as the main building.</p>
<input type="checkbox"/>	14.	<p>Pursuant to FMC Section 15-2711(C)(4), vehicle lanes for car wash openings shall be screened from public streets to a height of 30 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials to screen vehicles while allowing eye-level visibility into the site.</p>

<input type="checkbox"/>	<p>15. Pursuant to FMC Section 15-1205, all street-facing façades must include a minimum of one projection or recess at least two feet in depth for every 25 horizontal feet of wall.</p>
<input type="checkbox"/>	<p>16. Pursuant to FMC Section 15-2749, whenever a proposed use contains, or is placed adjacent to, outdoor facilities that provide batting cages, golf courses, golf driving ranges, paintball, archery, or similar activities, the proposed use shall include fences, nets, walls, or other methods that are capable of stopping all projectiles fired and/or hit by containing or redirecting the projectile to a safe location. In collaboration with the City of Fresno, golf netting matching the existing netting shall be installed along the new West Spruce Avenue segment as deemed appropriate by the City of Fresno.</p>
<input type="checkbox"/>	<p>17. Prior to granting of occupancy/final inspection, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division. (Include this note on the site and landscape plans).</p>
<input type="checkbox"/>	<p>18. Heat Island Reduction. A heat island is the increase in ambient temperature that occurs over large paved areas compared to natural landscape. In order to reduce ambient surface temperatures in parking areas, 50 percent of areas not landscaped shall be shaded, of light colored materials with a Solar Reflectance Index (SRI) of at least 29, or a combination of shading and light colored materials as follows:</p> <ol style="list-style-type: none"> 1. Permitted Types of Shading. Shade may be provided by solar shade structures, trees, or other equivalent mechanism. 2. Shading Tree Standards. Trees provided to satisfy the requirements of this section shall meet the following standards: <ol style="list-style-type: none"> a. Shading Tree Distribution. Trees provided to satisfy the requirements of this section shall be distributed relatively evenly throughout the parking area. b. Species. Trees provided to satisfy the requirements of this section shall be selected from a list maintained by the City and shall be of a species which can reasonably be expected to provide the required amount of shading within 15 years. c. Size. Trees provided to satisfy the requirements of this section shall trees shall be a minimum 15-gallon size with a one-inch diameter as measured 48 inches above natural grade.
<input type="checkbox"/>	<p>19. Clearly depict the shopping cart collection areas located in the parking area. Provide a minimum six-inch concrete curb around all shopping cart collection areas.</p>
<input type="checkbox"/>	<p>20. Pursuant to FMC 15-2420, Parking lot lighting shall, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of-way, consistent with Article 25, Performance Standards. Such parking lot illumination shall be no less than 0.5 foot-candles.</p>
<input type="checkbox"/>	<p>21. Submit and obtain approval of the Indirect Source Review to the San Joaquin Valley Air Pollution Control District.</p>

<input type="checkbox"/>	22. Landscaping must be in place before issuance of the certificate of occupancy . A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division.
<input type="checkbox"/>	23. Prior to final inspection , a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Planning and Development Department (see form, attached).
<input type="checkbox"/>	24. Prior to the issuance of certificate of occupancy , all outside utility equipment shall be effectively screened from public view. The parapet heights of all buildings shall effectively screen all roof-top mechanical and electrical equipment and all ground mounted electrical utility circuit panel cabinets be installed within the buildings.

PART B – OTHER AGENCY COMMENTS AND CONDITIONS REQUIREMENTS

Planner to check when completed	
<input type="checkbox"/>	1. Building and Safety Services: The following items require a separate process with additional fees and timelines, in addition to this Conditional Use Permit Application process. 1. Building, Grading and Utility plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project.
<input type="checkbox"/>	2. DPU Planning and Engineering (sewer, water, solid waste): See attached memorandum dated September 24, 2021, for specific requirements.
<input type="checkbox"/>	3. Fire Review: RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. The current items listed are not necessarily a complete list of issues that will need to be addressed. During the plan review of the resubmitted plans, additional requirements may be called out. Also include a set of the original plans submitted and a detailed response letter clarifying how and where all items have been addressed in the resubmittal set. The nature, quantity and complexity of items to be addressed will require additional review and therefore cannot be completed during a back check appointment. All revisions to plans shall be called out with a cloud or delta. If you have questions and would like more information regarding FFD Development Policies please see the following: https://www.fresno.gov/fire-training/manuals-and-forms/ 1. Provide a copy of the approved stamped site plan from the Planning Division, including all fire department notes, to verify compliance with requirements. Site plans included with this plan submittal are subject to the conditions on the Planning Division approved set. The site plan included with this set shall match the approved stamped site plan from the Planning Division. 2. Where roof eaves are more than 30 feet in height, measured from grade, 26-foot driveways shall be located directly adjacent to at least one long side of the building. The aerial fire apparatus access shall extend at least 45 feet beyond each end of the building. This allows for access to the corners of the building and to accommodate a set up area out of the collapse zone. Aerial fire

apparatus access shall comply with all access and turnaround requirements. (FFD Development Policy 403.002)

3. Aerial fire apparatus access (near edge) shall be located a minimum 15 feet and a maximum 30 feet away from the building. (FFD Development Policy 403.002)

4. Aerial fire apparatus points shall be located on the long side of the building. (FFD Development Policy 403.002)

5. The Fire Marshal (or designee) may approve an alternate location for the aerial fire apparatus points based on project constraints. (FFD Development Policy 403.002)

6. Loading zone(s) shall not be located in required fire lanes.

7. Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-7000."

8. Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.

9. Show the location of the fire department connection. Fire department connections shall not be installed within five (5) feet of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

10. Fire department connections shall be located within forty (40) feet of a fire apparatus access lane. (FFD Development Policy 405.025)

11. The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size. (FFD Development Policy 405.025)

12. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2019 CFC, Section 912.2.1.

13. Public street hydrant (s) must be installed. Coordinate location with Public Works.

In addition to the requirements noted above, a review was performed at the Preliminary Review Application #P21-00978. The following items were noted on the review:

A. Install new public fire hydrants on the N. Arthur alignment water main; show those and the existing public hydrants along W. Spruce on the formally submitted site plan the locations indicated on the Fire site plan redline. Install two private fire hydrants at the locations shown west of north on the building with an 8 inch minimum water main. This private service will likely need two points of connection due to the separation of the private hydrant locations and the fire pump house location area where the service will likely be sought. There are existing public fire hydrants on the west side of N. Riverside, but due to building setback and thee median, the hydrants indicated previously will provide the primary hydrant coverage.

B. The two existing fire hydrants on W. Spruce were installed in 2007 in an open field and are unique base valve operated type fire hydrants that have a

	<p>high potential failure rate over time. They need to be replaced with the current Water Division standard hydrant during the new road construction.</p> <p>C. Confirm all required fire access roads shall have a 44' centeline turn radius. Required fire vehicle access are as indicated on the redline for the fire lane marking.</p> <p>D. Show the propose location of the fire pump room and associated fire department connection on the exterior wall of the minimum one-hour fire rated dedicated room.</p> <p>E . Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002).</p> <p>F. Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4½ inch outlet shall face the access lane.</p> <p>G. Recheck the spacing on the perimeter high piled rack storage fire access man-doors required at a maximum spacing of 125 feet on center.</p> <p>H. be advised that the underground fuel tank installation requires permits from the Fresno County Environmental Health Division Underground Tank Program which will conduct all inspections of the installation. H. be advised that the underground fuel tank installation requires permits from the Fresno County Environmental Health Division Underground Tank Program which will conduct all inspections of the installation.</p>
<div style="border: 1px solid black; width: 50px; height: 30px; margin-left: 10px;"></div>	<p>4. Fresno County Environmental Health: Comments for this project were missed upon original routing. An OAR NOP EIR was routed through County Planning when comments were drafted for this project.</p> <p>Recommended Conditions of Approval:</p> <ul style="list-style-type: none"> • Prior to operation and issuance of building permits, the applicant shall submit complete food facility plans and specifications. The applicant shall also apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Plan Check, Food Protection Program at (559) 600-3357. • Prior to alcohol sales, the applicant shall have their alcoholic beverage license. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information. • Prior to the issuance of building permits, the applicant shall submit three (3) sets of complete plans and specifications regarding the installation of any underground storage tanks to the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. • Prior to operations, the applicant shall apply for and secure a Permit to Operate an Underground Storage Tank System from the Fresno County

	<p>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"> • Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. • The proposed car wash and project have the potential to expose nearby residents to noise levels in excess of standards established in the Noise Element of the City of Fresno General Plan and the Fresno County Noise Ordinance. It is recommended that a noise study is performed to identify potential mitigation measures from the car wash vacuum/blowers to be incorporated into the project. • 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. • Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
	<p>5. Fresno Irrigation District: See attached FID memorandum dated September 24, 2021.</p>
<input type="checkbox"/>	<p>6. Fresno Metropolitan Flood Control District: See attached FMFCD Notice of Requirements (NOR) memorandum dated October 4, 2021.</p>
<input type="checkbox"/>	<p>7. Police Department: See attached memorandum dated September 28, 2021.</p>
<input type="checkbox"/>	<p>8. Long-Range Planning: Property is located on a planned trail [West Herndon Avenue and North Riverside Drive]; please refer to the Active Transportation Plan and Fresno General Plan Figure MT-2 Paths and Trails.</p>
<input type="checkbox"/>	<p>9. PG&E: October 18, 2021 Re: P21-01959 & P21-01960 7120 N Riverside Drive, Fresno, CA 93722 Dear City of Fresno: Thank you for giving us the opportunity to review the subject plans. The proposed P21-01959 & P21-01960 is within the same vicinity of PG&E's existing facilities that impact this property. PG&E holds a 50' wide easement across APN: 503-020-12 in Fresno County. PG&E does not take issue with the proposed use of a short-term parking lot for passenger vehicle underneath its existing transmission line and easement.</p>

	<p>However, there are some conflicting activities proposed within the submitted plans. See the below conditions.</p> <p>Any lighting fixtures installed for said parking lot cannot be taller than 15’ within said easement area. Taller light fixtures will pose a safety hazard to the existing tower line. The submitted lighting plan proposes fiber glass light poles that are 36’-6” in height. These are not permissible within the easement area.</p> <p>PG&E requests that bollards are placed around the existing tower at the West Spruce Avenue entrance to the parking lot. These bollards are requested to protect the tower against vehicle damage. Additionally, no grading may commence within 25’ of the tower footings. Grading within proximity to the existing towers will pose a significant hazard to the integrity of the ground and foundation of the tower.</p> <p>Lastly, during and after the construction of the propose parking lot, PG&E must maintain safe and uninterrupted access to its facilities at any time in order to conduct reoccurring maintenance, inspections or respond to an emergency. Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E’s Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.</p> <p>As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.</p> <p>If you have any questions regarding our response, please contact me at Justin.Newell@pge.com.</p> <p>Sincerely, Justin Newell Land Management 916-594-4068</p>
<input type="checkbox"/>	10. Public Works - CFD: See attached memorandum dated September 15, 2021.
<input type="checkbox"/>	11. Public Works - Impact Fees: See attached memorandum dated September 21, 2021.
<input type="checkbox"/>	12. Public Works – Street Maintenance: See attached memorandum dated September 13, 2021.
<input type="checkbox"/>	13. Public Works – Traffic Operations: See attached memorandum dated February 14, 2024.
<input type="checkbox"/>	14. Public Works - Traffic Planning: See attached memorandum and Check Print 1 dated February 14, 2024.

PART C - PLANNING DEVELOPMENT CODE STANDARDS

1. Intensity and Development Standards. As proposed, project complies w lot intensity and building form and location standards for General Commercial zone districts. Any corrections/modifications shall comply applicable development standards identified in FMC Tables 15-1203-1 & 15-1203-2.

2. Site Design FMC Section 15-1204

- **Height.** The maximum height within 40 feet of an R District is limited to 30 feet. The maximum height within 50 feet of an R District is 40 feet.
- **Interior Side and Rear.** The interior side and rear setback abutting an R District boundary shall be 20 feet.
- **Landscape.** See Table 15-2305-C.1, Required Landscape Buffers.
- **Pedestrian Access.** On-site pedestrian circulation and access shall be provided according to the following standards.
- **External Connections.** A system of pedestrian walkways shall connect the project site to adjacent Residential, Commercial, Mixed-Use, Office districts.
- **To Circulation Network.** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
- **To Streets.** Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

3. Parking and Loading

- Provide short-term and long-term bicycle parking as required by Table 15-2429-D of the FMC.
- Long-Term Bicycle Parking shall be provided when required by the California Green Building Standards Code, as may be amended.
- The square footage of the entire building shall be used in determining loading spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area. Drive-in, roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.
- Loading spaces are required when a building is to be occupied by a use requiring the receipt or distribution by vehicles or trucks of material or merchandise. Comply with Section 15-2430-A of the FMC.

4. Landscaping

- Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**
- 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.
- Additional landscaping requirements including landscape plan requirements, landscape design standards, and general landscaping standards can be found in Chapter 15, Article 23 of the Fresno Municipal Code.

5. Facade FMC Section 15-1205

- **Building Articulation.** All street-facing façades, including freeway-facing façades, must include at least one projection or recess at least two feet in depth for every 25 horizontal feet of wall.
- **Building Materials and Finishes.**
 1. Each side of a building that is visible from a street or passenger railway shall be designed with a complementary level of detailing and quality of materials.
 2. Veneers should turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane. Material changes at outside corners should be avoided.
 3. Windows shall maintain a consistent design character throughout the development and shall be of the same material on all elevations facing a street.
 4. Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building.
 5. Parking areas and structures shall be designed to match and be compatible with the architectural character, materials, and colors of the overall development.
 6. The design of building additions should follow the same general scale, proportion, massing, and detailing of the original structure, and not in stark contrast to the original structure.

6. Fencing

1. Front Yard.

- a. **Wrought Iron or Tubular Steel.** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.
- b. **All Other Materials.** All other fences within any required front yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.

2. Street-Side Yard.

- a. **Wrought Iron or Tubular Steel.** A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.
- b. **All Other Materials.** All other fences within any required street side yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.

3. **Other Yards.** Outside of the required front yard and street-side yards, the maximum height for fences is seven feet (regardless of location on the site) unless the fence is part of Outdoor Storage per Section 15-2013, Outdoor Service Yards and Storage.

4. **Setbacks.** Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.

5. **Common Property Lines.** A six-foot-high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district and where multi-family

development of four or more units abuts a single-family residential district. Walls shall step down to three feet in height along interior property lines within front yards.

Graffiti. Graffiti on a screen wall shall be removed within 48 hours. All other fencing (future or proposed) shall comply with FMC Section 15-2006-F.

7. Special Use Requirements Development and Operations shall comply with FMC Sections 15-2737 (Large Format Retail), 15-2745 (Outdoor Retail Sales), 15-2761 (Tobacco and Vapor Shops), 15-2711 (Automobile/Vehicle Washing), 15-2710 (Automobile/Vehicle Service and Repair, Major and Minor), 15-2706 (Alcohol Sales – The Responsible Neighborhood Market Act), and 15-2755 (Service Stations).

Operational Requirements

AUTOMOBILE/VEHICLE SERVICE AND REPAIR

- a. **Design.** Bay doors shall be screened from public right-of-way to the greatest degree feasible.
- b. **Work Areas.** All work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing fluids, and mechanical inspection and adjustments not involving any disassembly.
- c. **Vehicle Storage.** Vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building or in a parking lot on the property that is adequately screened, with an earth berm or Screen Wall, or combination thereof or a building. Screen Walls shall be located on property lines with the exception of yards along streets, where the Screen Wall shall be located at outside of required setbacks. Unattended vehicles may not be parked or stored on the sidewalk adjoining the property, in the street, or in any portion of the public right-of-way within the city. Screen Walls are not required when the site is located in an Industrial District that abuts a local street (Major Streets are required to have a Screen Wall). For Screening Wall standards, refer to Section 15-2008-C.
- d. **Equipment, Product, and Vehicle Parts Storage.** Exterior storage, including tires, shall not be visible from Major Streets or residential districts.
- e. **Water Runoff.** Water runoff shall be properly treated as determined by the Department of Public Utilities and the Fresno Metropolitan Flood Control District.
- f. **Litter.** The premises shall be kept clean and in an orderly condition at all times.
- g. **Inoperable Vehicles and Junked Parts.** No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building, unless screened.

SALES AND SERVICES - SERVICE STATION

- a. Site Design.
 1. Noise-generating uses, such as auto service bays, car wash openings, vacuum stations, outdoor loading areas, garbage storage, and stacking lanes, shall be located away from sensitive uses such as residential areas.
 2. Propane tanks, vapor recovery systems, air compressors, utility boxes, garbage, recycling containers/enclosures, and other similar mechanical equipment shall be screened from public view. Propane tanks, vapor recovery tanks, etc. shall be laid horizontally and shall be screened with a hedge and/or wall.
- b. Auto Repair. Auto Repair shall comply with Section 15-2710, Automobile/Vehicle Service and Repair, Major and Minor.

c. Temporary Car Washes. Refer to Section 15-2760, Temporary Uses.

ALCOHOL SALES

Landscaping. Landscaping shall be provided per the underlying District.

Lighting. The exterior of the premise, including adjacent public sidewalks and all parking lots under the control of the establishment, shall be illuminated during all hours of darkness during which the premises are open for business in a manner so that persons standing in those areas at night are identifiable by law enforcement personnel. However, required illumination shall be placed and/or shielded in a way that minimizes interference with the neighboring residences.

Litter and Graffiti.

1. Trash and recycling receptacles shall be provided by public entrances and exits from the building.
2. The owner or operator shall provide for daily removal of trash, litter, and debris from premises and on all abutting sidewalks within 20 feet of the premises.
3. The owner or operator shall remove graffiti within 48 hours.

Pay Phones and Vending Machines. External pay phones and snack vending machines are prohibited.

1. Video Surveillance.
2. Establishments must equip a fully functional color digital video camera system.
3. The system must continuously record, store, and be capable of playing back images and be fully functional at all times, including during any hours the business is closed. The system must be maintained in a secured location inside of the business.
4. The system shall have the correct date and time stamped onto the image at all times.
5. The camera storage capacity should be for at least two weeks (14 calendar days). Such cameras must be capable of producing a retrievable and identifiable image that can be made a permanent record and that can be enlarged through projection or other means.
6. If utilizing a digital video recorder, it must be capable of storing at least 14 days of real-time activities.
7. The system shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a criminal investigation only.
8. The interior of the business must have at least one camera placed to focus on each cash register transaction to include the clerk as well as the customer waiting area.
9. There shall be four exterior cameras placed so as to record activities in the primary customer parking areas of their business. These cameras should be of sufficient quality to be able to identify persons and or vehicles utilizing the business parking lot.
10. All interior cameras shall record in color.

11. All exterior cameras shall record in color and have automatic low light switching capabilities to black and white. Exterior cameras should be in weatherproof enclosures and located in a manner that will prevent or reduce the possibility of vandalism.

Signage.

1. The provisions specified under Article 26, Signs and this subsection shall apply. Where conflict may occur between the provisions of Article 26 and this subsection, the more restrictive provisions shall govern.
2. The following copy is required to be prominently posted in a readily visible manner on an interior wall or fixture and not on windows:
 - a. "California State Law Prohibits the Sale of Alcoholic Beverages to Persons Under 21 Years of Age."
 - b. "No Loitering is Allowed On or In Front of These Premises."
 - c. "No Open Alcoholic Beverage Containers are Allowed on These Premises."
3. No more than 15 percent of the square footage of each window and clear door that is visible to the public from a public thoroughfare, sidewalk, or parking lot of an off-sale alcohol retail outlet shall bear advertising, signs, or other obstructions of any sort.
 - a. The area covered by signs or advertising includes all clear areas within signs or advertising, such as the clear area within neon signs.
 - b. Signage, advertising, or other obstructions inside or outside the establishment that are not physically attached to the windows or doors, but are visible from a public thoroughfare, sidewalk, or parking lot in the same manner as if they were physically attached is included in the 15 percent limitation.
 - c. Any signage required by law shall not count towards the 15 percent limitation, but shall nonetheless follow rules related to visual obstruction.
4. Advertising and signage on windows and clear doors shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlets, including the area in which the cash registers are maintained, from exterior public sidewalks, parking lots, or entrance to the outlets.
5. Any establishment located within 250 feet of a sensitive use, as listed in Subsection E.1, may not advertise alcohol sales in a manner visible from the outside of the establishment, such as from a public thoroughfare, sidewalk, or parking lot.

Loitering and Other Nuisance Activities. The operation of the establishment shall not result in repeated nuisance activities on the property, which may include, but are not limited to, repeated disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, alcoholic beverage and tobacco sales to minors, harassment of passerby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, graffiti, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or other violations of City, State, or federal laws, especially when contributing to a proportionally high rate of police reports and arrests to the area.

Training. The owners and all employees of the establishment who are involved in the sale of alcoholic beverages must complete approved course(s) in training of liquor sales and handling within sixty days after approval of the Conditional Use Permit becomes final, or for employees hired after the approval of the Conditional Use Permit, within sixty days from the date of hire. To satisfy this requirement, a certified program must meet the standards of the California Coordinating Council on Responsible Beverage Service (CCC/RBS) or other certifying or licensing body designated by the State of California.

Compliance with Laws. The establishment must remain in compliance with all local, State, and federal laws, regulations, and orders, as well as all conditions of approval imposed on the use. This includes compliance with annual City business license fees.

Posting of Conditions. A copy of all conditions of approval and training requirements shall either be posted in a conspicuous and unobstructed place near the entrance, cashier counter, or customer service area of the establishment or posted in an employee area and provided upon request (e.g. via flyer or brochure) to patrons and enforcement officials.

Prohibited Products. The sale or distribution of one or more of the following shall be prohibited.

1. Wine in containers of less than 750 milliliters.
2. Single containers of beer, malt liquor, wine coolers, and similar alcoholic beverages not in original factory packages of four-packs or greater.
3. Distilled spirits in containers of less than 375 milliliters.
4. Paper or plastic cups in quantities less than their usual and customary packaging.

Additional Requirements.

1. City departments may conduct an inspection of the premises to determine compliance with the ordinances and other laws they administer, and may subsequently prepare reports summarizing their inspections and recommend whether to approve or deny the application based on their inspections.
2. Additional and/or security measures such as reduced hours of operation, security guards, door monitors, and burglar alarm systems may be required if harm, nuisance, or related problems are demonstrated to occur as a result of business practices or operations. This will be determined on a case-by-case basis upon review by the Police Department.
3. Establishments shall not acquire an ABC license for use that has been temporarily surrendered by another establishment in any jurisdiction, or is from an establishment located outside the City of Fresno or a County island within the City of Fresno. Establishments must comply with the Cancel and Transfer provisions which require an establishment to acquire active ABC licenses from overconcentrated areas in the City of Fresno.
4. Establishments shall be subject to annual inspection to ensure compliance with this Section and any additional conditions of the Conditional Use Permit. If an annual inspection results in a finding that an operator is not in compliance with this section or the specific conditions of the CUP, that finding may be used as a basis for revoking the CUP. An establishment that is subject to a revocation proceeding will be referred

to the Responsible Neighborhood Market Act Committee for review and prior to the start of the revocation process.

- a. If an operator is determined to be out of compliance with this section or the specific conditions of the CUP, that operator shall be subject to administrative fines set forth in the Master Fee Schedule as may be amended; the fine structure shall consist of progressively higher fines for violations occurring within twelve months of a prior violation, and upon the fourth violation being upheld within a three year period of the first violation, the CUP for the business shall be subject to revocation.
- b. If an establishment operating under an existing ABC license is purchased by a unassociated and unrelated new operator seeking to continue operation of the establishment, and the new operator is not subject to administrative fines as set forth above at any other establishment in the City, the City Manager, with concurrence of the City Attorney, may waive any administrative fines imposed upon the existing establishment upon transfer to the new operator, if the new operator agrees to and obtains a new CUP.

Cancel and Transfer.

1. The establishment shall transfer and cancel ABC licenses in good standing as set forth in FMC Table 15-2706, from within a Council District identified as having an overconcentration of ABC licenses for off-sale use, as determined by the Director following review of data prepared by the California Department of Alcoholic Beverage Control. The ABC license will be submitted to the Alcoholic Beverage Control for permanent cancellation. A canceled ABC license cannot be reactivated or reinstated.
2. Each ABC license that is canceled also includes surrender of the alcohol-sales portion of all related Conditional Use Permits and waiver of any legal non-conforming use rights related to the sale of alcohol for off-site consumption.

AUTOMOBILE/VEHICLE WASHING

1. **Attendant.** An attendant shall be present during all hours of operation for all carwashes. A store clerk that also accepts payment for a carwash may constitute as an attendant.
2. **Washing Facilities.** Shall comply with all regulations pertaining to water conservation and/or run-off.
3. **Hours of Operation.** Washing facilities are limited to 7 a.m. to 11 p.m. When abutting or adjacent to a Residential District, the hours of operation are limited to 8 a.m. to 9 p.m., seven days a week.
4. **Litter.** Trash and recycling receptacles shall be available. The premises shall be kept in an orderly condition at all times. Litter shall be collected daily.
5. **Noise.** All vacuuming, amplified music, intercoms, or similar noise-generating equipment shall be reduced according to all applicable noise standards.

PART C – PLANNING – OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General Plan, Bullard Community Plan, and in accordance with the proposed Commercial - General planned land use designation.

2. Development shall take place in accordance with the CG/UGM/cz (*Commercial General/Urban Growth Management/conditions of zoning*) and all other applicable sections of the Citywide Development Code, Chapter 15 of the Fresno Municipal Code (FMC).
3. Comply with the Operational Statement dated September 7, 2021.
4. Comply with the mitigation measures of Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2021100443.
5. Property development standards and operational conditions are contained in Articles 14, 20, 23, 24 and 25. Any project revisions, development and operation must comply with these property development standards and operational conditions.
6. Development and operations shall take place in accordance with Section 15-2755 (Service Stations) of the FMC.
7. Development and operations shall take place in accordance with Section 15-2711 (Automobile/Vehicle Washing) of the FMC.
8. Development and Operations shall occur in accordance with Section 15-2706 (Alcohol Sales – The Responsible Neighborhood Market Act) of the FMC.
9. Development shall take place in accordance with the “General Notes and Requirements for Entitlement Applications” listed below if applicable.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

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

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

land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property; and,

- b. 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.
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 FMC to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information.
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 FMC 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 FMC.
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 ensure 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 FMC.
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. 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.
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 FMC 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 FMC 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 FMC. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five-foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
27. All general provisions of Section 15-2403 of the FMC 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 window 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 FMC 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 streetlights 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, FMC 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. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
43. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
44. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.
45. Open street cuts are not permitted; all utility connections must be bored.

46. **CROSS-CONNECTION CONTROL.** A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
47. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
48. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storage areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
49. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

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

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

50. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
51. **CITYWIDE DEVELOPMENT IMPACT FEES**
- a) **Traffic Signal Charge** (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest 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** (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
 - c) **Police Facilities Fee** (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units).

- d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

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

- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
- b) Street Impact Fees will be a condition on all development entitlements granted.

53. FRESNO COUNTY FACILITY IMPACT FEE

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

54. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

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

55. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.

56. 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.

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

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')
- c) Wastewater Facilities Charge
- d) Trunk Sewer Charge

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

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

PUBLIC WORKS DEPARTMENT GENERAL NOTES

60. 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.
61. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
62. 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.
63. 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.
64. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF I-35 & NE 36TH ST
FRESNO, CA

ACCESSOR'S PARCEL NUMBER: 503-020-12

SITE DATA:

COSTCO SITE AREA: 21.20 ACRES (923,869 SF)
FUEL PARCEL AREA: 1.33 ACRES (57,753 SF)
TOTAL SITE AREA 22.53 ACRES (981,622 SF)

JURISDICTION: CITY OF FRESNO

EXISTING ZONING: CC/EA/cz
PROPOSED ZONING: CG/cz

SETBACKS:	REQUIRED	ACTUAL
FRONT:	TBD	TBD
SIDE:	TBD	TBD
REAR:	TBD	TBD

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	219,216 SF
INCLUDES:	
GROSS WAREHOUSE	167,960 SF
INCLUDES NET MECHANICAL / FIRE	1,188 SF
INCLUDES OPEN CANOPY	3,233 SF
GROSS MDO	46,834 SF

PARKING DATA:

TOTAL SITE PARKING:	873 STALLS
INCLUDES:	
10' WIDE STALLS	808 STALLS
ACCESSIBLE STALLS	25 STALLS
TOTAL RECEIVING PARKING:	40 STALLS
INCLUDES:	
10' WIDE STALLS	40 STALLS
EV STALL PARKING	92 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 3.98 STALLS

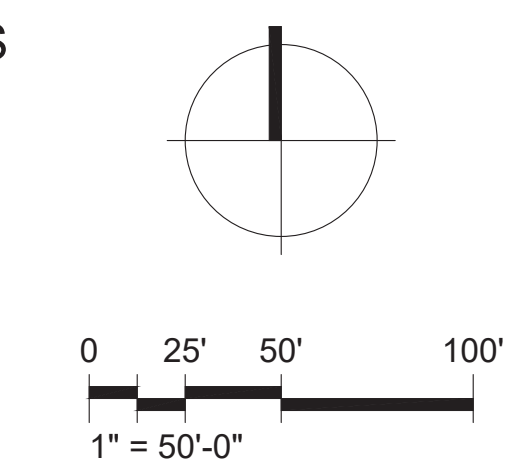
12' WIDE TRAILER PARKING 33 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

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

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



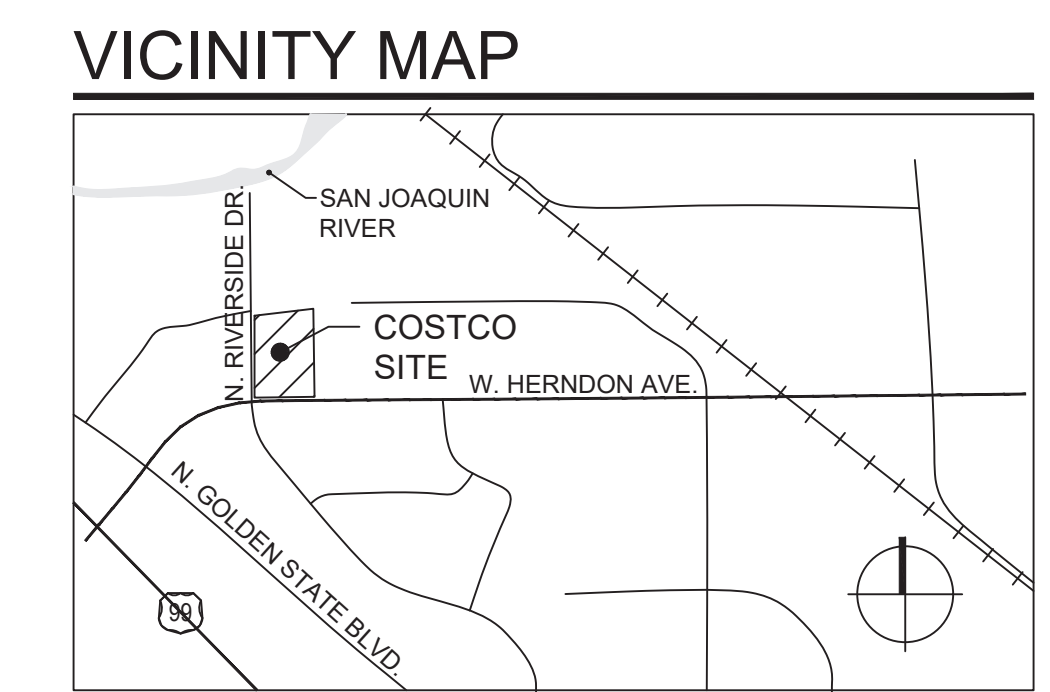
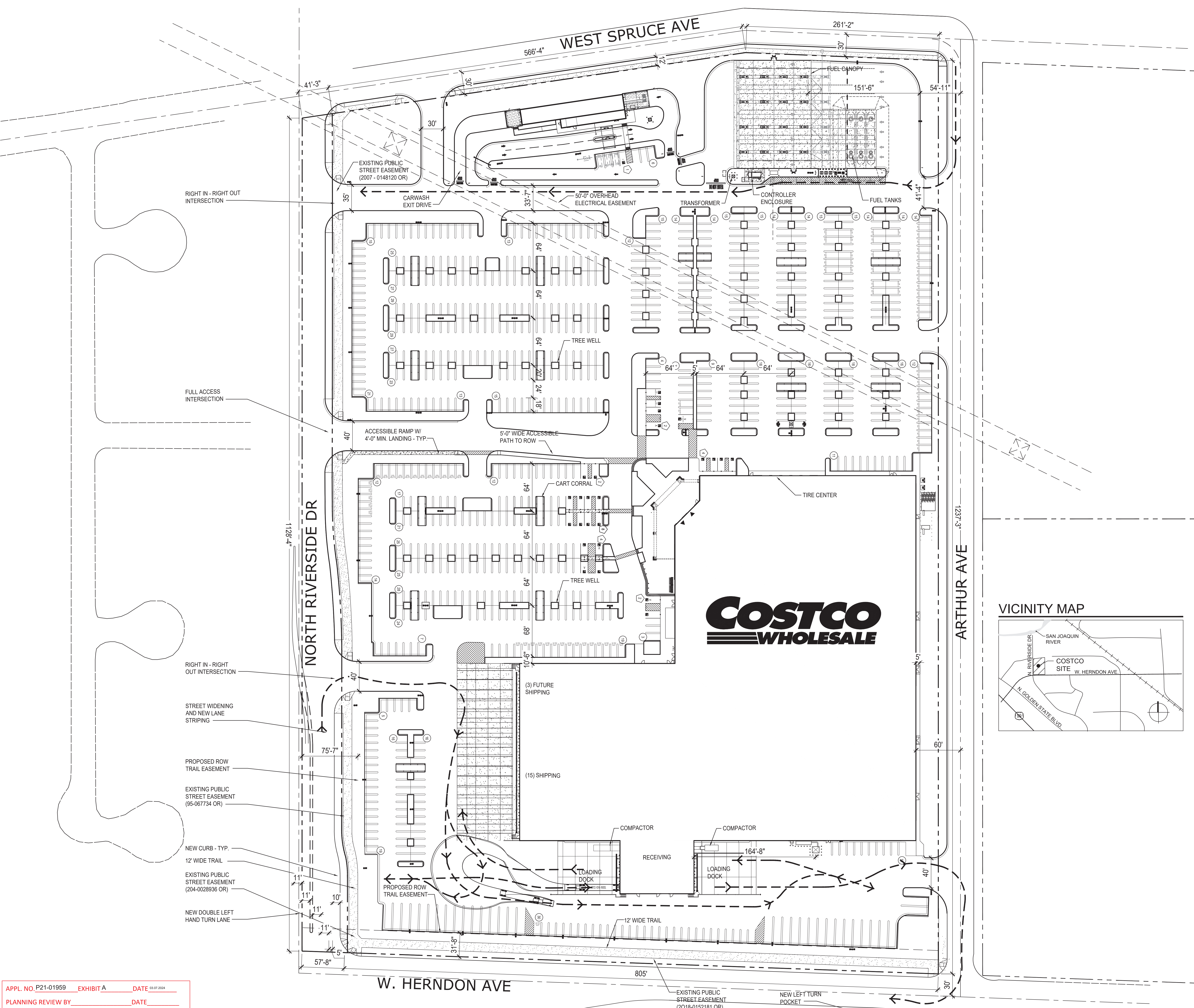
1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
MG2.com



NOVEMBER 14, 2023

CONCEPT SITE PLAN

D11-34



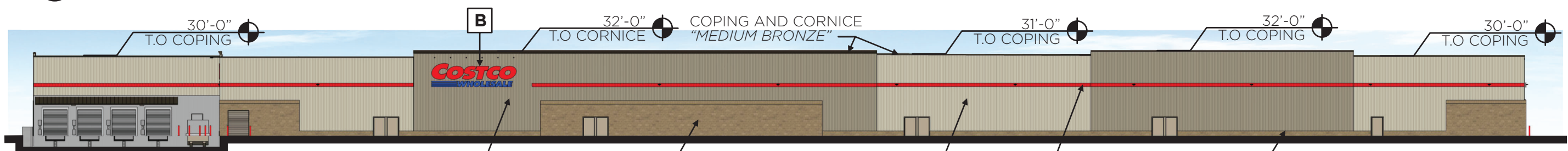
APPL. NO. P21-01959	EXHIBIT A	DATE 10.07.2024
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		



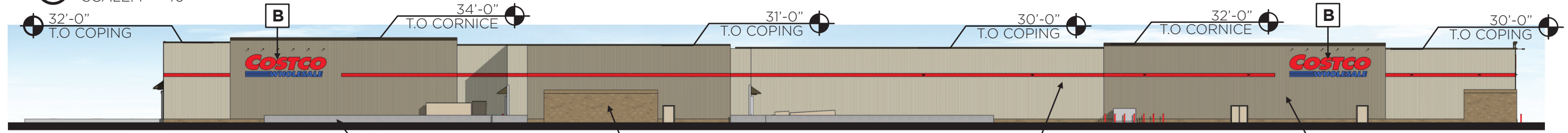
1 WEST ELEVATION
SCALE: 1" = 40'



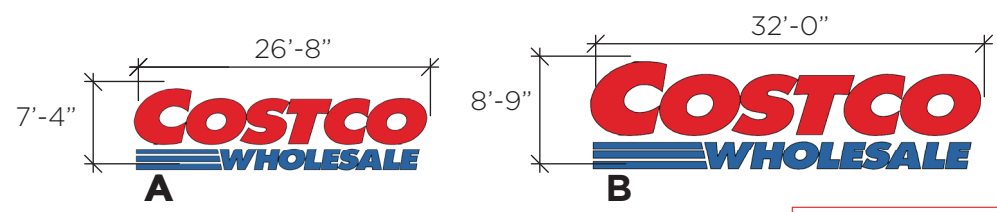
2 NORTH ELEVATION
SCALE: 1" = 40'



3 EAST ELEVATION
SCALE: 1" = 40'



4 SOUTH ELEVATION
SCALE: 1" = 40'



5 SIGN PACKAGE

SIGN TABLE						
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF	
A	1	COSTCO WHOLESALE	5'-0" C	175 SF	175 SF	
B	3	COSTCO WHOLESALE	6'-0" C	280 SF	840 SF	
TOTAL SIGN AREA:					998 SF	

APPL. NO. P21-01959 EXHIBIT E-1 DATE 03.07.2024

PLANNING REVIEW BY _____ DATE _____

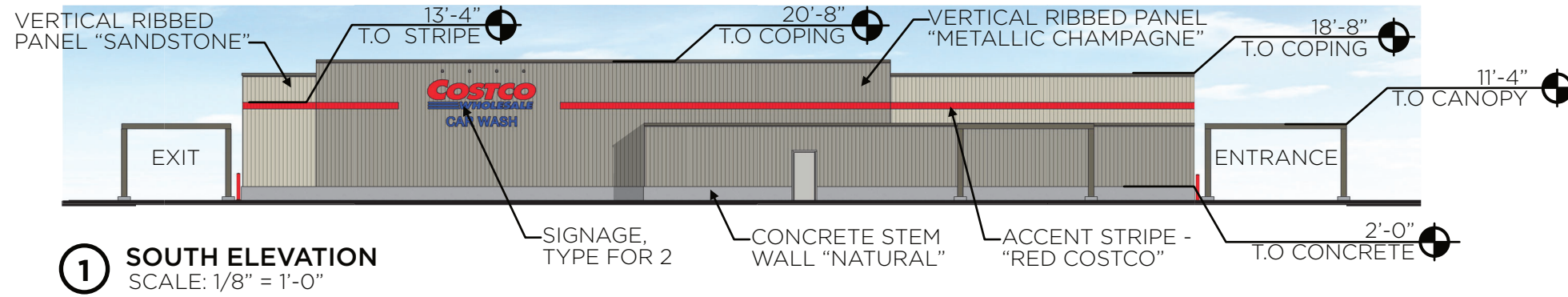
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

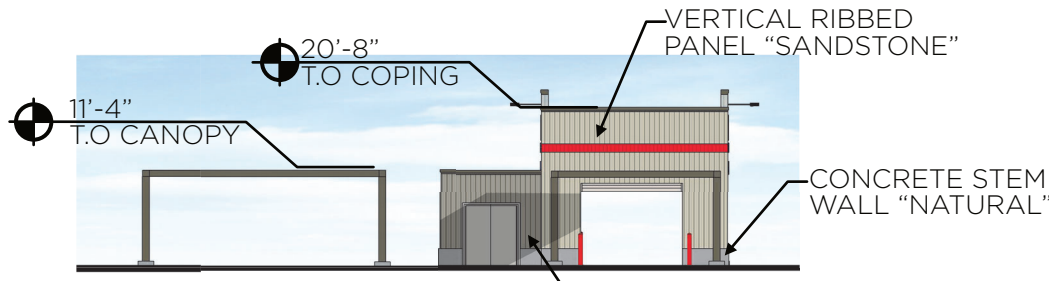
CITY OF FRESNO DARM DEPT



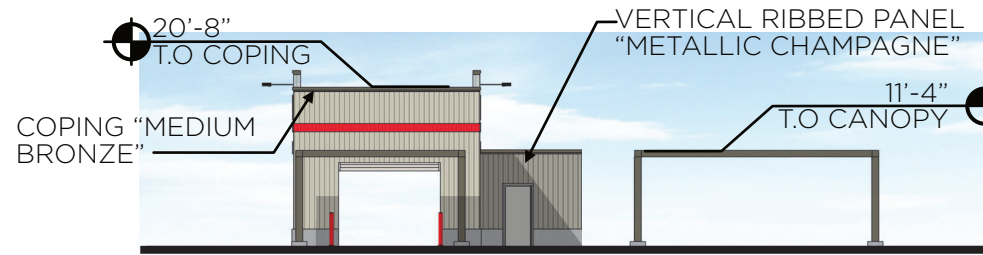
6 ENTRY CANOPY ELEVATION



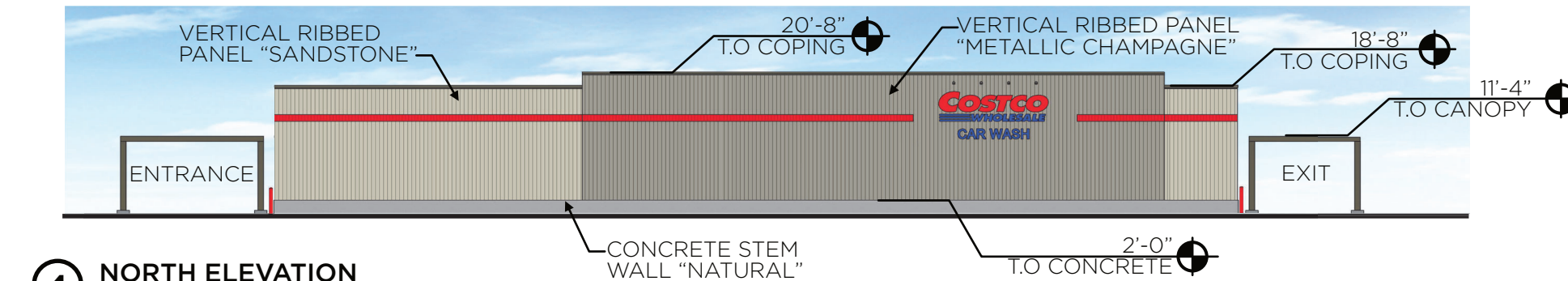
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SIGN TABLE

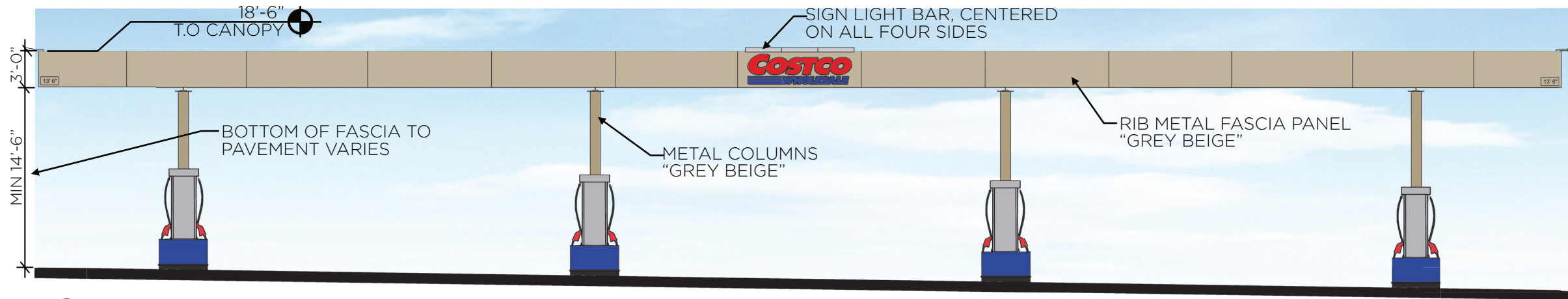
QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
2	COSTCO WHOLESALE	3'-6" x 10'-6"	37 SF	74 SF

TOTAL SIGN AREA: **74 SF**



5 SIGNS
SCALE: 1/4" = 1'-0"

APPL. NO. P21-01959 EXHIBIT E-2 DATE 03.07.2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



1 EAST/ WEST ELEVATION
SCALE: 1/8" = 1'-0"

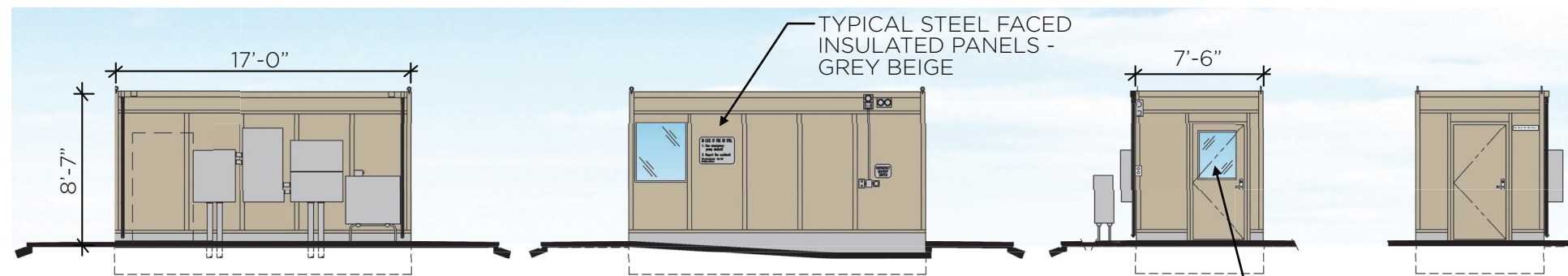


2 NORTH/ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

APPL. NO. P21-01959 EXHIBIT E-3 DATE 03.07.2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

SIGN TABLE

QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
4	COSTCO WHOLESALE	2'-5" x 8'-6"	21 SF	84 SF
			TOTAL SIGN AREA:	84 SF

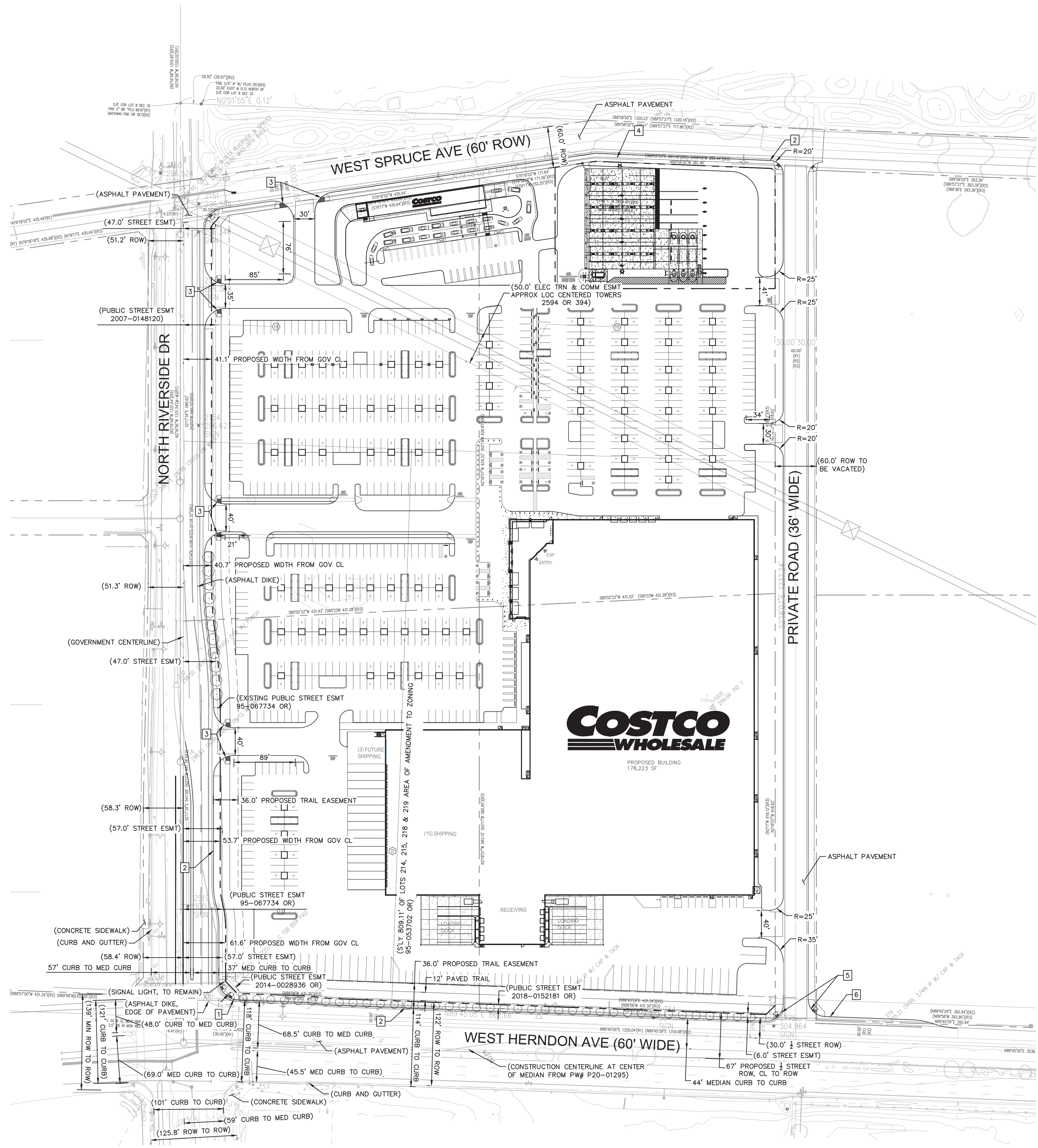


4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

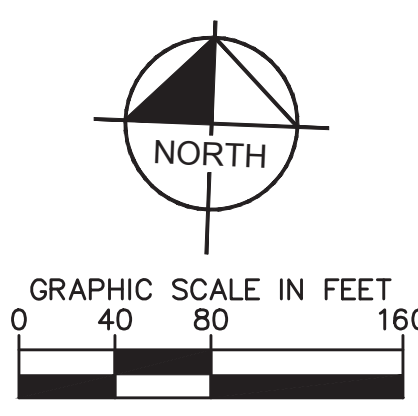


5 CANOPY SIGNS
SCALE: 1/4" = 1'-0"

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



APPL. NO. P21-01959 EXHIBIT A-1 DATE 06/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027
 PROJECT ADDRESS: HERNDON AVENUE & RIVERSIDE DRIVE
 APN: 50302012
 JURISDICTION: CITY OF FRESNO
 ZONING: CC (COMMERCIAL COMMUNITY)

CONSTRUCTION NOTES:

- 1 CONSTRUCT DUAL CURB RAMP PER PW STD DWG P-30
- 2 CONSTRUCT CONCRETE CURB & GUTTER PER PW STD DWG P-5
- 3 CONSTRUCT CONCRETE RAMP PER PW STD P-29. R=30'
- 4 CONSTRUCT CONCRETE SIDEWALK PER PW STD DWG P-5
- 5 CONSTRUCT DIAGONAL CURB RAMP PER PW STD DWG P-28
- 6 CONSTRUCT RIGHT TURN POCKET PER PW STD DWG P-78

NO.	REVISIONS	DATE	BY

Kimley & Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 + U. 1201 2ND AVE SUITE 900, SEATTLE, WA 98101
 PHONE: (206) 607-2600
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
NOT FOR CONSTRUCTION

KHA PROJECT	090013004
DATE	03/04/2021
SCALE	AS SHOWN
DESIGNED BY	AD
DRAWN BY	TB
CHECKED BY	

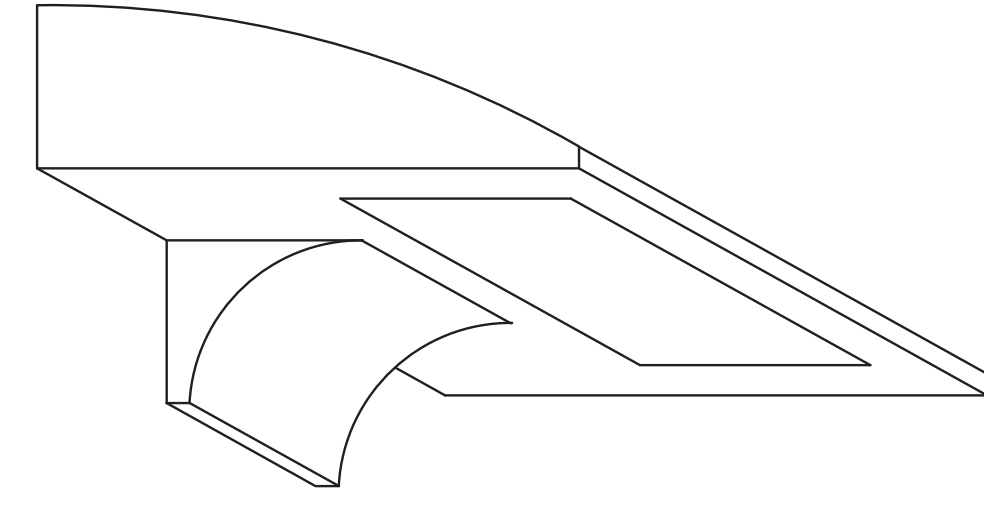
OVERALL SITE PLAN

COSTCO FRESNO
 PREPARED FOR
 COSTCO WHOLESALE

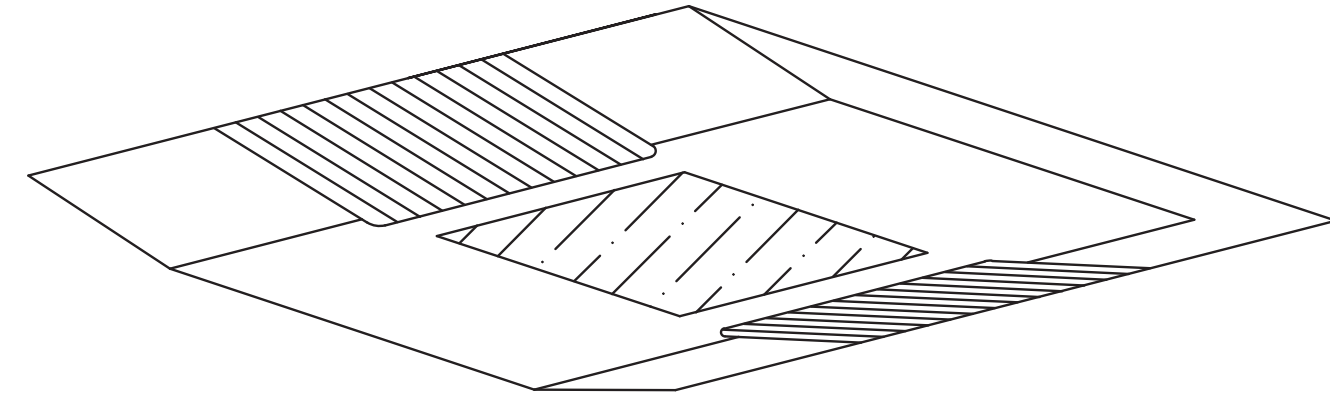
FRESNO, CA
 CW20-0569

SHEET NUMBER
C2.00

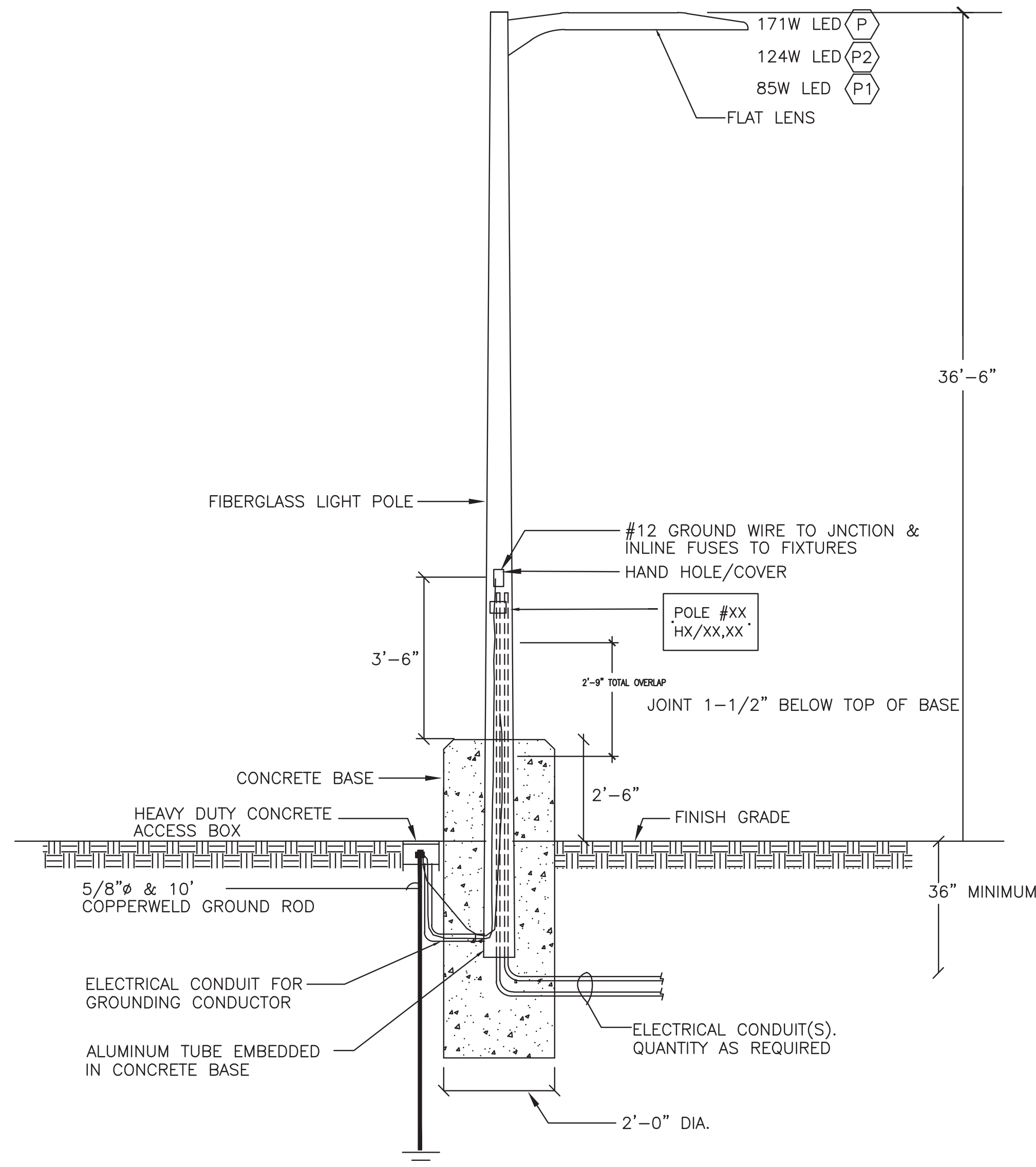
Call before you Dig
 Avoid cutting underground utility lines. It's costly.
 CALL 811
 or
 1-800-642-2444



TYPICAL WALL PACK DETAIL (W-W4)
SCALE: NTS



FUEL FACILITY - LED (GA)
NO SCALE



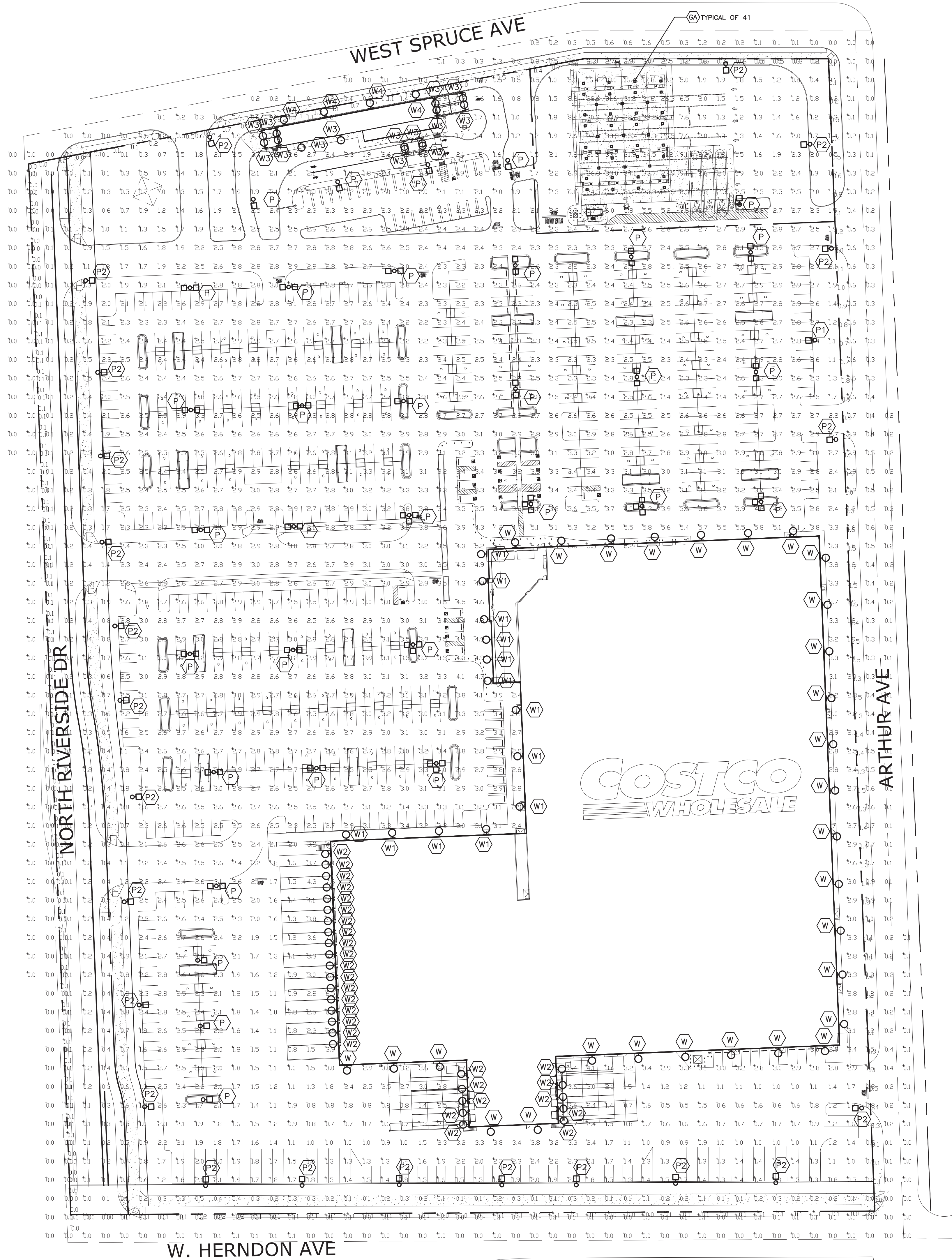
NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

57 LIGHT POLES
88 POLE FIXTURES
88 WALLPACKS

FIXTURE DESCRIPTION

(P)	COOPER GALLEON GLEON-SA4B-740-U-5WQ-BZ, 171W TYPE 5 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(P1)	COOPER GALLEON GLEON-SA2B-740-U-SL3-HSS-BZ, 85W TYPE 3 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(P2)	COOPER GALLEON GLEON-SA3B-740-U-SL4-HSS-BZ, 124W TYPE 4 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(W)	LITH DSXW2 LED 40K 30C 700 T2M, 71W LED, 20' MOUNTING HEIGHT
(W1)	LITH DSXW2 LED 40K 30C 700 T4M, 71W LED, 20' MOUNTING HEIGHT
(W2)	LITH DSXW2 LED 40K 30C 350 T4M, 36W LED, 12' & 20' MOUNTING HEIGHT
(W3)	LITH DSXW2 LED 40K 20C 350 T4M, 25W LED, 11' & 18' MOUNTING HEIGHT
(W4)	LITH DSXW1 LED 40K 10C 350 T2S, 13W LED, 12' MOUNTING HEIGHT
(GA)	96W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT



W. HERNDON AVE

SITE LIGHTING PLAN
SCALE: 1" = 50'-0"

APPL. NO. P21-01959 EXHIBIT A-2 DATE 09/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

SITE LIGHTING PLAN

PROJECT NO: 21-420

ARCHITECT REFERENCE NO:

DD PACKAGE



SE-1

FRESNO, CA

T.F., Inc.

850 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756

ISSUE DATE: MARCH, 2021

REVISION DATE:

DRAWN BY

CHECKED: JGM



Plant Legend

Symbols	Botanical / Common Name	Size	WUCOLS (Water Use Classification of Landscape Species)	Canopy Size (Anticipated Width of Tree Canopy at Maturity)	Qty	Comments
Trees						
	Cedrus deodara / Deodar Cedar	24" box	L	24'-0"	26	Matched in size.
	Lagerstroemia hyb. 'Dynamite' / Dynamite (Red) Crape Myrtle	24" box	L	12'-0"	18	Matched Standards
	Lagerstroemia hyb. 'Muskogee' / Muskogee (Lavender) Crape Myrtle	24" box	L	18'-0"	31	Matched Standards
	Quercus coccinea / Scarlet Oak	24" box	M	35'-0"	73	Matched Standards
	Quercus wislizeni / Interior Live Oak	24" box	L	26'-0"	18	Matched Standards
	Ulmus parvifolium 'True Green' / True Green Chinese Elm	24" box	M	35'-0"	119	Matched standards
	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24" box	M	35'-0"	69	Matched Standards

Understory Planting

Shrubs

	Callistemon viminalis 'Little John' / Little John Dwarf Bottlebrush	5 gal.	L			
	Frangula californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	VL			
	Olea europaea 'Montra' / Little Ollie Dwarf Olive	5 gal.	VL			
	Phlomis fruticosa / Jerusalem Sage	5 gal.	L			
	Rhaphtolepis indica 'Pink Dancer' / Pink Dancer Indian Hawthorn	5 gal.	M			
	Rhus ovata / Sugar Bush	5 gal.	L			
	Rosa meidrifora 'Coral Drift' / Coral Drift Shrub Rose	5 gal.	M			
	Rosa meigalpio 'Red Drift' / Red Drift Shrub Rose	5 gal.	M			

Perennials

	Dianella revolute 'Little Rev' / Little Rev Dianella	4" pot	L			
	Diets vegeta 'Variegatum' / Variegated Fournight Lily	5 gal.	L			
	Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 gal.	M			

Groundcovers

	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Bearberry Cotoneaster	1 gal.	L			
	Lantana hyb. 'Sunburst' / Sunburst (spreading golden yellow) Lantana	1 gal.	L			
	Myoporum parvifolium 'Prostratum' / Prostrate Myoporum	1 gal.	L			
	Rosmarinus o. 'Prostratus' / Prostrate Rosemary	1 gal.	L			
	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	H			
	Muhlenbergia rigens / Deer Grass	1 gal.	L			

Right-of-Way/Trail Easement Planting

Trees

	Nyssa sylvatica / Black Tupelo	15" gal	L	25'-0"	21	Matched Standards
	Pistachia chinensis 'Keith Davey' / Keith Davey Pistache	15" gal	L	30'-0"	39	Matched Standards
	Quercus virginiana / Southern Live Oak	15" gal	L	35'-0"	18	Matched Standards

Understory Planting

Shrubs: (4'-6' ht.)

	Grevillea r. 'Scarlet Sprite' / Scarlet Sprite Grevillea	5 gal.	L			
	Plumbago auriculata / Cape Plumbago	5 gal.	M			
	Rosmarinus o. 'Tuscan Blue' / Tuscan Blue Rosemary	1 gal.	L			
	Salvia leucantha / Mexican Sage	5 gal.	L			
	Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Bush	1 gal.	L			
	Callistemon v. 'Little John' / Little John Bottlebrush	5 gal.	L			

Groundcovers

	Cotoneaster d. 'Low Fast' / Low Fast Cotoneaster	1 gal.	L			
	Rosmarinus 'Huntington Carpet' / Huntington Carpet Rosemary	1 gal.	L			

APPL. NO. P21-01959 EXHIBIT I DATE 06/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

WUCOLS LEGEND:

- VL Very Low Water Use
- L Low Water Use
- M Moderate Water Use

LANDSCAPE DATA:

Site Coverage
 Total Costco Site Area: 22.53 AC (981,622 Sqft.)
 Landscape Area Required: 98,162 Sqft (10% of 981,622 Sqft.)
 Landscape Area Provided: 130,525 Sqft (13%)

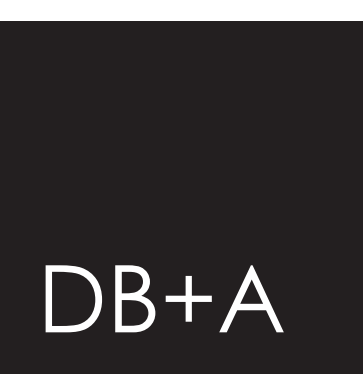
Shading Requirement:
 Required: 50% parking lot shading at 15 years
 Provided: 51.3%

Tree Requirement:
 Provided: 354 trees on site
 Required: 121 trees
 Provide one (1) tree for every 2,000 sqft. of building lot coverage (241,342 sqft. / 2,000 sqft. = 121 trees)

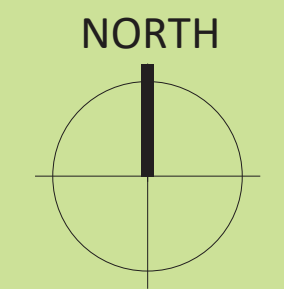
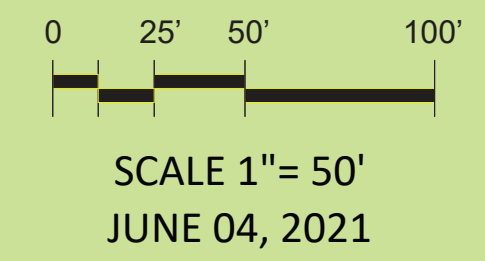
IRRIGATION DESIGN STATEMENT:

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

DBA # P.296



DAVID BABCOCK + ASSOCIATES
 ARCHITECTURE LANDSCAPE PLANNING
 3591 Mt. Diablo Blvd., Suite 235
 Lafayette, California 94549
 T: 925.283.5070



Parking Comments Article 24

PC-1: Parking lots and pedestrian area, 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.

PC-2: Parking per FMC 15-2409, one parking space per 450 square feet of floor area.

PC-3: Accessible Parking, Where parking is provided for the public as clients, guests, or employees, it shall include parking accessible to persons with disabilities in accordance with the standards in Chapter 71, Site Development Requirements for Handicapped Accessibility of Title 24 of the California Code of Regulations.

PC-4: Access to Adjacent Sites. 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.

PC-5: FMC 15-2416: For Parking Lots with 250 Spaces or More. Per the California Building Code or the following, whichever shall provide the greater amount of EV spaces. i. There shall be one vehicle charging station for every 250 spaces. ii. At least one space shall be 15 feet in width. iii. Signage shall clearly state that spaces are to be used for actively charging vehicles only.

PC-6: FMC 15-2417, Access to Major Streets shall be spaced to provide for reasonable access to properties while maximizing traffic safety and traffic flow. Emphasis should be placed on maximizing on-site reciprocal access and minimizing the number of street access points.

PC-7: FMC 2419, Parking Lot Striping. All parking stalls shall be clearly outlined with striping, and all aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe traffic movement.

PC-8: Wheel Stops. Concrete bumper guards or wheel stops shall be provided for all unenclosed parking spaces on a site with four or more unenclosed parking spaces. A six-inch-high concrete curb surrounding a landscape area may be used as a wheel stop, provided that the overhang will not damage or interfere with plant growth or its irrigation. A concrete sidewalk may be used as a wheel stop if the overhang will not reduce the minimum required walkway width.

PC-9: Surfacing. All parking areas shall be graded, paved, and improved and all sites shall be properly drained and subject to the approval of the City Engineer. No unpaved area shall be used for parking unless used as Temporary Parking per Section 15-2760.

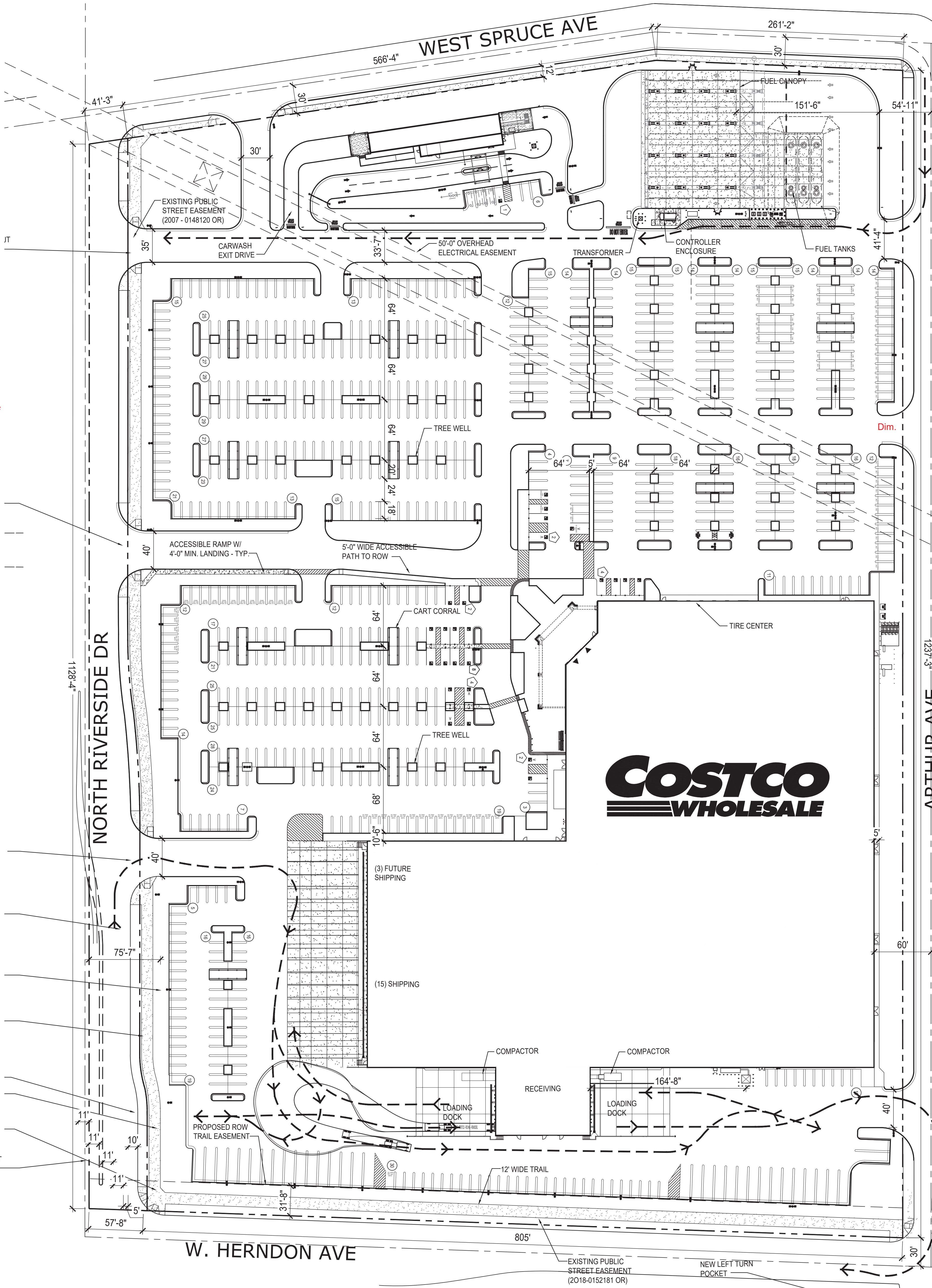
1. Cross-Grades. Cross-grades shall be designed for slower stormwater flow and to direct stormwater toward landscaping, bio-retention areas, or other water collection/treatment areas.

2. Landscaping Alternative. Up to three feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space may be landscaped with ground cover plants instead of paving.

3. Permeable Paving. Permeable paving may be used in all overflow parking areas and emergency access-only drives if approved by the Public Works Director. **4. Turf Grids/Grassy Pavers.** Turf grids/grassy pavers may be installed in areas of low traffic or infrequent use, such as emergency vehicles lanes, if approved by the Fire Department and the Public Works Director.

Parking lot lighting shall, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of-way, consistent with Article 25, Performance Standards. Such parking lot illumination shall be no less than 0.5 foot-candles.

NEW DOUBLE LEFT HAND TURN LANE

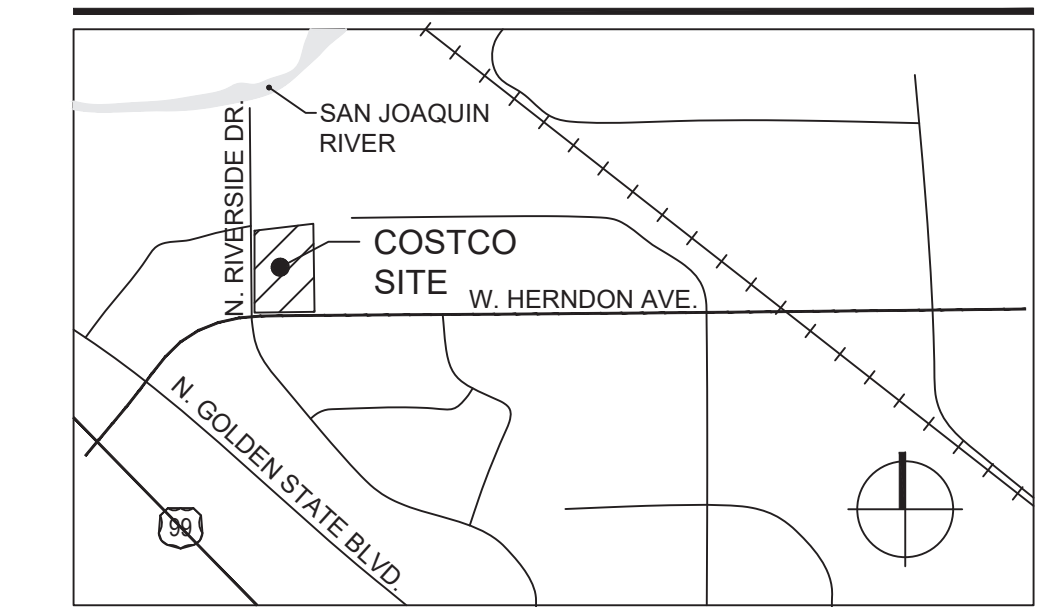


- General Comments:**
1. Provide existing and proposed land use designation.
 2. Project site address is 7120 N Riverside Dr.
 3. Provide standard notes and requirements sheet.
 4. Provide dimension of buildings from property lines.
 5. Depict all existing and proposed pad, utility vaults, transformers, backflow prevention devices, gas meters, fire hydrants, etc.
 6. Provide Floor Area Ratio calculation.
 7. Provide paved and landscape area calculation.
 8. Depict fire lanes
 9. Depict number of bicycle parking spaces provided. Include calculation.
 10. Depict directional arrows within drive aisles.
 11. Depict adjacent property land use designation.
 12. Depict section lines and center lines.
 13. Depict street improvements.
 14. Call out North Arthur is to be vacated.

Proposed Uses:
Large-Format Retail
Service Station
Car Wash

Provide adjacent property owner authorization to construct private road.

VICINITY MAP



Service Areas and Loading. Service and loading areas should be integrated with the design of the building and shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading bays can minimize adverse impacts to residents.

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF I-35 & NE 36TH ST
FRESNO, CA

ACESSOR'S PARCEL NUMBER: 503-020-12

SITE DATA:

COSTCO SITE AREA: 21.20 ACRES (923,869 SF)
FUEL PARCEL AREA: 1.33 ACRES (57,753 SF)
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EXISTING ZONING: CC/EA/cz
PROPOSED ZONING: CG/cz

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SIDE:	TBD	TBD
REAR:	TBD	TBD

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 219,216 SF

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GROSS WAREHOUSE	167,960 SF
INCLUDES NET MECHANICAL / FIRE	1,188 SF
INCLUDES OPEN CANOPY	3,233 SF
GROSS MDO	46,834 SF

PARKING DATA:

TOTAL SITE PARKING: 873 STALLS

INCLUDES:

- 10' WIDE STALLS: 808 STALLS
- ACCESSIBLE STALLS: 25 STALLS

TOTAL RECEIVING PARKING: 40 STALLS

INCLUDES:

- 10' WIDE STALLS: 40 STALLS

EV STALL PARKING: 92 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 3.98 STALLS

12' WIDE TRAILER PARKING: 33 STALLS

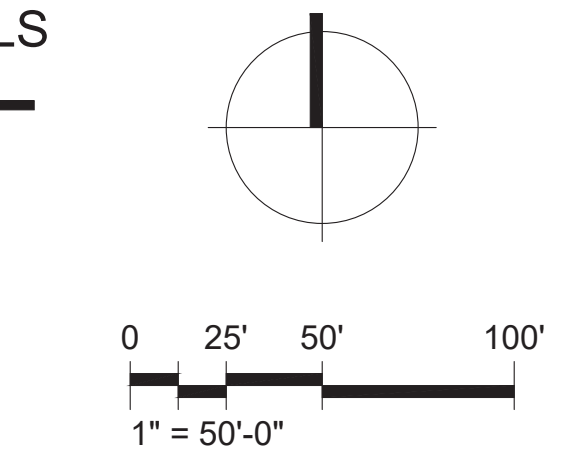
NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.

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

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



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NOVEMBER 14, 2023

CONCEPT SITE PLAN

D11-34

CONCEPT SITE PLAN

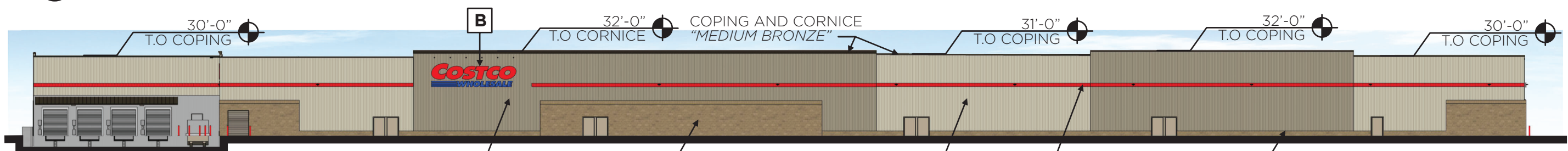
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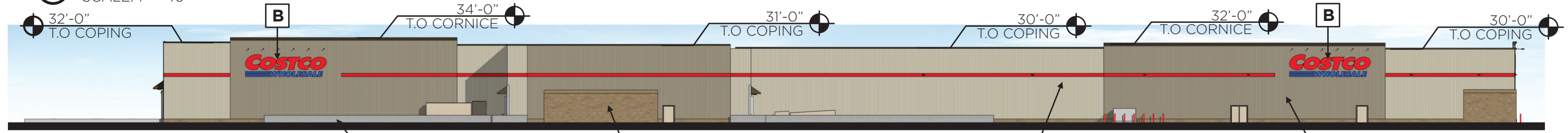
1 WEST ELEVATION
SCALE: 1" = 40'



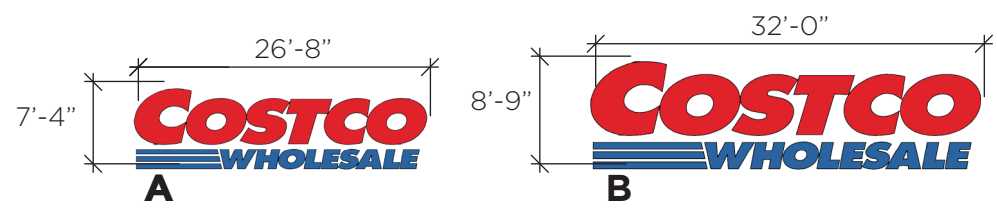
2 NORTH ELEVATION
SCALE: 1" = 40'



3 EAST ELEVATION
SCALE: 1" = 40'



4 SOUTH ELEVATION
SCALE: 1" = 40'



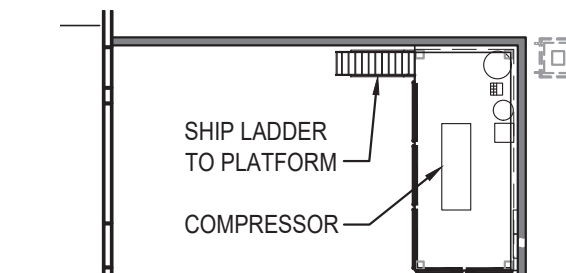
5 SIGN PACKAGE

SIGN TABLE						
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF	
A	1	COSTCO WHOLESALE	5'-0" C	175 SF	175 SF	
B	3	COSTCO WHOLESALE	6'-0" C	280 SF	840 SF	
TOTAL SIGN AREA:					998 SF	



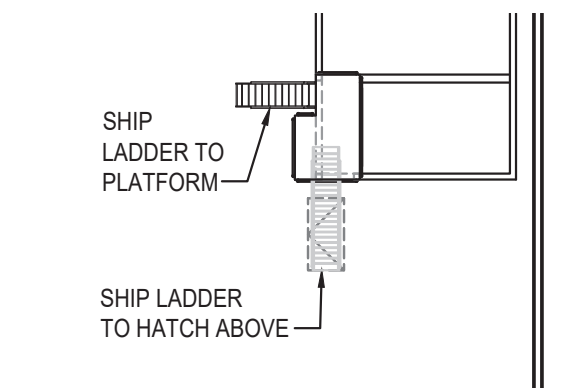
6 ENTRY CANOPY ELEVATION

Building Articulation. All street-facing façades, including freeway-facing façades, must include at least one projection or recess at least two feet in depth for every 25 horizontal feet of wall.



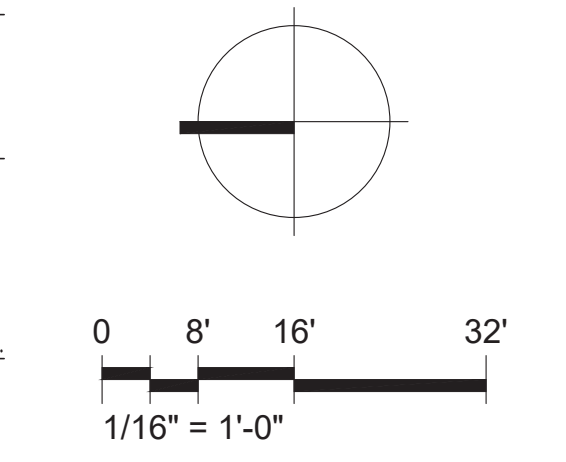
COMPRESSOR PLATFORM

SCALE: 1/16" = 1'-0"



EQUIPMENT PLATFORM

SCALE: 1/16" = 1'-0"



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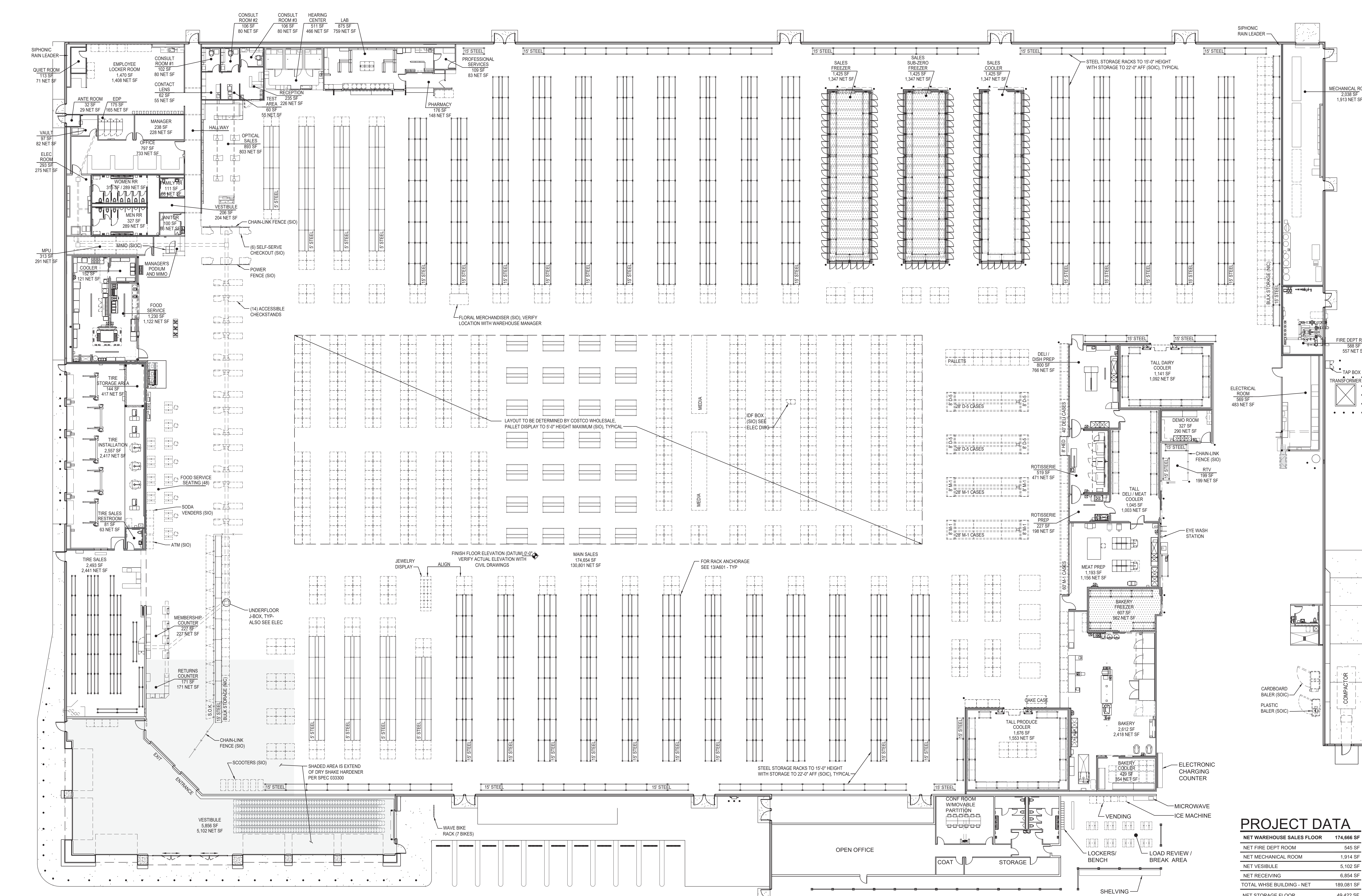


21-5528-01
MAY 25, 2021

PRELIMINARY FLOOR PLAN

P21-09

MAY 25, 2021



COSTCO WHOLESALE

PRELIMINARY FLOOR PLAN

APPL. NO. P21-01959 EXHIBIT F-1 DATE 09/07/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PROJECT DATA

NET WAREHOUSE SALES FLOOR	174,666 SF
NET FIRE DEPT ROOM	545 SF
NET MECHANICAL ROOM	1,914 SF
NET VESTIBULE	5,102 SF
NET RECEIVING	6,854 SF
TOTAL WHSE BUILDING - NET	189,081 SF
NET STORAGE FLOOR	49,422 SF
ENVELOPE / EXTERIOR WALL	2,839 SF
TOTAL BUILDING - GROSS	241,342 SF
RACK COUNT:	
GROCERY RACKS (15 FT)	333
GROCERY PALLET	144
CENTER SECTION	19,586 SF
HARDLINE RACKS (15 FT)	224
HARDLINE PALLET	48

SEE P22-09

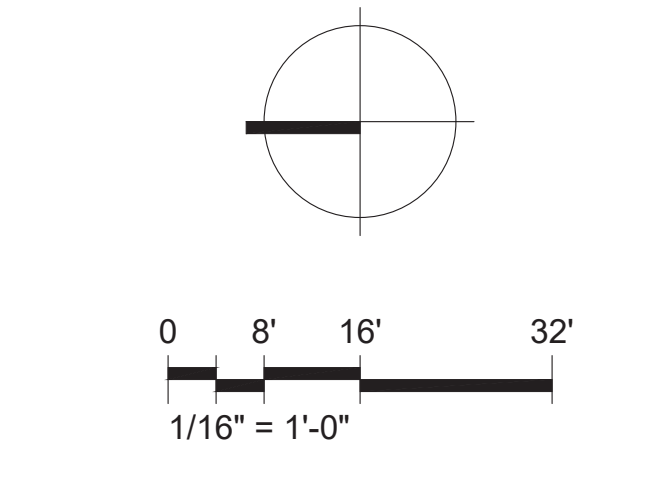
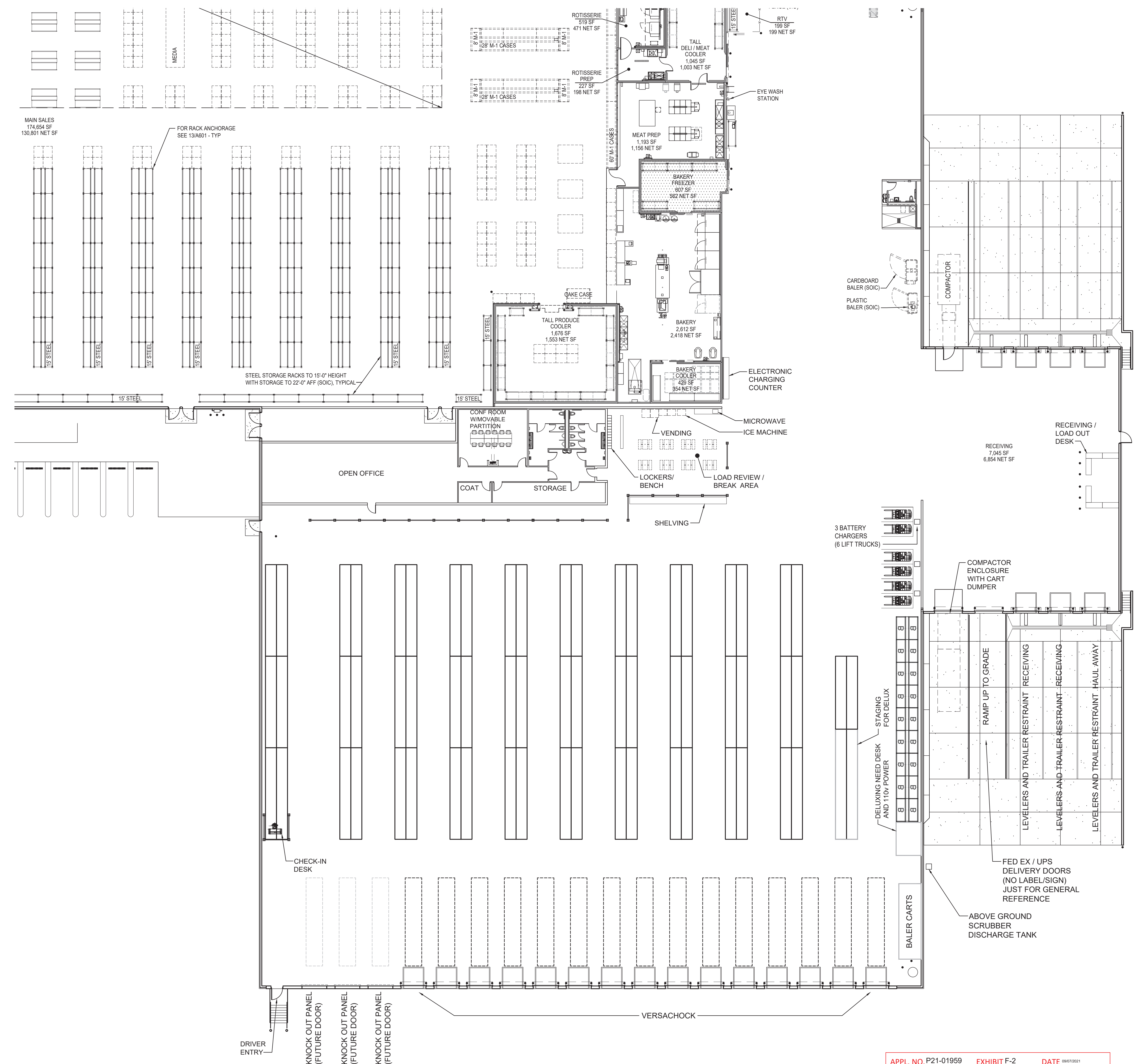
APPROVED BY: _____

PRESIDENT _____ DATE: _____

EXECUTIVE VP _____ DATE: _____

SENIOR VP _____ DATE: _____

REGIONAL VP _____ DATE: _____



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Seattle, WA 98101
206 962 6500
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21-5528-01
MAY 25, 2021

PRELIMINARY
FLOOR PLAN

P22-09

PROJECT DATA

NET WAREHOUSE SALES FLOOR	174,666 SF
NET FIRE DEPT ROOM	545 SF
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TOTAL WHSE BUILDING - NET	189,081 SF
NET STORAGE FLOOR	49,422 SF
ENVELOPE / EXTERIOR WALL	2,839 SF
TOTAL BUILDING - GROSS	241,342 SF

DOOR COUNT:	
DOCK DOORS	15
RECEIVING DOOR	2
HAUL AWAY DOOR	1
KNOCK-OUT PANELS	3

NOTES:

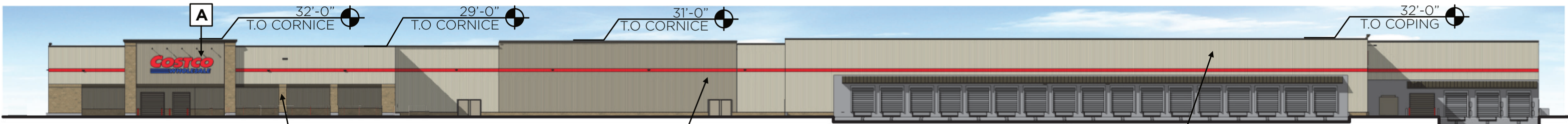
APPL. NO. P21-01959 EXHIBIT F-2 DATE 05/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

COSTCO WHOLESALE

PRELIMINARY FLOOR PLAN

MAY 25, 2021

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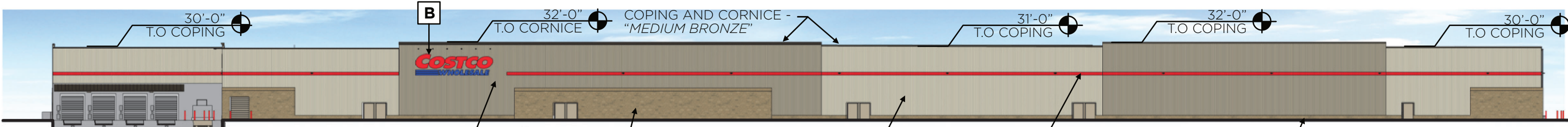
1 WEST ELEVATION
SCALE: 1" = 40'

SPLIT FACE CMU - "TAN" VERTICAL RIBBED PANEL "METALLIC CHAMPAGNE" VERTICAL RIBBED PANEL "SANDSTONE"



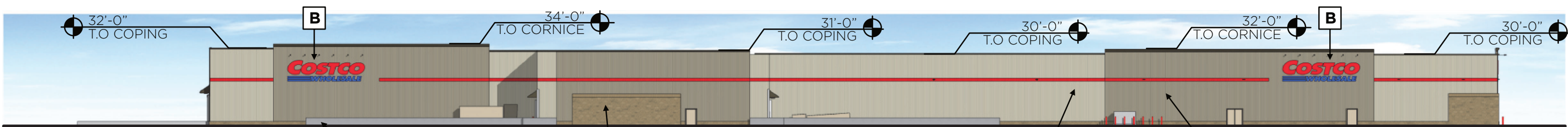
2 NORTH ELEVATION
SCALE: 1" = 40'

OVERHEAD DOORS "MEDIUM BRONZE AND CLEAR GLAZING" VERTICAL RIBBED PANEL "SANDSTONE" ACCENT STEEL "MEDIUM BRONZE" SPLIT FACE CMU - "TAN"



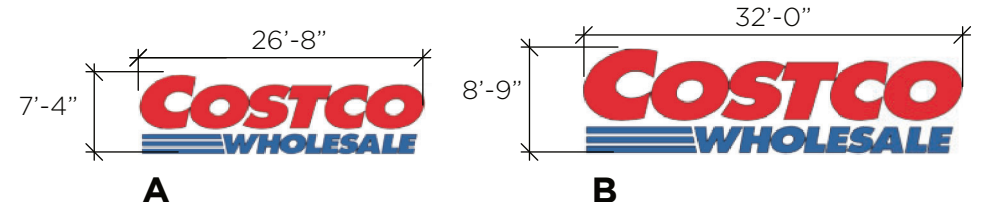
3 EAST ELEVATION
SCALE: 1" = 40'

VERTICAL RIBBED PANEL "METALLIC CHAMPAGNE" SPLIT FACE CMU "TAN" VERTICAL RIBBED PANEL "SANDSTONE" STRIPE "COSTCO RED" CMU STEM WALL "TAN"



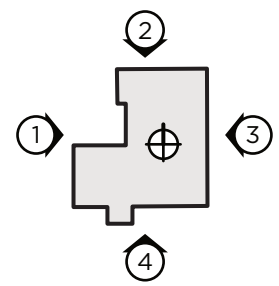
4 SOUTH ELEVATION
SCALE: 1" = 40'

CONCRETE STEM WALL "NATURAL" SPLIT FACE CMU "TAN" VERTICAL RIBBED PANEL "SANDSTONE" VERTICAL RIBBED PANEL "METALLIC CHAMPAGNE"



SIGN TABLE

IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	1	COSTCO WHOLESALE	5'-0" C	175 SF	175 SF
B	3	COSTCO WHOLESALE	6'-0" C	280 SF	840 SF
TOTAL SIGN AREA:					998 SF



APPL. NO. P21-01959 EXHIBIT E-1 DATE 09/07/2021

PLANNING REVIEW BY _____ DATE _____

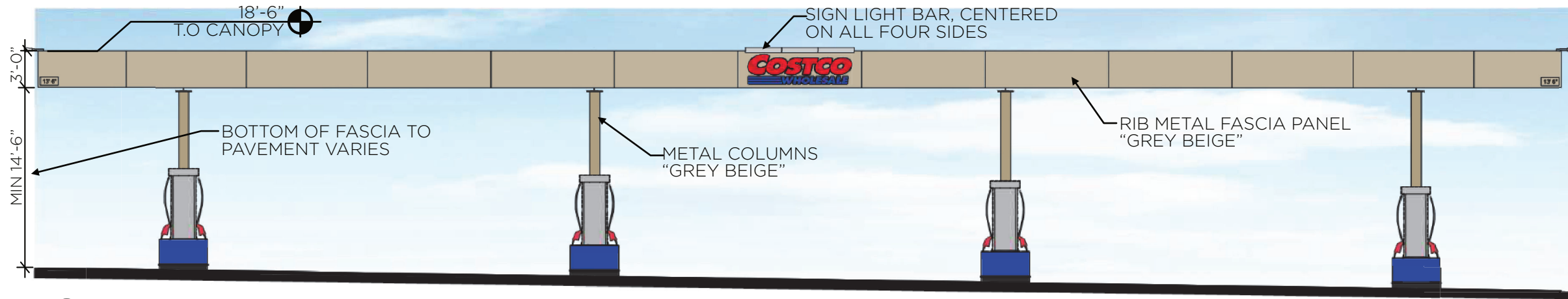
TRAFFIC ENG. _____ DATE _____

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CITY OF FRESNO DARM DEPT

CONCEPT WAREHOUSE ELEVATIONS





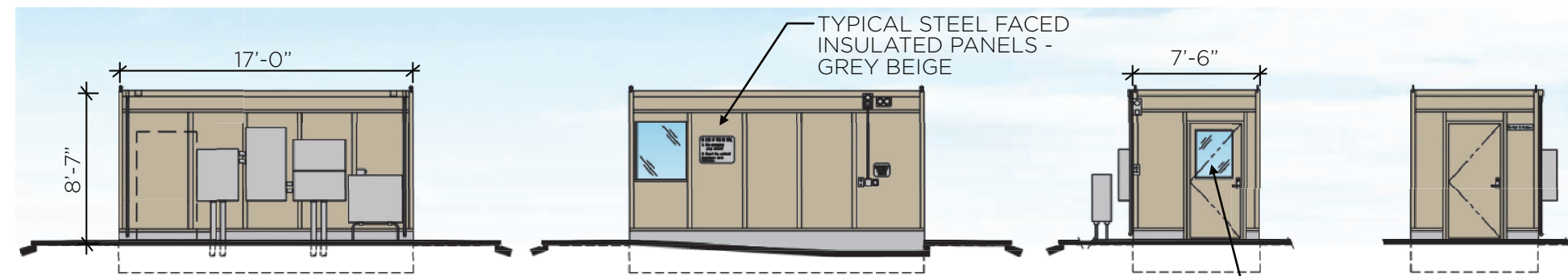
1 EAST/ WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH/ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

APPL. NO. P21-01959 EXHIBIT E-2 DATE 09/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



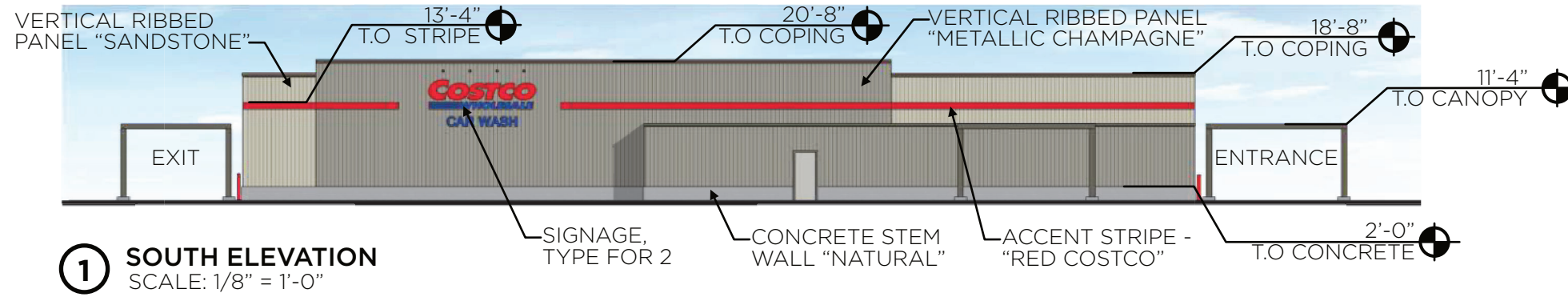
4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

SIGN TABLE

QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
4	COSTCO WHOLESALE	2'-5" x 8'-6"	21 SF	84 SF
TOTAL SIGN AREA:				84 SF

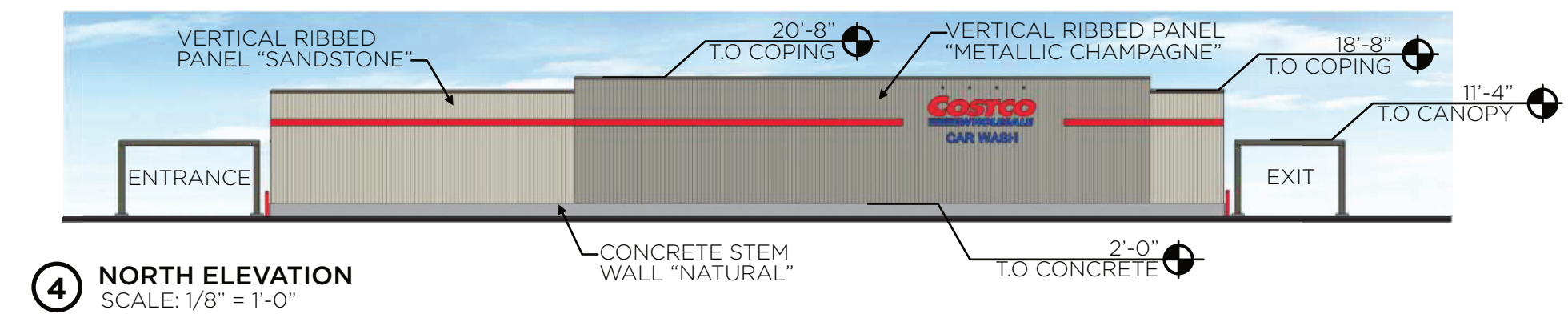
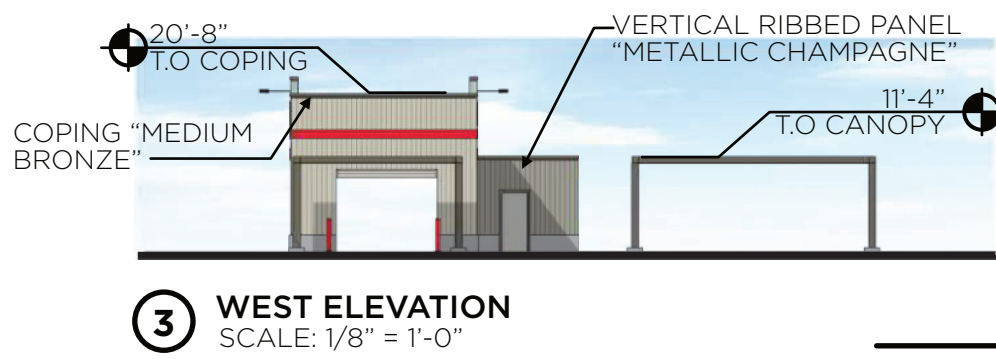
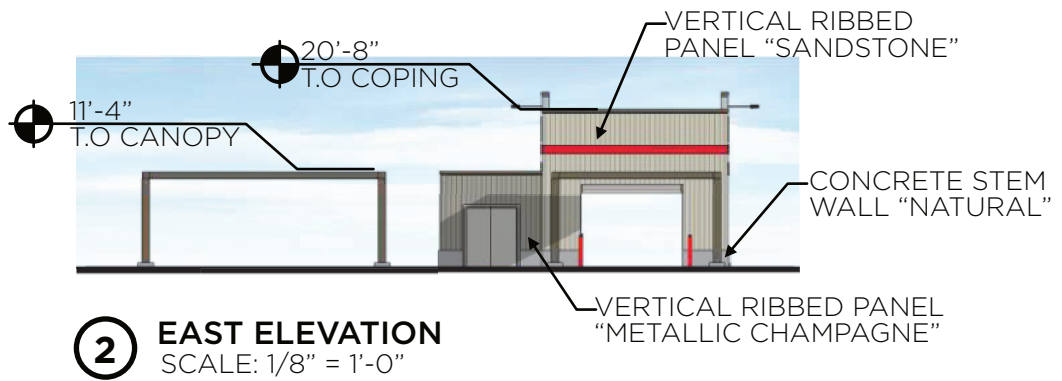


5 CANOPY SIGNS
SCALE: 1/4" = 1'-0"



APPL. NO. P21-01959 EXHIBIT E-3 DATE 09/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



SIGN TABLE

QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
2	COSTCO WHOLESALE	3'-6" x 10'-6"	37 SF	74 SF
TOTAL SIGN AREA:				74 SF





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JUNE 3, 2021
PROJECT# 21-5556-01
FRESNO, CA

NORTHWEST PERSPECTIVE

COSTCO
WHOLESALE



JUNE 3, 2021
PROJECT# 21-5556-01
FRESNO, CA

ENTRY CANOPY PERSPECTIVE





JUNE 3, 2021
PROJECT# 21-5556-01
FRESNO, CA

NORTHEAST PERSPECTIVE





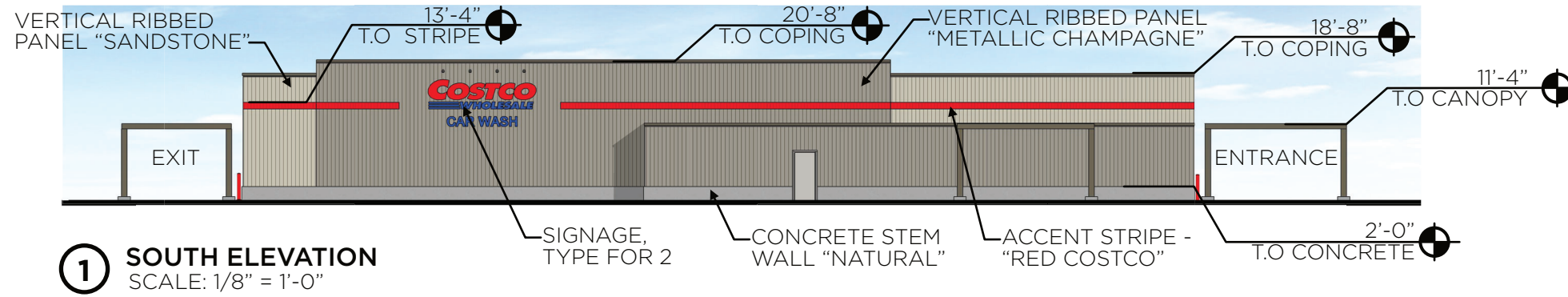
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JUNE 3, 2021
PROJECT# 21-5556-01
FRESNO, CA

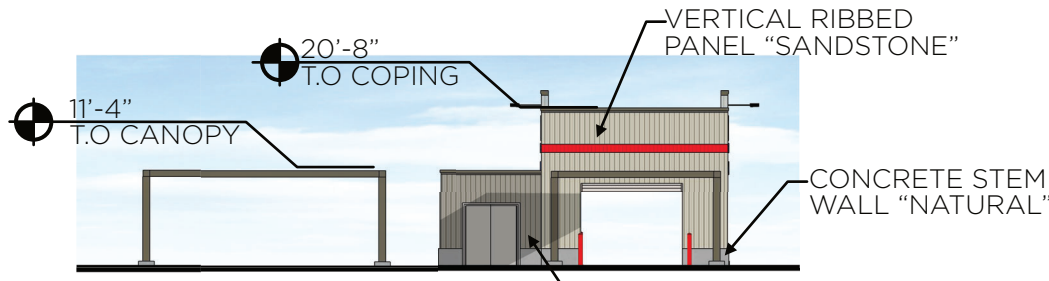
SOUTHEAST PERSPECTIVE

COSTCO
WHOLESALE

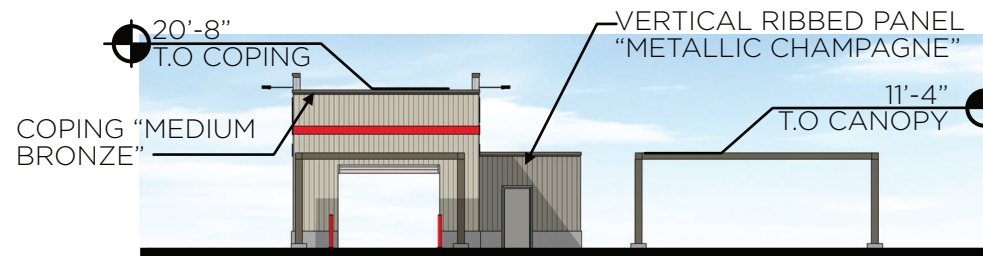




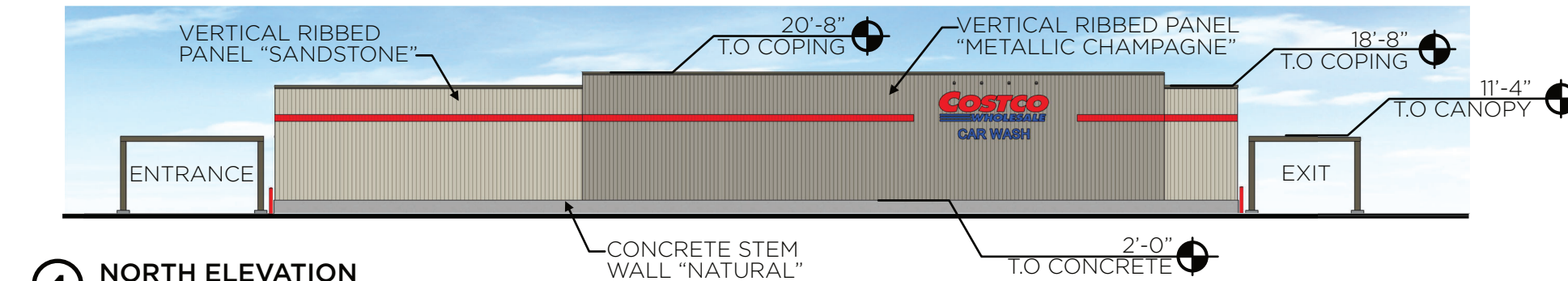
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

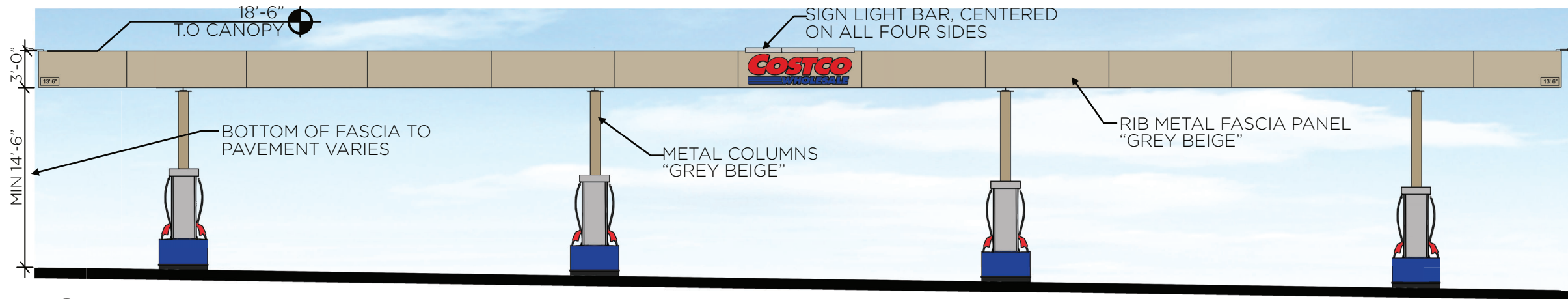
SIGN TABLE

QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
2	COSTCO WHOLESALE	3'-6" x 10'-6"	37 SF	74 SF

TOTAL SIGN AREA: **74 SF**



5 SIGNS
SCALE: 1/4" = 1'-0"

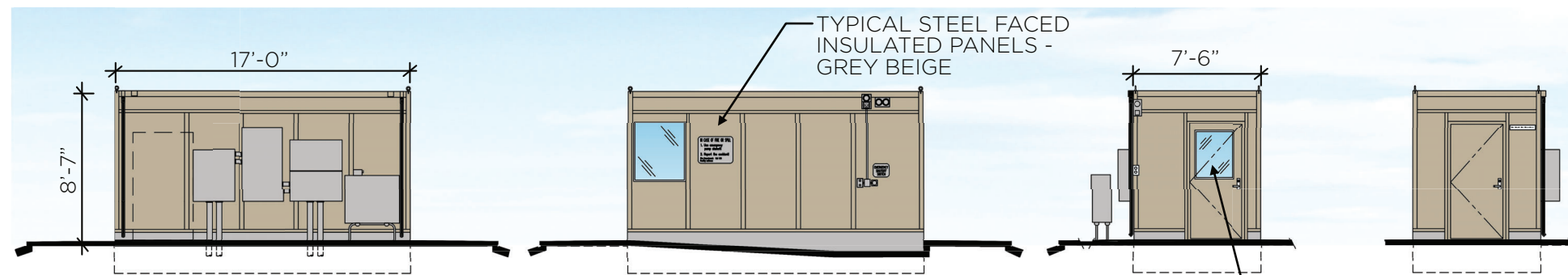


1 EAST/ WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH/ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SIGN TABLE				
QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
4	COSTCO WHOLESALE	2'-5" x 8'-6"	21 SF	84 SF
			TOTAL SIGN AREA:	84 SF



4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



5 CANOPY SIGNS
SCALE: 1/4" = 1'-0"



Plant Legend

Symbols	Botanical / Common Name	Size	WUCOLS (Water Use Classification of Landscape Species)	Canopy Size (Anticipated Width of Tree Canopy at Maturity)	Qty.	Comments
Trees						
	Cedrus deodara / Deodar Cedar	24" box	L	24'-0"	26	Matched in size.
	Lagerstroemia hyb. 'Dynamite' / Dynamite (Red) Crape Myrtle	24" box	L	12'-0"	18	Matched Standards
	Lagerstroemia hyb. 'Muskogee' / Muskogee (Lavender) Crape Myrtle	24" box	L	18'-0"	31	Matched Standards
	Quercus coccinea / Scarlet Oak	24" box	M	35'-0"	73	Matched Standards
	Quercus wislizeni / Interior Live Oak	24" box	L	26'-0"	18	Matched Standards
	Ulmus parvifolium 'True Green' / True Green Chinese Elm	24" box	M	35'-0"	119	Matched standards
	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24" box	M	35'-0"	69	Matched Standards

Understory Planting

Shrubs

	Callistemon viminalis 'Little John' / Little John Dwarf Bottlebrush	5 gal.	L			
	Frangula californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	VL			
	Olea europaea 'Montra' / Little Ollie Dwarf Olive	5 gal.	VL			
	Phlomis fruticosa / Jerusalem Sage	5 gal.	L			
	Rhaplolepis indica 'Pink Dancer' / Pink Dancer Indian Hawthorn	5 gal.	M			
	Rhus ovata / Sugar Bush	5 gal.	L			
	Rosa meidrifora 'Coral Drift' / Coral Drift Shrub Rose	5 gal.	M			
	Rosa meigalpio 'Red Drift' / Red Drift Shrub Rose	5 gal.	M			

Perennials

	Dianella revolute 'Little Rev' / Little Rev Dianella	4" pot	L			
	Diets vegeta 'Variegatum' / Variegated Fournight Lily	5 gal.	L			
	Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 gal.	M			

Groundcovers

	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Bearberry Cotoneaster	1 gal.	L			
	Lantana hyb. 'Sunburst' / Sunburst (spreading golden yellow) Lantana	1 gal.	L			
	Myoporum parvifolium 'Prostratum' / Prostrate Myoporum	1 gal.	L			
	Rosmarinus o. 'Prostratus' / Prostrate Rosemary	1 gal.	L			
	Ornamental Grasses					
	Festuca mairei / Atlas Fescue	1 gal.	L			
	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	H			
	Muhlenbergia rigens / Deer Grass	1 gal.	L			

Right-of-Way/Trail Easement Planting

Trees

	Nyssa sylvatica / Black Tupelo	15" gal	L	25'-0"	21	Matched Standards
	Pistachia chinensis 'Keith Davey' / Keith Davey Pistache	15" gal	L	30'-0"	39	Matched Standards
	Quercus virginiana / Southern Live Oak	15" gal	L	35'-0"	18	Matched Standards

Understory Planting

Shrubs: (4'-6' ht.)

	Grevillea r. 'Scarlet Sprite' / Scarlet Sprite Grevillea	5 gal.	L			
	Plumbago auriculata / Cape Plumbago	5 gal.	M			
	Rosmarinus o. 'Tuscan Blue' / Tuscan Blue Rosemary	1 gal.	L			
	Salvia leucantha / Mexican Sage	5 gal.	L			
	Shrubs: (+/- 3' ht.)					
	Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Bush	1 gal.	L			
	Callistemon v. 'Little John' / Little John Bottlebrush	5 gal.	L			

Groundcovers

	Cotoneaster d. 'Low Fast' / Low Fast Cotoneaster	1 gal.	L			
	Rosmarinus 'Huntington Carpet' / Huntington Carpet Rosemary	1 gal.	L			

APPL. NO. P21-01959 EXHIBIT I DATE 06/07/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

WUCOLS LEGEND:

- VL Very Low Water Use
- L Low Water Use
- M Moderate Water Use

LANDSCAPE DATA:

Site Coverage
 Total Costco Site Area: 22.53 AC (981,622 Sqft.)
 Landscape Area Required: 98,162 Sqft (10% of 981,622 Sqft.)
 Landscape Area Provided: 130,525 Sqft (13%)

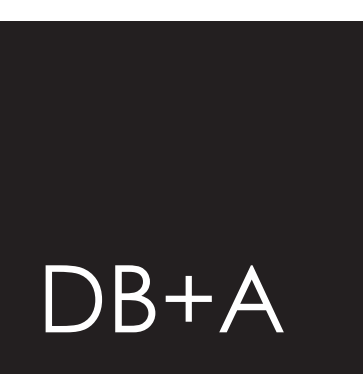
Shading Requirement:
 Required: 50% parking lot shading at 15 years
 Provided: 51.3%

Tree Requirement:
 Provided: 354 trees on site
 Required: 121 trees
 Provide one (1) tree for every 2,000 sqft. of building lot coverage (241,342 sqft. / 2,000 sqft. = 121 trees)

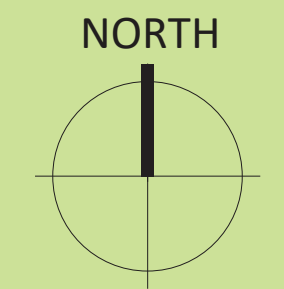
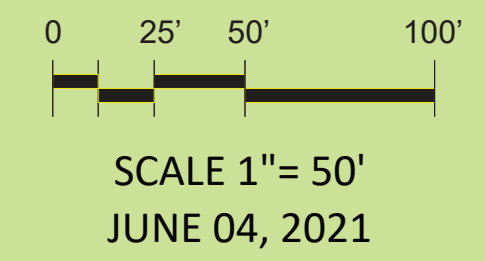
IRRIGATION DESIGN STATEMENT:

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

DBA # P.296



DAVID BABCOCK + ASSOCIATES
 ARCHITECTURE LANDSCAPE PLANNING
 3591 Mt. Diablo Blvd., Suite 235
 Lafayette, California 94549
 T: 925.283.5070



Project Description and Operational Statement Costco Warehouse, Fuel Station, and Carwash 7120 N. Riverside Drive, Fresno, CA 93722

Costco Wholesale (Costco) is pleased to submit this letter requesting land use approval for the construction of a new Costco retail warehouse, gas station, and car wash and the creation of two parcels through a tentative parcel map subdivision (collectively, the project). The project site is located at the northeast corner of the intersection of West Herndon Avenue and North Riverside Boulevard, encompassing a single parcel.

This letter serves as the Operational Statement (per the City of Fresno's Submittal Requirements for Development Applications checklist) and project description for the purposes of environmental review pursuant to the California Environmental Quality Act. The application for the project is seeking the following entitlements:

- A Development Permit per Section 15-52 of the Fresno Municipal Code to establish a new use within the CG (Commercial-General) Zone
- A conditional use permit (CUP) per Table 15-1202 in Section 15-1202 to establish a Large-Format Retail, Service Station, and Car Wash within the CC zone
- A CUP per Section 15-2706 to establish a new use including the sale of alcoholic beverages for off-site consumption
- A General Plan Amendment and rezoning to reclassify the portion of West Herndon Avenue fronting the project site from Expressway to Superarterial, to change the site's General Plan Land Use Designation from Community Commercial to General Commercial, and to change the site's zoning designation from CC (Commercial – Community) to CG (Commercial General)
- A Planned Development Permit per Section 15-59 of the Fresno Municipal Code to allow variation from the standards for parking lot lighting in Section 15-2015
- Approval of a Parcel Map for the subdivision of the existing parcel into two resultant parcels

PROJECT OBJECTIVES

- Construct and operate a new Costco warehouse that serves the local community with goods and services from both nationally known businesses and regional and local businesses.
- Reduce energy consumption by incorporating sustainable design features and systems with enhanced energy efficiencies meeting State and federal code requirements.
- Provide a Costco warehouse in a location that is convenient for its members, the community, and employees to travel to shop and work

June 2021

APPL. NO. P21-01959	EXHIBIT O-2	DATE 09/07/2021
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

- Provide a state-of-the-art Costco warehouse to better serve the membership in the greater Fresno area including members using Costco’s home and/or business delivery service
- Meet member demand for high-quality gasoline at a fair price via a new fuel facility developed in conjunction with the proposed warehouse.
- Enhance the area with a warehouse whose architecture is designed to be responsive to the Northwest Fresno area design context and sensitive to the adjacent community, future development(s) and compatible with the need for a new warehouse in this market area.
- Continue and increase contribution to the City’s tax base by through Costco sales tax revenues.
- Expand the space available for integrated retail sales of goods and services in the Fresno market
- Minimize circulation conflicts between automobiles and pedestrians.
- Provide a Costco warehouse in a location that is serviced by adequate existing infrastructure including roadways and utilities.
- Develop a Costco warehouse that is large enough to accommodate all the uses and services Costco provides to its members elsewhere.

PROJECT SITE

LOCATION AND VICINITY

The project site is located at the northeast corner of the intersection of W. Herndon Ave. and N. Riverside Boulevard in the city of Fresno. The site is currently composed of a single parcel, bordered by W. Spruce Avenue to the north, the right-of-way (currently unbuilt, named Arthur Ave.) to the east, W. Herndon Ave. to the south, and N. Riverside Blvd to the east. The site’s address is 7120 N. Riverside Dr. and the assessor’s parcel number (APN) is 50302012.

Local access to the site is provided by W. Herndon Ave, W. Spruce Ave. and N. Riverside Blvd., while regional access is provided by State Route (SR) 99, via the W. Herndon Ave. interchange approximately one-half mile to the southwest. Surrounding land uses include a residential neighborhood to the west, a public golf course to the north, a self-storage facility to the east, and a large-scale retail development to the south.

EXISTING CONDITIONS

The project site is currently undeveloped and largely covered in bare dirt, with sparse growths of grasses and shrub. The parcel that composes the project site is roughly rectangular and has an approximate area of 22.4 acres.

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GENERAL PLAN AND ZONING

The City of Fresno’s General Plan assigns the site the land use designation of Community Commercial. The zoning designation for the site is CC (Commercial – Community).

PROPOSED DEVELOPMENT

A description of the project, including the proposed development characteristics, circulation and parking, landscaping and streetscape, utilities and infrastructure improvements, and demolition and site preparation is provided below.

COSTCO DEVELOPMENT

The warehouse retail store’s maximum building footprint will be approximately 242,000 square feet, including mechanical spaces, vestibules, and other non-usable floor area. Approximately 57,000 square feet of the floor area is reserved for storage and receiving. The net sales floor area of approximately 185,000 square feet will include, without limitation, tire sales and installation, motor vehicle fuel sales, optical exams and optical sales, photo center and processing, hearing aid testing and sales, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, alcohol sales, propane refueling and sales adjacent to tire sales and installation facility, and an automated carwash. Temporary outdoor sales may occur within the parking field adjacent to the warehouse for seasonal sales, such as Christmas trees from late November through December. In addition to the general sales floor, the southwest portion of the warehouse will contain an approximately 50,000 square foot area for receiving, storing, and loading items for Costco’s home delivery program. A car wash and fuel facility are also proposed on the northern portion of the site.

Fuel Facility and Car Wash

The members-only Costco fuel facility proposed will include a +/-11,500 square-foot canopy and a +/-125 square-foot controller enclosure that will be located on the southern portion of the planting island of the fuel station to house the control equipment. The controller enclosure would be built with steel walls and finished with paint to match the warehouse building colors. There would be four covered fueling bays, each with four two-sided fuel dispensers so as to provide for the fueling of eight cars at each island for a total of 32 fueling positions. The fueling station would also have 8 stacking lanes, allowing approximately 40 cars to wait for pumps at any given time in addition to the 32 cars at the dispensers. The dispensers would be fully automated and self-service. A Costco attendant would be present at all times of operation to oversee operations and assist members. Four underground fuel tanks would also be installed at the southern edge of the gas station. Lights would be recessed into the canopy to provide both lighting during operating hours and a lower level of security lighting after hours.

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The warehouse design is proposed to be contemporary and will set the standard for large format retail facades with variety of massing and appropriate materials for the building. By combining concrete architectural metal panels, Costco intends to create a scale and architectural interest to minimize the visual impact of a large retail warehouse. By use of design techniques such as the location of building materials, landscaping, and the incorporation of varying parapet cap heights, Costco can successfully break the long elevations both horizontally vertically. The technique of breaking a long elevation into smaller elements with varied materials and colors is used to create a more pedestrian-friendly scale in the proposed design. The proposed colors are warm natural earth tones, which will relate to the proposed surrounding development by utilizing similar building materials and architectural detailing.

The project will also include a Costco members-only automated carwash. The car wash structure will be +/- 4,800 square feet. The car wash facility will include only the automated car wash within the structure. No self-service car vacuum stations will be provided.

Site Access

The project site will have multiple points of access. Along N. Riverside Dr., the project proposes the primary entrance to the warehouse with a full-service driveway aligned with W. Fir Dr. This proposal will include upgrading the intersection of W. Fir Dr., N. Riverside Dr., and the Costco driveway to a signalized intersection. Two additional right-in/right-out driveways along N. Riverside Dr. will provide secondary vehicle access to the site. Along the right-of-way (currently named Arthur Ave) at the eastern edge of the project site, two additional right-in/right-out driveways are proposed for customer access and a third driveway along this right-of-way near the southern boundary of the project site will provide delivery, service, and emergency vehicle access. The primary truck access route, as shown on the site plan, is the southernmost driveway along the Arthur Ave. right-of-way, with a secondary truck route utilizing the southernmost driveway along N. Riverside Dr. No vehicle access points are proposed along W. Herndon Ave. nor W. Spruce Ave.

Loading

The Costco truck loading dock is located at on the southern facade of the building. This dual sided loading dock allows trucks convenient access to loading positions with minimal maneuvering. The bay doors will be equipped with sealed gaskets to limit noise impacts. A smaller on grade door is also located on the south side of the building. This door is to receive bread delivery and Federal Express type trucks. A transformer and two trash compactors will also be located along the south edge of the building. Dense landscape material will provide visual screening for these service areas when viewed from W. Herndon Ave.

In addition to the full-size truck loading dock on the south side of the building, the southwestern portion of the building will also accommodate the loading of small box trucks for Costco's online order and delivery service. Goods ordered online by Costco members will be delivered to the

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warehouse along with normal warehouse stock in full-size trucks. The southwestern portion of the warehouse contains space for receiving, sorting, and storing goods ordered online. When ready for delivery, these items will be loaded on to box trucks at one of the loading spaces on the western façade. Similar to the full-size truck loading area, the bay doors for this loading area will be equipped with sealed gaskets to limit noise impacts.

Parking

The project proposes 829 total parking stalls for Costco members and employees, which exceeds the City of Fresno parking requirements for the project. These parking stalls include a total of 18 accessible spaces, 2 accessible van spaces, and 53 electric vehicle parking stalls, in compliance with City and Americans with Disabilities Act (ADA) requirements.

Landscaping

The landscape plan includes a mix of climate adapted shrubs and grasses, and a variety of shade trees. The landscape design has incorporated a generous perimeter buffer which includes evergreen and deciduous trees and shrubs to enhance the streetscape. The proposed trees and landscaping will exceed the City's requirement that 50 percent of the parking lot be shaded within years; the provided landscaping will shade at least 52 percent of the parking lot in 15 years. Additionally, the proposed landscaping represents 10 percent of the total project area and provides 355 trees, which meets or exceeds the City's requirements of 10 percent of total project area and 121 trees, respectively.

Utility Improvements

Costco will construct utility improvements within the site to service the proposed uses and connect to available utilities adjacent to the project site. Water and sewer service will be provided by the City of Fresno Department of Public Utilities via existing facilities located in the N. Riverside Dr. right-of-way. Stormwater from the site will be directed to existing Fresno Municipal Flood Control District drainage facilities in N. Riverside Dr., W. Spruce Ave., and W. Herndon Ave.

Off-site Improvements

As mentioned in the Site Access section above, the project proposes to install a traffic signal at the intersection of W. Fir Ave., N. Riverside Dr., and the main Costco driveway. Additional roadway improvements include:

- The construction of a private right-of-way (currently named Arthur Ave.) running along the eastern boundary of the project site
- Improvements to the intersection of W. Herndon Ave. and N. Riverside Blvd as determined by the traffic study

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- The construction of pedestrian and bicycle facilities along the project’s frontage with W. Herndon Ave. and N. Riverside Dr.

A traffic study will determine the precise design of the above-mentioned improvements and may identify additional necessary off-site roadway improvements. Additionally, the project will install off-site sewer, water, and storm drain improvements deemed necessary for the operation of the project.

COSTCO OPERATIONS AND SECURITY MEASURES

It is anticipated that the proposed Costco facilities will employ approximately 165 to 175 employees. The exact number of visitors are not yet known but will be studied in detail as part of the traffic impact study.

Costco Wholesale facilities are operated on a membership-only basis. The warehouse hours are anticipated to be Monday through Friday from 9:00 am to 8:30 p.m., and Saturday and Sunday from 9:00 am to 7:00 pm. The fuel station will operate from 5:00 am to 10:00 pm daily and. The car wash will operate from 7:00 am to 6:00 pm daily.

As mentioned above in the Loading section, this Costco location will also support Costco’s online sales and delivery program. Goods sold through online sales will be received, stored, and loaded for final delivery to members’ homes and businesses at this warehouse.

Costco anticipates an average of about 10 trucks delivering goods on a typical weekday. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time is from 2:00 a.m. to 1:00 p.m., averaging 2 to 3 trucks per hour, with most of the deliveries completed before the 10:00 a.m. opening time. Deliveries to the warehouse are made primarily in Costco trucks from its freight consolidation facility in Tracy, California, coming to the site from SR 99 and W. Herndon Ave.

It is estimated that fuel will be delivered to the gasoline facility in two to three trucks per day. The largest fuel trucks are approximately 70 feet long. While delivering the fuel, the truck will be parked over the underground tanks located on the east side of the gas facility. The truck will not block access to any of the fueling positions or occupy any queuing space or parking spaces. The fuel facility is located and specifically designed to avoid traffic and queuing conflicts with the warehouse.

The tire center typically will receive shipments of tires one to two times per week in single- or double-trailer trucks of up to 70 feet in length, and the same delivery truck will pick up old tires for recycling. Deliveries to and pickups from the tire center will be scheduled for pre-opening hours, typically about 6:00 a.m.

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During opening hours, Costco employees stationed at the entrance to the warehouse will check all entering visitors Costco Membership cards to ensure that only Costco members enter the store. Similarly, a Costco Membership will be required to purchase fuel or a carwash. While the store is closed, typical security measures will be implemented, including locking exterior doors and using electronic alarm systems to monitor entrances into the store. Additionally, downward facing security lighting will be located on the exterior of the building on all sides.

POTENTIAL IMPACTS

Potential impacts from construction include those typically associated with development projects, including dust and noise. Costco uses pre-manufactured building elements wherever possible to streamline the construction process and reduce the duration and intensity of these impacts. Operational impacts will be similar to impacts from other retail developments of comparable size, including the potential for increased traffic and noise. These impacts, and measures to mitigate and reduce the severity of these impacts, will be studied in detail as part of the project’s environmental review pursuant to the California Environmental Quality Act.

PLANNING AND NEIGHBORHOOD OUTREACH

GENERAL PLAN IMPLEMENTATION

The project implements the land use goals of the City of Fresno General Plan and the Citywide Development Code by developing a retail facility within the Community Commercial zone where retail is an allowed use. The project also will also be required to comply with applicable standards for commercial development prescribed in the Citywide Development Code. Additionally, the project implements the following goals of the General Plan related to commercial development:

- **LU-6** *Retain and enhance existing commercial areas to strengthen Fresno’s economic base and site new office, retail, and lodging use districts to serve neighborhoods and regional visitors.*
 - The project implements goal LU-6 by developing a new commercial facility with convenient local and regional access for both residents and visitors of Fresno. In addition, the proposed Costco facility strengthens the emerging retail district in the immediate vicinity by creating additional retail near the recently constructed multi-tenant retail and restaurant development and the southwest corner of N. Riverside Dr. and W. Herndon Ave. The project will provide visitors traveling along SR 89 with convenient and safe access to Costco’s goods and services.
- **MT-1** *Create and maintain a transportation system that is safe, efficient, provides access in an equitable manner, and optimizes travel by all modes.*
 - The project implements goal MT-1 by providing safe and efficient access to the project’s proposed facilities. The design and location of the project driveways is

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informed by modern engineering practices regarding safe sight distances for drivers and reducing potential conflicts between automobile drivers, cyclists, and pedestrians. Paths of travel from accessible parking spaces that comply with ADA requirements ensure access to the site for those of all abilities. Additionally, the project will provide bicycle parking to encourage and support non-automobile methods of transportation. Lastly, improvements made along N. Riverside Rd. and W. Herndon Ave. in coordination with the City of Fresno will improve access and safety for cyclists and pedestrians.

- **MT-2** Make efficient use of the City's existing and proposed transportation system and strive to ensure the planning and provision of adequate resources to operate and maintain it.
 - The project will implement goal MT-2 by funding a traffic study to determine the potential impacts of the project on the transportation system. The project will finance and install off-site improvements identified in the traffic study. Additionally, the traffic study will identify potential measures that the project could implement to reduce the vehicle miles traveled (VMT) as a result of the project and identify potential fees the project could pay to further mitigate the impacts of any increased VMT.
- **MT-5** Establish a well-integrated network of pedestrian facilities to accommodate safe, convenient, practical, and inviting travel by walking, including for those with physical mobility and vision impairments.
 - The project will implement goal MT-5 by improving pedestrian facilities along the project frontage as mentioned above. Additionally, landscaping along the project's boundary with pedestrian facilities in the public ROW will create a more inviting pedestrian experience around the project site.

GENERAL PLAN AND REZONING AMENDMENT JUSTIFICATION

The project is requesting a General Plan Amendment to reclassify the portion of Herndon Avenue fronting the project site from Expressway to Superarterial to allow the construction of an intersection at the where W. Herndon Ave. meets the Arthur Ave. ROW. The current classification of Expressway would not permit the construction of this intersection. This intersection would allow project traffic to access the project via two north-south streets, rather than solely from N. Riverside Dr. This will reduce the impact of the project the N. Riverside Dr. and W. Herndon Ave., allowing easier travel for southbound drivers along N. Riverside Dr., including residents of the neighborhoods east of N. Riverside Dr. and visitors to the Riverside Golf Course.

The project is also requesting a General Plan amendment to change the land use designation of the site from Community Commercial to General Commercial and a rezoning from CC (Commercial – Community) to CG (Commercial – General) in order to permit the development of the car wash, which is not allowed under the current zoning.

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The General Commercial land use designation and CG zoning designation are appropriate for the site. Per the City of Fresno General Plan’s Urban Form, Land Use, and Design Element and Section 15-1201 of the Fresno Municipal Code, the Commercial – General land use designation and CG zoning designation are for uses that may generate higher volumes of vehicle traffic, such as larger retail uses.

Throughout the city, the CG zoning designation and the more intensive CR (Commercial – Regional) zoned sites are placed along major thoroughfares, with a large concentration of the City’s CG-zoned sites adjacent to State Highway 99. The traffic capacity provided by these thoroughfares and the proximity to Highway 99 ensure that there is ample capacity to handle potential traffic impacts from development consistent with the CG zone.

The project site also shares these characteristics. W. Herndon Ave is designated as either an Expressway or Super Arterial, the two highest roadway classifications in the City’s General Plan throughout the project site’s vicinity. Costco members traveling to the store from neighborhoods to the south of the project site will also have access along N. Riverside Dr., which is classified as an arterial south of the project site, and Veterans Blvd., a Super Arterial. Additionally, access to State Highway 99 is just 0.5 miles west of the project site along W. Herndon Ave, which is designated as a Super Arterial between the project site and State Highway 99.

Lastly, the CG designation for the site is consistent with the context of the surrounding area. At the southwest corner of the W. Herndon Ave. and N. Riverside Dr. intersection is a large commercial center zoned CR also containing a large-format retail use. The proposed rezoning of the project site from CC to CR thus is consistent with the development patterns of the City overall as well as the surrounding neighborhood.

PLANNED DEVELOPMENT PERMIT

Article 59 of Chapter 15 of the Fresno Municipal Code establish regulations and procedures for Planned Development Permits (PD Permits), which are permits for “development on large areas of land and infill sites in order to allow for projects that desire greater flexibility than already provided for in this Code.” The PD Permit process allows developments to request deviations from development standards to respond to site conditions in more customized and tailored manner than allowed by the standards specified in the Municipal Code.

The project is applying for PD Permit to request deviations from Section 15-2015 of the Municipal Code, which specifies that lighting fixtures in commercial districts have a maximum height of 25 feet or less. To ensure adequate lighting within the parking lot for safety and security, the project is proposing to install light fixtures with a maximum height of approximately 36.5 feet. As described below, approving this deviation from the standards described in Section 15-2015 will result in superior design solution.

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In order to maximize safety within the parking lot while minimizing off-site glare impacts, the development aims to achieve 2.5 foot-candles of light throughout the parking area. This level of lighting provides security from crime and safety for drivers and pedestrians navigating the parking lot at night. Using the proposed 36.5-foot tall light fixtures instead of the allowed 25-foot tall fixtures reduces the number of lights needed to achieve the desired light levels within the parking field, since light projected from taller fixtures will light a larger area. A preliminary study from Costco’s lighting designers showed that approximately 30 more light poles would be needed to achieve lighting levels of 2.5 foot-candles throughout the parking lot if light pole height were restricted to 25 feet.

Using the proposed 36.5-foot tall light poles in place of the currently allowed 25-foot tall light poles also allows a more diffuse distribution of light, reducing the difference in light levels in the areas between poles. This improves safety by ensuring that drivers and pedestrians eyes' are not forced to constantly adjust to high lighting levels when directly underneath light fixtures and much darker areas when in between light fixtures.

Additionally, the more even and greater horizontal distribution of light from taller fixtures ensures that the area beneath the PG&E easement which runs directly through the parking field has adequate lighting. No structures, including light poles, are allowed within this overhead easement, and the greater horizontal spacing allowed by the taller lights ensures this area is lit properly.

Lastly, using taller light fixtures allows the development to use much fewer light poles overall. This reduces the number of obstacles, and thus the potential for collisions, within the parking field. The development also ensures that off-site glare from parking lot light fixtures is minimized by using dimmer lights on fixtures at the edge of the property.

In addition to achieving a superior community design, the project also meets several of the additional criteria described in Section 15-5905 that reviewing bodies are to use when considering the approval of a PD Permit.

Appropriateness of the use(s) at the proposed location. (15-5905.E.1)

As described above, large-format retail and fuel sales, which are the primary uses at the site, are allowed within the current CC zoning for the site. The request to rezone the site to CG ensures that the car wash will be permitted consistent with the Fresno Municipal Code as well. The project site’s location, along a major thoroughfare with convenient freeway access, make the site an ideal location for the proposed Costco warehouse.

Provision of infrastructure improvements. (15-5905.E.3) and Connectivity to public trails, schools, etc.. (15-5905.E.5)

As described above, the project proposes to provide a significant amount of off-site infrastructure improvements, including the construction of trail and sidewalk improvements along W. Herndon

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Ave. and N. Riverside Dr., the installation of a traffic signal at W. Fir Ave. and N. Riverside Blvd., and improvements to the intersection of N. Riverside Dr. and W. Herndon Ave.

NEIGHBORHOOD OUTREACH

Costco is committed to maintaining a dialogue with the communities in which it works. A neighborhood outreach meeting will be scheduled at a future date where Costco will present the proposed project and receive feedback from the community on their concerns.



DATE: September 15, 2021

TO: Jose Valenzuela, Planner III
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 P21-01959 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: 7120 North Riverside Avenue
APN: 503-020-12

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 **West Herndon Avenue, North Riverside Drive, and West Spruce Avenue**.
- Concrete curbs, gutters, valley gutters, sidewalks and curb ramps, and street lights within and adjacent to **West Herndon Avenue, North Riverside Drive, and West Spruce Avenue**.
- 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 and trail 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



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: September 24, 2021

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

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

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

SUBJECT: DPU CONDITIONS OF APPROVAL P21-01960 COSTCO APN 503-020-12

Water Requirements

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

1. On-site water facilities shall be private.
2. Installation of a 12-inch water main (including City fire hydrants) in North Arthur Avenue between West Herndon Avenue and West Spruce Avenue shall be required.
3. Installation of water service(s) & meter box(es) shall be required.
4. No water service connections shall be allowed to the 16-inch water main located in West Herndon Avenue.
5. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
6. Engineered improvement plans prepared by a Registered Civil Engineer are required for proposed additions to the City Water System.
7. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

September 23, 2021

DPU CONDITIONS OF APPROVAL FOR P21-01960 COSTCO APN 503-020-12

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

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 10-inch sewer main located in North Riverside Drive Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in West Spruce Avenue from the existing 10-inch main located west of the proposed project to the east property line of said project.
2. Construct an 8-inch sanitary sewer main (including sewer house branches to adjacent properties) in North Arthur Avenue from the existing 8-inch main located west of the proposed project to the south property line of said project.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. All underground utilities shall be installed prior to permanent street paving.

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

September 23, 2021

DPU CONDITIONS OF APPROVAL FOR P21-01960 COSTCO APN 503-020-12

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5. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
6. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
7. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
8. Installation of sewer house branch(s) shall be required.
9. Street work permit is required for any work in the Right-of-Way.
10. On-site sanitary sewer facilities shall be private.
11. Abandon any existing on-site private septic systems.
12. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area #19.
3. Sewer Facility Charge (Non-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

MEMORANDUM

MINDI MARIBOHO – Development Services Coordinator

Planning & Development Dept/Current Planning

September 23, 2021

DPU CONDITIONS OF APPROVAL FOR P21-01960 COSTCO APN 503-020-12

Page 4 of 4

effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.

Solid Waste Requirements

Location will be serviced by Allied Waste. Please contact at 559-275-1551 or 1-800-493-4285 for servicing.

1. Provide information on trash and recycling compactors.
2. Provide 18-feet of unobstructed clearance in the area where the compactor units are kept.
3. One compactor shown' project is required for trash and recycling.
4. Provided for trash (single cell, curb only if out of view of street would be acceptable).
5. One compactor and one 1-cell enclosure (curb only acceptable) required.
6. Provide 60-feet of clearance in front of compactor units and 3-feet on either side for loading and unloading.
7. One compactor and one 1-cell enclosure (curb only acceptable) required.
8. Provide trash and recycling compactors for tenants used.
9. Developer shall stripe the area in front of compactors "No Parking" trash loading only.
10. Location will be required to file for a roll off permit. Contact the City of Fresno, Solid Waste Division at 621-1452.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

September 24, 2021

Jose Valenzuela
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment and Rezone Application No. P21-01960
N/E Herndon Avenue and Riverside Drive

Dear Mr. Valenzuela:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment and Rezone Application No. P21-01960 for which the applicant proposes to reclassify a portion of W. Herndon Avenue fronting the project site from Expressway to Superarterial, APN: 503-020-12. FID has the following comments:

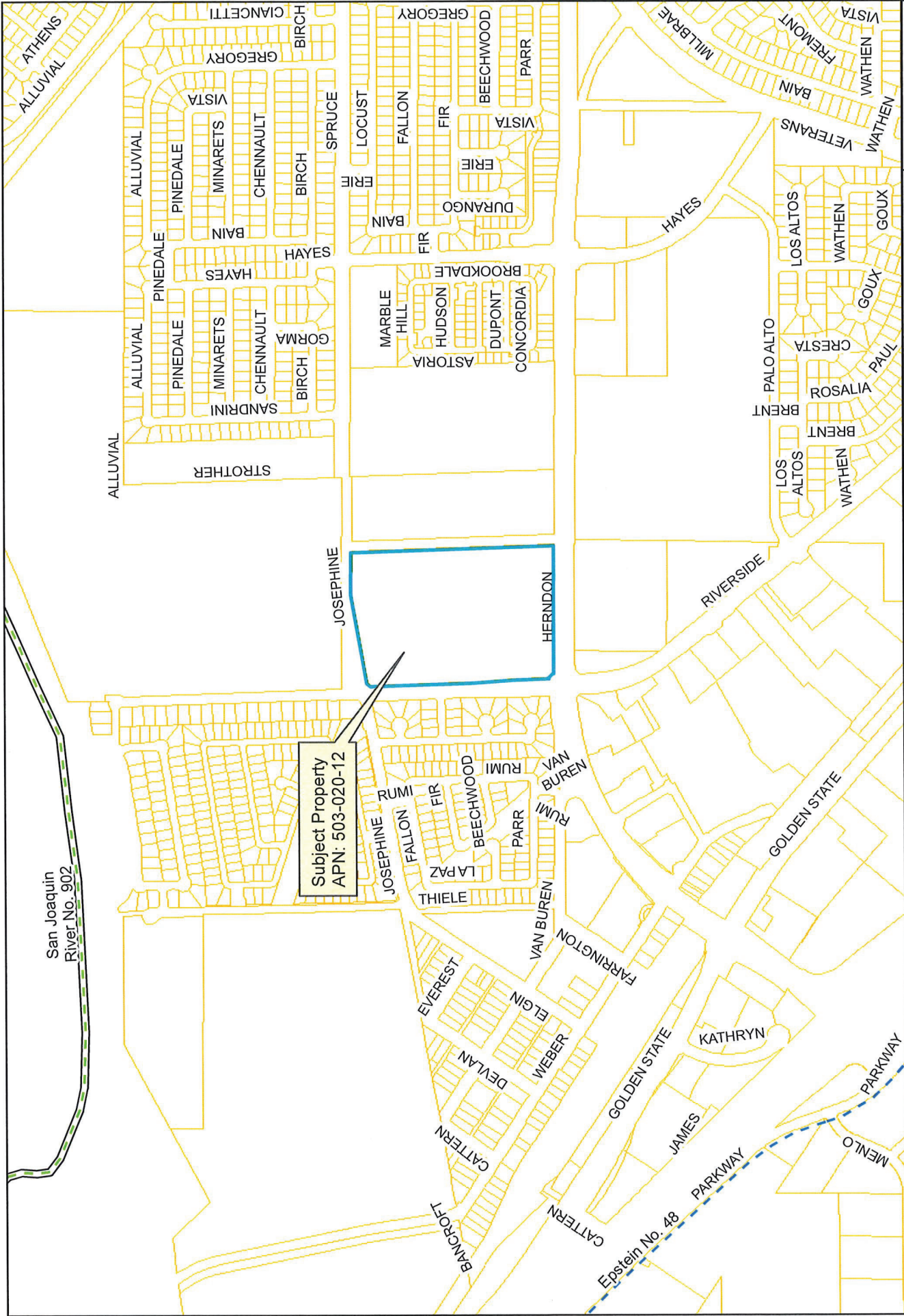
1. FID does not own, operate or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



San Joaquin River No. 902

Subject Property
APN: 503-020-12

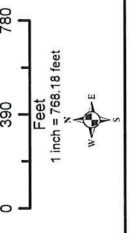


FRESNO IRRIGATION DISTRICT

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

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

Spatial Reference Name: NAD 1983 StatePlane California IV FIPS 5404 Path: G:\FigData\20210727 FID Master.mxd



Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Tuesday, September 7, 2021 6:15 PM
To: Engineering Review
Subject: Planning Application P21-01960 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P21-01960 has been assigned for your review. You can review details online.

Application Description: Plan Amendment & Rezone Application No. P21-01960 was filed by Brandon Northart of Urban Planning Partners, on behalf of Costco Wholesale, and pertains to the 23.26 acres located at 7120 N. Riverside Dr. The applicant proposes to to reclassify the portion of W. Herndon Avenue fronting the project site from Expressway to Superarterial. The parcel is zoned CC/EA/UGM/cz. Related applications: DRC P21-00978, CUP P21-01959, ABC CUP P21-03251, and PD P21-03252.

Task Information: Irrigation District

Due
9/28



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

September 24, 2021

Jose Valenzuela
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit Application No. P21-01959
N/E Herndon Avenue and Riverside Drive

Dear Mr. Valenzuela:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. P21-01959 for which the applicant proposes the construction of a new Costco facility, APN: 503-020-12. FID has the following comments:

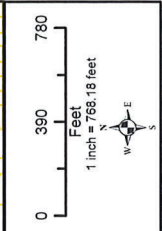
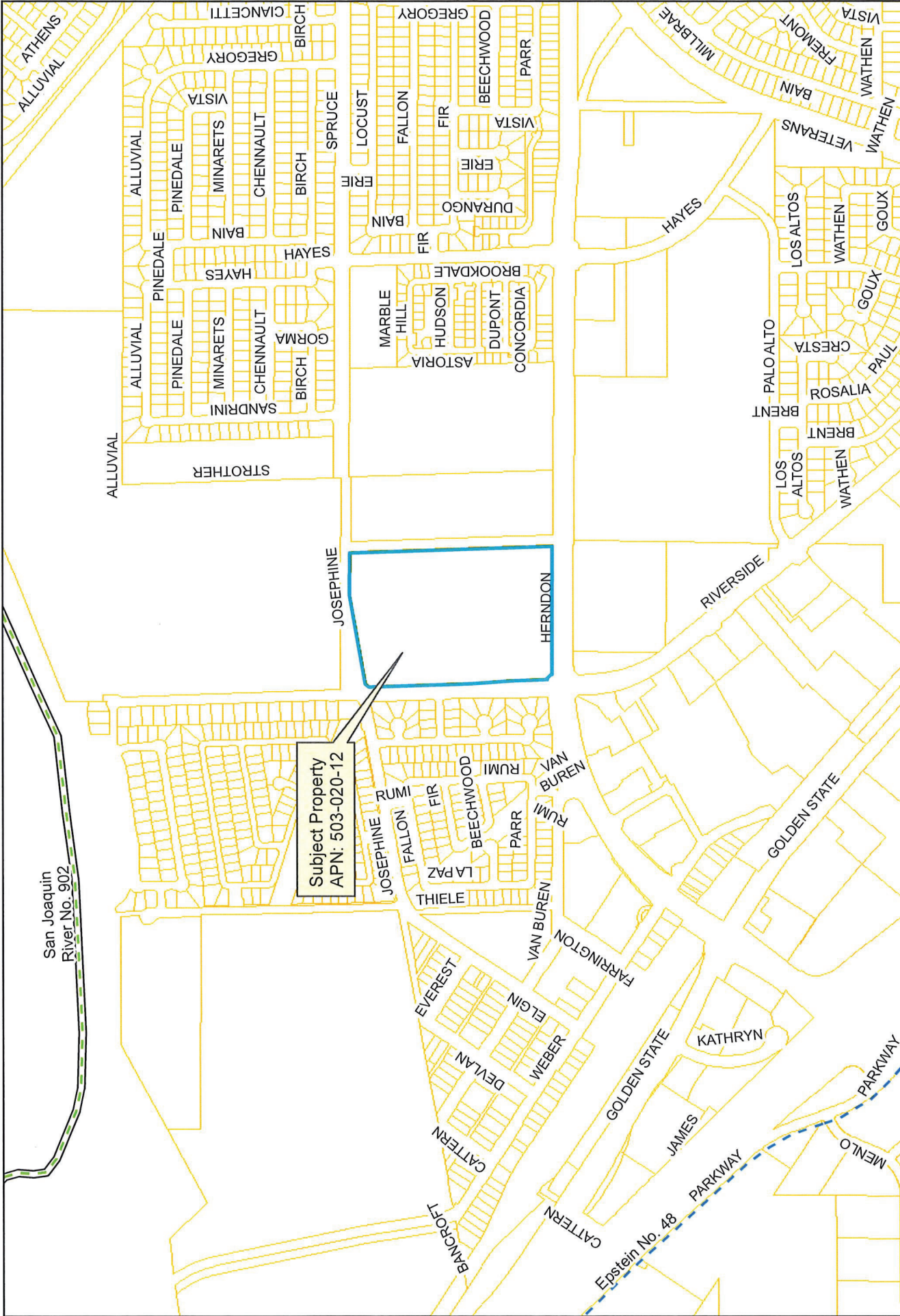
1. FID does not own, operate or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

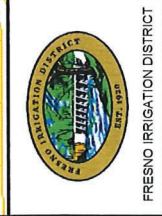
Attachment



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

Spatial Reference Name: NAD 1983 StatePlane California IV FIPS 5404 Path: G:\FigData\2021\0727 FID Master.mxd

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



Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Tuesday, September 7, 2021 5:32 PM
To: Engineering Review
Subject: Planning Application P21-01959 - Task Assigned

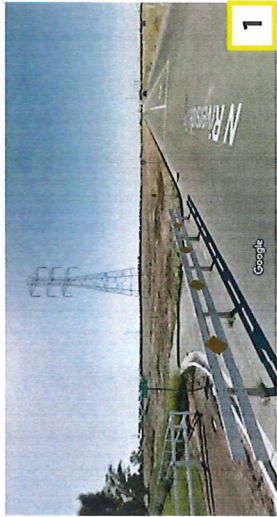
Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P21-01959 has been assigned for your review. You can review details online.

Application Description: Conditional Use Permit Application No. P21-01959 was filed by Brandon Northart of Urban Planning Partners, on behalf of Costco Wholesale, and pertains to the 23.26 acres located at 7120 N. Riverside Dr. The applicant proposes to construct a new Costco facility with approximately 169,000 square feet of net sales area, including an attached tire center, a detached gas station, and a drive-through car wash. The parcel is zoned CC/EA/UGM/cz. Related applications: DRC P21-00978, PA/Rezone P21-01960, ABC CUP P21-03251, and PD P21-03252.

Task Information: Irrigation District

Due
9/28



MARCH 17, 2021
 PROJECT# 21-5556-01
 FRESNO, CA



SITE CONTEXT





TRAFFIC CIRCULATION PLAN

MARCH 17, 2021
PROJECT # 21-5556-01
FRESNO, CA





Fresno Metropolitan Flood Control District
Capturing Stormwater since 1956

File 210.414
400.21

September 28, 2021

Mr. Jose Valenzuela
City of Fresno, Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Valenzuela,

**Rezone and Plan Amendment No. P21-01960
Drainage Area "EH"**

The District has reviewed the land use changes proposed through the subject rezone and plan amendment. The proposed rezone and plan amendment lies within the District's Drainage Area "EH". The District's system can accommodate the proposed rezone and plan amendment.

Should you have any questions concerning this matter, please feel free to contact the District.

Sincerely,

A handwritten signature in blue ink that reads 'Gary Chapman'.

Gary Chapman
Engineer Technician III

GC/lrl

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

PUBLIC AGENCY

JOSE VALENZUELA
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO ST., THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

BRANDON NORTHART, URBAN PLANNING
PARTNERS
388 17TH STREET, SUITE 230
OAKLAND, CA 94612

PROJECT NO: **2021-01959**

ADDRESS: **7120 N. RIVERSIDE DR.**

APN: **503-020-11, 503-020-12**

SENT: **October 04, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EG	\$8,833.00	NOR Review	\$920.00	To be paid prior to release of District comments to Public Agency and Developer.
EH	\$345,243.00	Grading Plan Review	\$4,678.00	Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review		For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drain plan submittal (blank copy attached).
Total Drainage Fee: \$354,076.00		Total Service Charge: \$5,598.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/22 based on the site plan submitted to the District on 9/07/21 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. 2021-01959

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

FR
CUP No. 2021-01959

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 MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
 None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 Grading Plan
 Street Plan
 Storm Drain Plan
 Water & Sewer Plan
 Final Map
 Drainage Report (to be submitted with tentative map)
 Other
 None Required

4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 d. See Exhibit No. 2.

5. The proposed development:
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 Does not appear to be located within a flood prone area.

6. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

FR
CUP
No. 2021-01959

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.



Brent Sunamoto
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 10/4/2021 10:27:25 AM



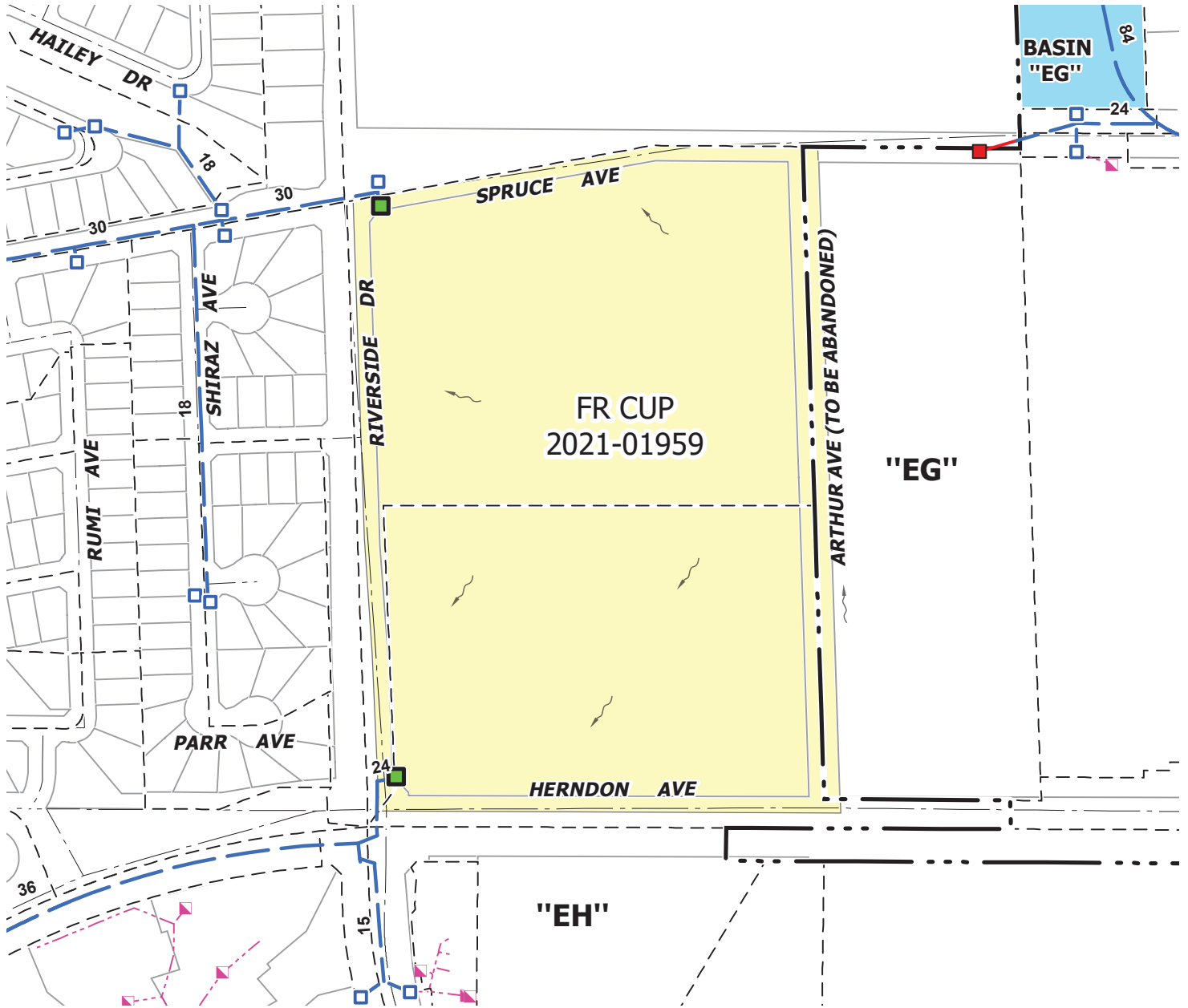
Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 10/4/2021 10:05:53 AM





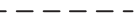


CC:

JENCO FARMS LP
1368 W. HERNDON, #103
FRESNO, CA 93711

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



LEGEND

-  Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Inlet
-  Existing Master Plan Facilities
-  Future Master Plan Facilities
-  Private Facilities
-  Inlet Boundary
-  Drainage Area Boundary
-  Direction Of Drainage



FR CUP 2021-01959 DRAINAGE AREAS "EG" & "EH"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS

EXHIBIT NO. 2

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

The required inlet at the northeast corner of Riverside Drive and Herndon Avenue, as shown on Exhibit No. 1, has also been required of the developer of DPA 2019-04973. If the inlet is completed prior to the development of this site, the construction requirement for this inlet will be dropped.

CUP 2021-01959 is located in Drainage Areas "EH" and "EG". The site shall be graded so that the drainage boundary areas are consistent with the Master Plan drainage boundary areas as shown on Exhibit No. 1.

Permanent drainage service will be available for CUP 2021-01959 west of Arthur Avenue upon developer's construction of the Master Plan facilities shown on Exhibit No. 1. Permanent drainage service will not be available to CUP 2021-01959 east of Arthur Avenue. The District recommends temporary facilities for the area east of Arthur Avenue until permanent service is available.

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

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

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.

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: Costco - 7120 N. Riverside Drive S/A
 A.P.N. 503-020-12
 Planned Land Use: Community Commercial
 Current Zoning: CC/EA/UGM/cz
 Site Area: +/- 23.26 acres
 Building Area: 178,223 sq. ft., w/ 32 fuel positions, and Car Wash
 Entitlement: P21-01959
 Estimate Date: September 21, 2021

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	4"	1	EA.	\$22,300.00	\$22,300.00	[1] [6]
Water Service & Meter Charge	2"	2	EA.	\$2,671.00	\$5,342.00	[1] [6]
Irrigation Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Time & Materials Charge	12" Fire	1	EA.	\$22,000.00	\$22,000.00	[1] [6]
Frontage Charge		2,470	L.F.	\$6.50	\$16,055.00	[1] [6]
Water Capacity Fee	4"	1.00	EA.	\$30,490.00	\$30,490.00	[1] [6]
Water Capacity Fee	2"	3.00	EA.	\$12,195.00	\$36,585.00	[1] [6]

Total Water Connection Charges	\$135,443.00	[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		113,500	Sq.Ft.	\$0.10	\$11,350.00	[6]
Oversized Sewer Charge	UGM	257,000	Sq.Ft.	\$0.05	\$12,850.00	[6] [8]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Trunk Sewer Charge	Grantland	STEP		[3]	[3]	[5] [7]

Total Sewer Connection Charges	\$24,200.00	[3]
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CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Commercial	178,223	Sq.Ft.	\$721.00	\$128,498.78	[7]
Citywide Police Facilities Impact Fee	Commercial	178,223	Sq.Ft.	\$717.00	\$127,785.89	[7]
Citywide Regional Street Charge	Comm. Retail	23.26	AC	\$15,475.00	\$359,948.50	[6] [8]
New Growth Area Major Street Charge	Comm. Retail	23.26	AC	\$43,487.00	\$1,011,507.62	[6] [8]
Citywide Traffic Signal Charge	Discount Club	178,223	Sq.Ft.	\$2,396.00	\$427,022.31	[6] [8]
Citywide Traffic Signal Charge	Gas Station	32	Fuel Positions	\$4,104.00	\$131,328.00	[6] [8]
Citywide Traffic Signal Charge	Car Wash	1	Stall/Bay	\$6,188.00	\$6,188.00	[6] [8]

Total Citywide/Regional Impact Fees	\$2,192,279.10
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Total Fees and Charges	\$2,351,922.10
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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: September 21, 2021

(559) 621-8797

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

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Planning Services Coordinator
Planning Division

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

DATE: September 13, 2021

SUBJECT: **P21-01959 7120 N. Riverside Dr./6421 W. Spruce Ave.** (APN: 503-020-12)
located on the northeast corner of W. Herndon Ave. and N. Riverside Dr. The Department of Public Works has reviewed the Site Plan and offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
 - f. The designated street tree on N. Riverside Dr. is:

Ginkgo biloba 'Autumn Gold'

Autumn Gold Maidenhair

The designated street tree for W. Spruce Ave. is:

Pistacia chinensis 'Keith Davey'

Keith Davey Pistache

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick slate pattern.
4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off site improvements, whether the median is landscaped or not.

TRAIL REQUIREMENTS

1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.
2. The designated trees for the trail on W. Herndon Ave. are:

Platanus acerifolia 'Columbia'

Columbia Sycamore or

Quercus virginiana

Southern Live Oak



SUBJECT: Conditions of Approval for **P21-01959**

DATE: ~~October 24, 2022~~ February 14, 2024

TO: ~~Jose Valenzuela, Planner III~~ Steven Martinez, Planner II
Planning and Development Department

FROM: ~~Andreina Aguilar, Engineer II~~ Harmanjit Dhaliwal, PE Licensed Engineer
Manager
Public Works Department, ~~Traffic~~ Land Planning & Inspection Section

ADDRESS: 7190 North Riverside Avenue

APN: 503-020-12, -11

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>Traffic Impact Study (TIS) A Traffic Impact Study was required. Comply with the City Traffic Engineer’s mitigated measures based on the TIS. https://www.fresno.gov/publicworks/traffic-engineering/#tab-2</p>	Harmanjit Dhaliwal	Public Works Department (559) 621-8694 Harmanjit.Dhaliwal@fresno.gov
<p>Deeds (up to 2-month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer’s engineer. Contact Jeff Beck for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits. Submit a copy of the submitted dedication exhibit for verification. https://www.fresno.gov/publicworks/engineering-services/#tab-5</p>	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov

<p>Vacation (4 month processing time) A Feasibility Study is required to determine viability and to establish conditions, if any. Contact Jason Camit for fees and processing requirements. Provide a copy of the resolution to vacate to Traffic Planning prior to the issuance of building permits. Submit a copy of the submitted vacation exhibit for verification. https://www.fresno.gov/publicworks/engineering-services/#tab-5</p>	<p>Jason Camit</p>	<p>Public Works Department (559) 621-8681 Jason.Camit@fresno.gov</p>
<p>Cross Access Agreement Construct a fence on the existing property line or a curb 3' from the property line or contact your planner regarding Cross Access Agreement requirements.</p>	<p>Jose Valenzuela Steven Martinez</p>	<p>Planning and Development Department (559) 621-8047 Jose.Valenzuela@fresno.gov Steven.Martinez@fresno.gov</p>

ATTENTION:

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

A. GENERAL REQUIREMENTS

1. **Address:** Verify the project address with the Planning and Development Department.
2. **Legal description:** Provide legal description.
3. **Easements:** Revise and dimension existing and proposed easements.
4. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - c. 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 1-800-642-2444

- d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
- e. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
- f. Vacations: a feasibility study is required to determine viability and to establish conditions, if any. If approved, recordation of the vacation is required prior to issuance of building permits.
- g. Underground all existing overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.
- h. Submit street construction plans to the Public Works Department.
- i. Submit street lighting plans to the Public Works Department.
- j. Submit trail construction plans to the Public Works Department.
- k. Submit signing and striping plans to the public works department. Comply with the current Caltrans standards.
- l. 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.
- m. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- n. All development shall take place in accordance with all city, state, federal laws and regulations.

B. OFFSITE INFORMATION:

- 1. **Lot Lines and Government Lines:** Correct identify the government line.
- 2. **Vacations:** Identify and dimension the proposed vacations.
- 3. **Public Street Improvements:**
 - a. **Center section and median island**
 - b. **Street pavement**
 - c. **Concrete curb, gutter, and sidewalk**
 - d. **Sidewalk drains**
 - e. **Street-type approaches**
 - f. **Curb ramps**
 - g. **Bus bay**
 - h. **Streetlights**
 - i. **Street tree wells**
 - j. **Undergrounding of overhead utilities**
 - k. **Trails**
- 4. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants,

bus stop benches, trash receptacles, etc.

5. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.
6. **Non-Standard Improvements:** Provide a detail of the required improvements for Spruce Avenue.

C. ONSITE INFORMATION:

1. **Arthur Avenue (alignment):** If the developer does not own the full rights of Arthur Avenue alignment after processing the vacation, then a Cross Access Agreement is required for the shared access between both parcels (503-020-12 and 503-020-11).
2. **State standard "STOP":** Identify and install **30"** state standard "STOP" signs at the locations shown. A "right turn only" sign is also required where left-turns are prohibited; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
3. **Vehicle overhang:** Vehicles shall not overhang into the Bike, Pedestrian, and Landscape Easement (BPLE).
4. **Driveway throat length:** Revise site plan to provide a minimum throat length per Public Works Standard P-76 for street type approaches, from the back of the public easement.

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.

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 private 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.

Herndon Avenue: 6-Lane Expressway

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

1. Dedication and Vacation Requirements:
 - a. Dedicate a **26'** (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.)
 - b. Relinquish direct vehicular access rights to Herndon Avenue within the limits of this application.

2. 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. Construct concrete curb and gutter to *Public Works Standard P-5*. The parkway shall be constructed to a **10'** pattern.
 - c. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-10* for Expressways. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications and Public Works Standards E-15, E-17 and E-18 or as approved by the City Engineer.*
 - d. Construct dual curb ramps per *Public Works Standards P-30 and P-32*, based on a **30'** radius.
 - e. Construct a **12'** wide Bike and Pedestrian Trail per the Fresno *General Plan*, the City of Fresno *Public Works Standards P-59, P-60, P-61*, 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. Construct an expressway barrier fence within the limits of the application, per *Public Works Standards P-74 and P-75*. Above ground utilities shall not be constructed within this easement. Additional right of way may be required for grading and drainage purposes.

Herndon Avenue: 6-Lane Super Arterial

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

1. Dedication and Vacation Requirements:

- a. Dedicate a **67'**(mid-block) - **74'**(intersection) street easement, from Herndon centerline, within the limits of this application per *Public Works Standard P-51 and P-70*.
 - b. Dedicate a **26'** (minimum) easement for Landscape, Bike and Pedestrian purposes **only**. Above ground utilities are not allowed within this easement. (Additional right of way may be required for grading and drainage purposes.)
 - c. Relinquish direct vehicular access rights to Herndon Avenue within the limits of this application, except for the approved street type approach location along the Arthur alignment.
2. 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. The proposed street type approach, shown as **P-76**, is tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-28*. If grades are not sufficient, construct to *Public Works Standards P-2 and P-6*.
 - c. Construct concrete curb and gutter to *Public Works Standard P-5*. The curb shall be constructed to a **10'** commercial pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A and E-8* for Arterials. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications and Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer.
 - e. Construct dual concrete curbs ramp per *Public Works Standards P-30 and P-32*, based on a **30'** radius, at the intersection of Herndon Avenue and Riverside Drive.
 - f. Construct a **12'** wide Bike and Pedestrian Trail per the *Fresno General Plan*, the City of Fresno *Public Works Standards P-59, P-60, P-61*, 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. Where the trail is constructed within **5'** of the curb, construct a fence per *Public Works Standards P-74 and P-75*. Above ground utilities shall not be constructed within this easement. Additional right of way may be required for grading and drainage purposes.
 - g. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Riverside Avenue: 4-Lane Collector

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

1. Dedication and Vacation Requirements:

- a. Dedicate a **47'- 62'** street easement, from the street centerline, within the limits of this application per *Public Works Standard P-53 and P-70*.
 - b. Dedicate a 100' utility easement, on private property, for the signal loops at Riverside and Fir Avenues.
 - c. Dedicate a **24'** (minimum) easement for Landscape, Bike and Pedestrian purposes **only**. Above ground utilities are not allowed within this easement. (Additional right of way may be required for grading and drainage purposes.)
 - d. Vacate right of way adjacent to this application as necessary.
2. 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. The proposed street type approach, shown as **P-76**, is tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-28*. If grades are not sufficient, construct to *Public Works Standards P-2 and P-6*.
 - c. Construct concrete curb and gutter to *Public Works Standard P-5*. The curb shall be constructed to a **12'** commercial pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B, E-8* for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer
 - e. Construct concrete curb ramps per *Public Works Standards P-28 and P-32*, based on a **20'** minimum radius, at the intersection with Fir Avenue and with Spruce Avenue.
 - f. Construct an **80'** bus bay curb and gutter at the northeast corner of Herndon and Riverside Avenues to *Public Works Standard P-73*, complete with a **12'** monolithic sidewalk.
 - g. Construct a **12'** wide Bike and Pedestrian Trail per the *Fresno General Plan*, the City of Fresno *Public Works Standards P-59, P-60, P-61*, 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. Where the trail is constructed within **5'** of the curb, construct a fence per *Public Works Standards P-74 and P-75*. Above ground utilities shall not be constructed within this easement. Additional right of way may be required for grading and drainage purposes.
 - h. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Spruce Avenue: 2-Lane Collector

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

1. Dedication Requirements:
 - a. Dedicate a ~~72'~~ **66'** street easement within the limits of this application per *Public Works Standard P-54*.

2. Construction Requirements:
 - a. Construct **20'** of permanent paving per *Public Works Standard P-50*, within the limits of this entitlement and transition paving as necessary.
 - b. The proposed street type approach, shown as **P-76**, is tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-29*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.
 - c. Construct concrete curb, gutter, and **12'** sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** commercial pattern. Construct **5' x 6'** tree wells per *Public Works Standard P-8* (modified). Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B, E-8* for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17* and **E-18** or as approved by the City Engineer.
 - e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact ~~Francisco Magos at (559) 621-8679~~ Scott Tyler at (559) 621- 8654 or at Scott.Tyler@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

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

Provide corrections as noted on **Exhibit "A"**.

Specific Mitigated Requirements (Non-Reimbursable):

Requirements per Traffic Impact Study Review for TIS 21-013.

Parcel 503-020-12:

1. Herndon (Super Arterial) modify the existing median island to provide for an eastbound left-turn lane, as approved on the street plans.
2. The intersection of Riverside Drive and Fir Avenue shall be signalized to the City of Fresno Standards, complete with left turn phasing, actuation, and signal pre-emption **prior** to occupancy. The applicant shall design the traffic signal and obtain City approval of the plans. The traffic signal installation shall be limited to the following equipment: poles, safety lights, oversize street name sign, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet, all pull boxes, 2070LX controller, mast arms, heads, Opticom discriminator and receivers.

Parcel 503-020-11:

1. Dedicate a **3'** street easement to accommodate a westbound right-turn lane at the approved street type approach.
2. Construct a westbound right-turn lane per *Public Works Standard P-78* at the street type approach.
3. The proposed street type approaches, shown as **P-76**, are tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-28/P-29*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.

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.

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are constructed at ultimate locations, contained within the build out of the *General Plan* circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *General Plan, Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable. Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

1. The signal at the intersection of Herndon Avenue and Riverside Drive shall be modified to the City of Fresno Standards, complete with left turn phasing, actuation, and signal pre-emption **prior** to occupancy. This work is eligible for reimbursement and/or credit against Traffic Signal Mitigation Impact Fees. The applicant shall design the traffic signal and obtain City approval of the plans **prior** to issuance of any building permits. The traffic signal installation shall be limited to the following equipment: poles, safety lights, oversize street name sign, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet, all pull boxes, 2070LX controller, mast arms, heads, Opticom discriminator and receivers.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and citywide 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.

Herndon Avenue: Expressway

1. Dedicate and construct the following **within the limits of this application** to accommodate additional paving and any other grading or transitions as necessary based on a **55** MPH design speed.
 - a. Westbound: construct (3) **12'** travel lanes and a **10'** right-turn lane at the intersection of Herndon Avenue and Riverside Drive.
 - b. Westbound: construct (2) **11'** left turn lanes at the intersection of Herndon Avenue and Riverside Drive

Herndon Avenue: Super Arterial

1. Dedicate and construct the following **within the limits of this application** to accommodate additional paving and any other grading or transitions as necessary based on a **55** MPH design speed.
 - a. Westbound: construct (3) **12'** travel lanes, a bike lane, and a **10'** right-turn lane at the intersection of Herndon Avenue and Riverside Drive.
 - b. Westbound: construct (2) **11'** left turn lanes at the intersection of Herndon Avenue and Riverside Drive

Riverside Drive: Collector

1. Dedicate and construct the following **within the limits of this application** to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.
 - a. Where not existing, dedicate and construct from curb to curb four travel lanes, bike lanes, right-turn lanes, left-turn lanes, and remove and replace the existing median to the ultimate location as approved on the street plans.

Spruce: Collector

1. Dedicate and construct the following from curb to curb **within the limits of this application and continue to Sandrini Avenue**. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed.
 - a. East bound: (1) **11'** center section travel lane and a **7'** bike lane;
 - b. West bound: (1) **11'** center section travel lane and a **7'** bike lane;
 - c. Center section: a **12'** center two-way left turn lane. Where applicable, stripe 200' left, turn pockets at all major intersections.
2. Provide 4' asphalt path of travel behind curb and gutter along the frontage of APN 503-020-11.

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

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

Questions relative to these conditions may be directed to ~~Andreina Aguilar (559) 621-8674~~ Andreina.Aguilar@fresno.gov Angela Reis (559) 621-8684 Angela.Reis@fresno.gov in the Public Works Department, ~~Traffic Planning~~ Land Planning and Inspection Section.



SUBJECT: Conditions of Approval for **P21-01959**

DATE: October 24, 2022

TO: Jose Valenzuela, Planner III
Planning and Development Department

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

ADDRESS: 7190 North Riverside Avenue

APN: 503-020-12, -11

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>Traffic Impact Study (TIS) A Traffic Impact Study was required. Comply with the City Traffic Engineer’s mitigated measures based on the TIS. https://www.fresno.gov/publicworks/traffic-engineering/#tab-2</p>	Harmanjit Dhaliwal	Public Works Department (559) 621-8694 Harmanjit.Dhaliwal@fresno.gov
<p>Deeds (up to 2-month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer’s engineer. Contact Jeff Beck for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits. Submit a copy of the submitted dedication exhibit for verification. https://www.fresno.gov/publicworks/engineering-services/#tab-5</p>	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov

<p>Vacation (4 month processing time) A Feasibility Study is required to determine viability and to establish conditions, if any. Contact Jason Camit for fees and processing requirements. Provide a copy of the resolution to vacate to Traffic Planning prior to the issuance of building permits. Submit a copy of the submitted vacation exhibit for verification. https://www.fresno.gov/publicworks/engineering-services/#tab-5</p>	<p>Jason Camit</p>	<p>Public Works Department (559) 621-8681 Jason.Camit@fresno.gov</p>
<p>Cross Access Agreement Construct a fence on the existing property line or a curb 3' from the property line or contact your planner regarding Cross Access Agreement requirements.</p>	<p>Jose Valenzuela</p>	<p>Planning and Development Department (559) 621-8070 Jose.Valenzuela@fresno.gov</p>

ATTENTION:

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

A. GENERAL REQUIREMENTS

1. **Address:** Verify the project address with the Planning and Development Department.
2. **Legal description:** Provide legal description.
3. **Easements:** Revise and dimension existing and proposed easements.
4. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - c. 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 1-800-642-2444
 - d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
 - e. Deeds are required to provide easements to the city for required public

improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.

- f. Vacations: a feasibility study is required to determine viability and to establish conditions, if any. If approved, recordation of the vacation is required prior to issuance of building permits.
- g. Underground all existing overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.
- h. Submit street construction plans to the Public Works Department.
- i. Submit street lighting plans to the Public Works Department.
- j. Submit trail construction plans to the Public Works Department.
- k. Submit signing and striping plans to the public works department. Comply with the current Caltrans standards.
- l. 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.
- m. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- n. All development shall take place in accordance with all city, state, federal laws and regulations.

B. OFFSITE INFORMATION:

1. **Lot Lines and Government Lines:** Correct identify the government line.
2. **Vacations:** Identify and dimension the proposed vacations.
3. **Public Street Improvements:**
 - a. **Center section and median island**
 - b. **Street pavement**
 - c. **Concrete curb, gutter, and sidewalk**
 - d. **Sidewalk drains**
 - e. **Street-type approaches**
 - f. **Curb ramps**
 - g. **Bus bay**
 - h. **Streetlights**
 - i. **Street tree wells**
 - j. **Undergrounding of overhead utilities**
 - k. **Trails**
4. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.
5. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements

cannot be met.

6. **Non-Standard Improvements:** Provide a detail of the required improvements for Spruce Avenue.

C. ONSITE INFORMATION:

1. **Arthur Avenue (alignment):** If the developer does not own the full rights of Arthur Avenue alignment after processing the vacation, then a Cross Access Agreement is required for the shared access between both parcels (503-020-12 and 503-020-11).
2. **State standard "STOP":** Identify and install **30"** state standard "STOP" signs at the locations shown. A "right turn only" sign is also required where left-turns are prohibited; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
3. **Vehicle overhang:** Vehicles shall not overhang into the Bike, Pedestrian, and Landscape Easement (BPLE).
4. **Driveway throat length:** Revise site plan to provide a minimum throat length per Public Works Standard P-76 for street type approaches, from the back of the public easement.

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.

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 private 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.

Herndon Avenue: 6-Lane Expressway

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

1. Dedication and Vacation Requirements:
 - a. Dedicate a **26'** (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.)
 - b. Relinquish direct vehicular access rights to Herndon Avenue within the limits of this application.

2. 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. Construct concrete curb and gutter to *Public Works Standard P-5*. The parkway shall be constructed to a **10'** pattern.
 - c. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-10* for Expressways. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications and Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer.
 - d. Construct dual curb ramps per *Public Works Standards P-30 and P-32*, based on a **30'** radius.
 - e. Construct a **12'** wide Bike and Pedestrian Trail per the Fresno *General Plan*, the City of Fresno *Public Works Standards P-59, P-60, P-61*, 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. Construct an expressway barrier fence within the limits of the application, per *Public Works Standards P-74 and P-75*. Above ground utilities shall not be constructed within this easement. Additional right of way may be required for grading and drainage purposes.

Herndon Avenue: 6-Lane Super Arterial

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

1. Dedication and Vacation Requirements:
 - a. Dedicate a **67'**(mid-block) - **74'**(intersection) street easement, from Herndon centerline, within the limits of this application per *Public Works Standard P-51 and P-70*.
 - b. Dedicate a **26'** (minimum) easement for Landscape, Bike and Pedestrian purposes **only**. Above ground utilities are not allowed within this easement. (Additional right of way may be required for grading and drainage purposes.)

- c. Relinquish direct vehicular access rights to Herndon Avenue within the limits of this application, except for the approved street type approach location along the Arthur alignment.
2. 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. The proposed street type approach, shown as **P-76**, is tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-28*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.
 - c. Construct concrete curb and gutter to *Public Works Standard P-5*. The curb shall be constructed to a **10'** commercial pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A and E-8* for Arterials. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications and Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer.
 - e. Construct dual concrete curbs ramp per *Public Works Standards P-30 and P-32*, based on a **30'** radius, at the intersection of Herndon Avenue and Riverside Drive.
 - f. Construct a **12'** wide Bike and Pedestrian Trail per the *Fresno General Plan*, the City of Fresno *Public Works Standards P-59, P-60, P-61*, 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. Where the trail is constructed within **5'** of the curb, construct a fence per *Public Works Standards P-74 and P-75*. Above ground utilities shall not be constructed within this easement. Additional right of way may be required for grading and drainage purposes.
 - g. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Riverside Avenue: 4-Lane Collector

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

1. Dedication and Vacation Requirements:
 - a. Dedicate a **47'- 62'** street easement, from the street centerline, within the limits of this application per *Public Works Standard P-53 and P-70*.
 - b. Dedicate a 100' utility easement, on private property, for the signal loops at Riverside and Fir Avenues.

- c. Dedicate a **24'** (minimum) easement for Landscape, Bike and Pedestrian purposes **only**. Above ground utilities are not allowed within this easement. (Additional right of way may be required for grading and drainage purposes.)
 - d. Vacate right of way adjacent to this application as necessary.
2. 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. The proposed street type approach, shown as **P-76**, is tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-28*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.
 - c. Construct concrete curb and gutter to *Public Works Standard P-5*. The curb shall be constructed to a **12'** commercial pattern. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B, E-8* for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17* and **E-18** or as approved by the City Engineer
 - e. Construct concrete curb ramps per *Public Works Standards P-28* and **P-32**, based on a **20'** minimum radius, at the intersection with Fir Avenue and with Spruce Avenue.
 - f. Construct an **80'** bus bay curb and gutter at the northeast corner of Herndon and Riverside Avenues to *Public Works Standard P-73*, complete with a **12'** monolithic sidewalk.
 - g. Construct a **12'** wide Bike and Pedestrian Trail per the Fresno *General Plan*, the City of Fresno *Public Works Standards P-59, P-60, P-61*, 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. Where the trail is constructed within **5'** of the curb, construct a fence per *Public Works Standards P-74* and **P-75**. Above ground utilities shall not be constructed within this easement. Additional right of way may be required for grading and drainage purposes.
 - h. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Spruce Avenue: 2-Lane Collector

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

1. Dedication Requirements:
 - a. Dedicate a **72'** street easement within the limits of this application per *Public Works Standard P-54*.

2. Construction Requirements:
 - a. Construct **20'** of permanent paving per *Public Works Standard P-50*, within the limits of this entitlement and transition paving as necessary.
 - b. The proposed street type approach, shown as **P-76**, is tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-29*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.
 - c. Construct concrete curb, gutter, and **12'** sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** commercial pattern. Construct **5' x 6'** tree wells per *Public Works Standard P-8* (modified). Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B, E-8* for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17* and **E-18** or as approved by the City Engineer.
 - e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Francisco Magos at (559) 621-8679 or at Scott.Tyler@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

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

Provide corrections as noted on **Exhibit "A"**.

Specific Mitigated Requirements (Non-Reimbursable):

Requirements per Traffic Impact Study Review for TIS 21-013.

Parcel 503-020-12:

1. Herndon (Super Arterial) modify the existing median island to provide for an eastbound left-turn lane, as approved on the street plans.
2. The intersection of Riverside Drive and Fir Avenue shall be signalized to the City of Fresno Standards, complete with left turn phasing, actuation, and signal pre-emption **prior** to occupancy. The applicant shall design the traffic signal and obtain City approval of the plans. The traffic signal installation shall be limited to the following equipment: poles, safety lights, oversize street name sign, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet, all pull boxes, 2070LX controller, mast arms, heads, Opticom discriminator and receivers.

Parcel 503-020-11:

1. Dedicate a **3'** street easement to accommodate a westbound right-turn lane at the approved street type approach.
2. Construct a westbound right-turn lane per *Public Works Standard P-78* at the street type approach.
3. The proposed street type approaches, shown as **P-76**, are tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. Construct curb ramps per *Public Works Standard P-28/P-29*. If grades are not sufficient, construct to *Public Works Standards P-2* and **P-6**.

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.

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are constructed at ultimate locations, contained within the build out of the *General Plan* circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent

with the *General Plan, Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable. Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

1. The signal at the intersection of Herndon Avenue and Riverside Drive shall be modified to the City of Fresno Standards, complete with left turn phasing, actuation, and signal pre-emption **prior** to occupancy. This work is eligible for reimbursement and/or credit against Traffic Signal Mitigation Impact Fees. The applicant shall design the traffic signal and obtain City approval of the plans **prior** to issuance of any building permits. The traffic signal installation shall be limited to the following equipment: poles, safety lights, oversize street name sign, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet, all pull boxes, 2070LX controller, mast arms, heads, Opticom discriminator and receivers.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and citywide 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.

Herndon Avenue: Expressway

1. Dedicate and construct the following **within the limits of this application** to accommodate additional paving and any other grading or transitions as necessary based on a **55 MPH** design speed.
 - a. Westbound: construct (3) **12'** travel lanes and a **10'** right-turn lane at the intersection of Herndon Avenue and Riverside Drive.
 - b. Westbound: construct (2) **11'** left turn lanes at the intersection of Herndon Avenue and Riverside Drive

Herndon Avenue: Super Arterial

1. Dedicate and construct the following **within the limits of this application** to accommodate additional paving and any other grading or transitions as necessary based on a **55 MPH** design speed.
 - a. Westbound: construct (3) **12'** travel lanes, a bike lane, and a **10'** right-turn lane at the intersection of Herndon Avenue and Riverside Drive.

- b. Westbound: construct (2) **11'** left turn lanes at the intersection of Herndon Avenue and Riverside Drive

Riverside Drive: Collector

1. Dedicate and construct the following **within the limits of this application** to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.
 - a. Where not existing, dedicate and construct from curb to curb four travel lanes, bike lanes, right-turn lanes, left-turn lanes, and remove and replace the existing median to the ultimate location as approved on the street plans.

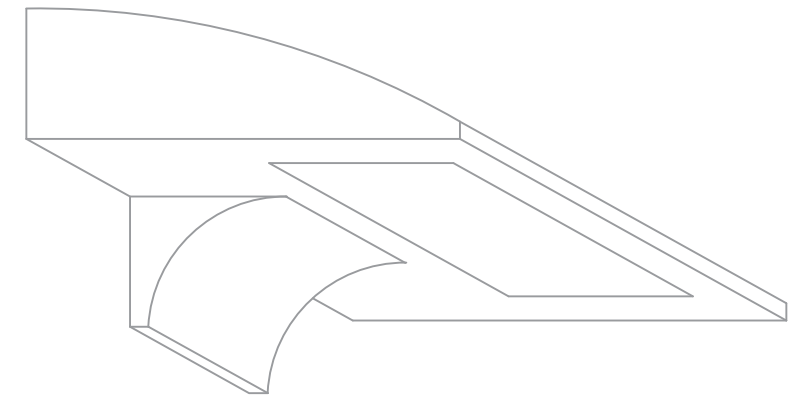
Spruce: Collector

1. Dedicate and construct the following from curb to curb **within the limits of this application and continue to Sandrini Avenue**. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.
 - a. East bound: (1) **11'** center section travel lane and a **7'** bike lane;
 - b. West bound: (1) **11'** center section travel lane and a **7'** bike lane;
 - c. Center section: a **12'** center two-way left turn lane. Where applicable, stripe 200' left, turn pockets at all major intersections.

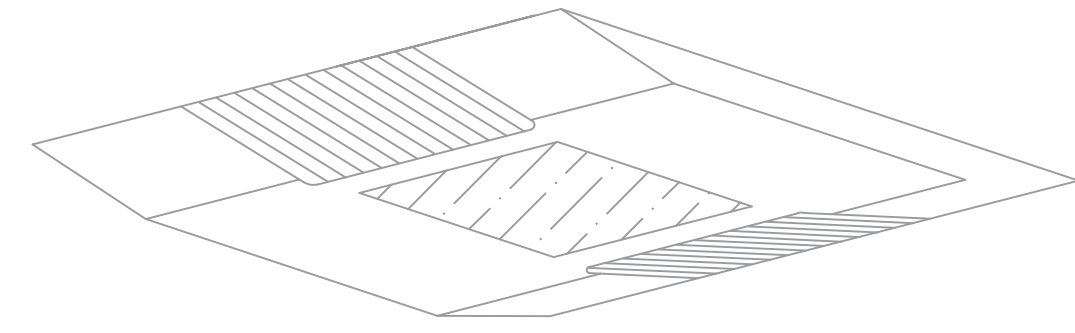
Regional Transportation Mitigation Fee (RTMF): Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

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

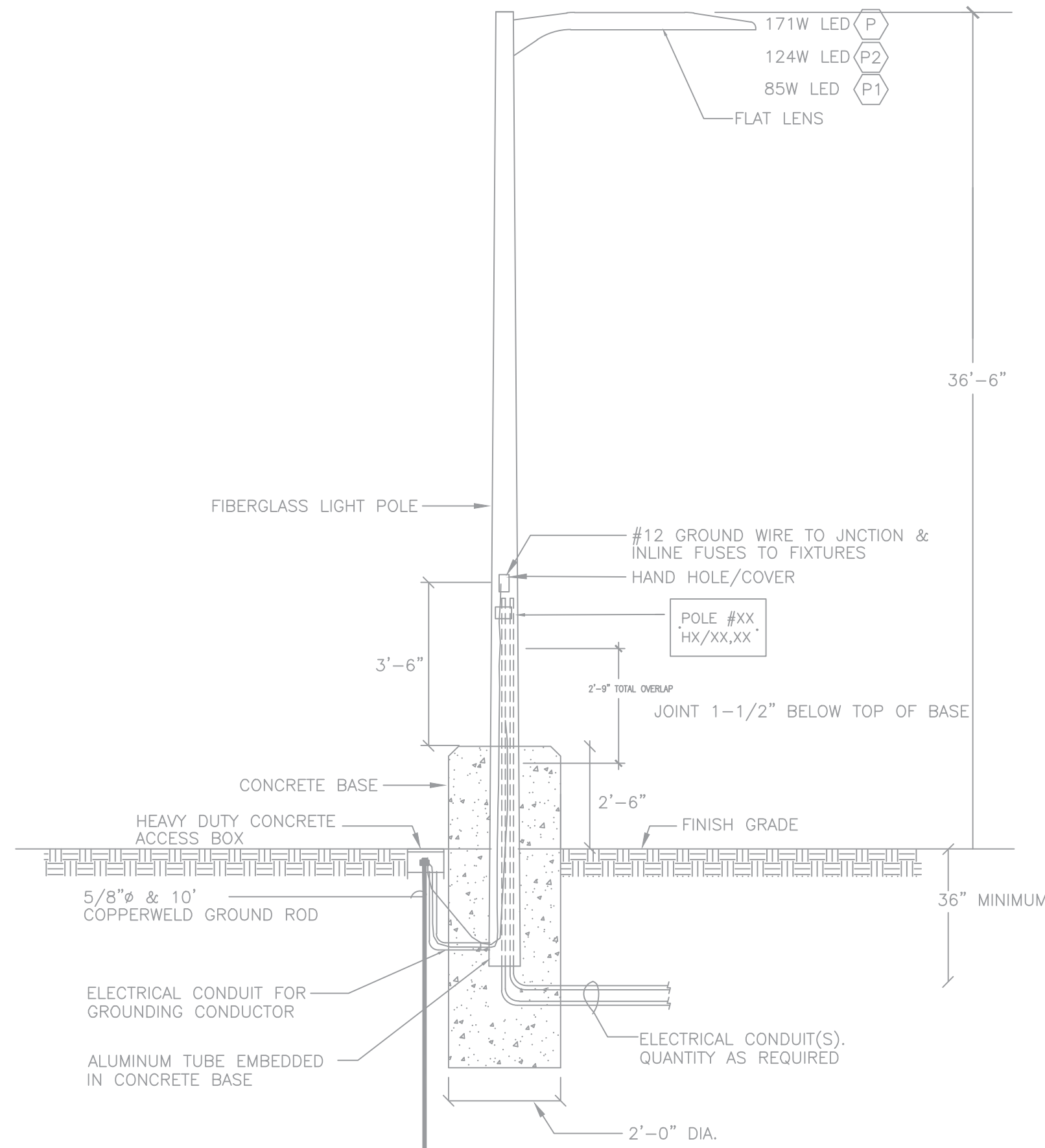
Questions relative to these conditions may be directed to Andreina Aguilar (559) 621-8674 Andreina.Aguilar@fresno.gov in the Public Works Department, Traffic Planning Section.



TYPICAL WALL PACK DETAIL (W-W4)
SCALE: NTS



FUEL FACILITY -
LED (GA)
NO SCALE



NOTE: PROVIDE CONCRETE J-BASE AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

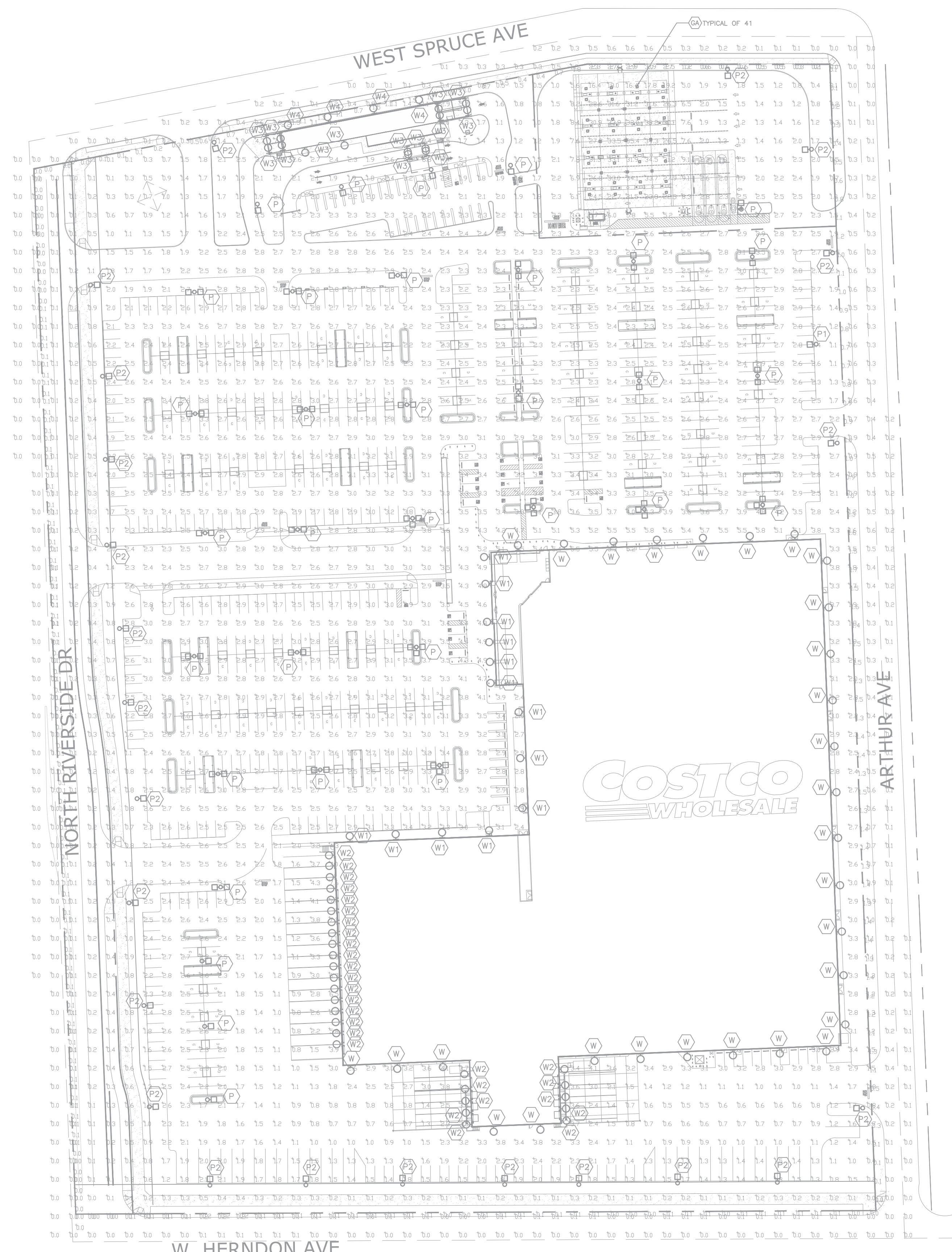
POLE DETAIL

SCALE: NTS

57 LIGHT POLES
88 POLE FIXTURES
88 WALLPACKS

FIXTURE DESCRIPTION

(P)	COOPER GALLEON GLEON-SA4B-740-U-5WQ-BZ, 171W TYPE 5 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(P1)	COOPER GALLEON GLEON-SA2B-740-U-SL3-HSS-BZ, 85W TYPE 3 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(P2)	COOPER GALLEON GLEON-SA3B-740-U-SL4-HSS-BZ, 124W TYPE 4 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(W)	LITH DSXW2 LED 40K 30C 700 T2M, 71W LED, 20' MOUNTING HEIGHT
(W1)	LITH DSXW2 LED 40K 30C 700 T4M, 71W LED, 20' MOUNTING HEIGHT
(W2)	LITH DSXW2 LED 40K 30C 350 T4M, 36W LED, 12' & 20' MOUNTING HEIGHT
(W3)	LITH DSXW2 LED 40K 20C 350 T4M, 25W LED, 11' & 18' MOUNTING HEIGHT
(W4)	LITH DSXW1 LED 40K 10C 350 T2S, 13W LED, 12' MOUNTING HEIGHT
(GA)	96W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT



SITE LIGHTING PLAN

SCALE: 1" = 50'-0"

APPL. NO. P21-01959 EXHIBIT A-2 DATE 08/17/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

SITE LIGHTING PLAN

NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.I.N.C.

ARCHITECT REFERENCE NO:

ISSUE DATE: MARCH, 2021

REVISION DATE:

DRAWN BY: CHECKED BY: JGM

DD PACKAGE

T.E., Inc.

600 N. RIVERSIDE DRIVE
SUITE #200
RENTON, WA 98057
PHONE: 425-970-3753
FAX: 425-970-3756



FRESNO, CA



SE-1

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

February 14, 2024

Steven Martinez, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED FEBRUARY 2023, FOR THE PROPOSED RELOCATION OF A COSTCO WAREHOUSE TO THE NORTHEAST CORNER OF HERNDON AVENUE AND RIVERSIDE DRIVE. TIS 21-013, P21-01959 and P21-01960

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by Kittelson & Associates for the proposed relocation of a Costco warehouse currently in operation at 4500 W Shaw Ave to a vacant site in the northeast corner of North Riverside Drive & West Herndon Avenue, "project", which plans to develop 191,346 square foot relocated retail facility with an attached tire center, 49,996 square foot relocated market delivery operation, 32 position fuel station, and drive-through car wash with approximately 987 parking stalls. The project proposes General Plan Amendment to reclassify the adjacent portion of West Herndon Avenue from expressway to super arterial. The approximately 22.4-acre site is currently vacant.

The TIA evaluated the operational impacts of the project by analyzing six (6) intersections in the vicinity of the project during the weekday AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using proprietary Costco-specific data. the ITE Trip Generation Manual, 10th Edition. The table below includes the weekday and Saturday daily (ADT), weekday AM and PM peak hour trips, and Saturday peak hour trips projected to be generated by proposed project as shown in the TIA.

Table 1 – Trip Generation

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Costco Warehouse w/Fuel Station & Car Wash	191,346 SF	18,212	238	201	439	732	844	1,576
Pass-By Trips*	-	(3,788)	(49)	(42)	(91)	(152)	(176)	(328)
Diverted Trips*	-	(4,038)	(52)	(45)	(97)	(162)	(187)	(349)
Net New Trips	-	10,386	137	114	251	418	481	899
MDO	49,996 SF	230	22	11	33	34	1	35
Total Trips Weekday		10,616	159	125	284	452	482	934
		ADT	Weekend					
			Midday Peak Hour					
			In	Out	Total			
Costco Warehouse w/Fuel Station & Car Wash	191,346 SF	22,638	1,040	1,090	2,130			
Pass-By Trips*	-	(5,297)	(243)	(255)	(498)			
Diverted Trips*	-	(3,305)	(152)	(159)	(311)			
Net New Trips	-	14,036	645	676	1,321			
MDO	49,996 SF	230	24	24	48			
Total Trips Weekend		14,266	669	700	1,369			

SF = Square Feet, MDO = Market Delivery Operation

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

Improvements at the following study intersection are included in the TSMI fee program:

- Riverside Drive and Herndon Avenue
2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
 3. The project shall pay the 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, based on vesting rights, prior to issuance of building permits.
 4. The proposed project shall pay the \$780 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic Operations and Planning Division.
 5. The proposed project shall modify the intersection of West Herndon Avenue and North Riverside Avenue to the following configuration prior to occupancy:
 - Southbound – two (2) left-turn lanes, two (2) through lanes and one (1) right-turn lane.
 - Northbound – two (2) left-turn lanes, two (2) through lanes and one (1) right-turn lane.
 - Eastbound – two (2) left-turn lanes, three (3) through lanes and one (1) right-turn lane.
 - Westbound – two (2) left-turn lanes, three (3) through lanes and one (1) right-turn lane*.
 - Bike lanes shall be provided in all directions. (Not required on westbound Herndon if General Plan Amendment is not approved).
 - * - If the General Plan Amendment is not approved, the westbound right-turn lane shall be extended to accommodate 150 feet of vehicle storage.

6. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of North Riverside Drive and West Fir Avenue prior to occupancy. This intersection is not subject to reimbursement under the TSMI fee program. The intersection should be constructed to include the following configuration:
 - Northbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane.
 - Southbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane.
 - Eastbound – one (1) shared left-turn, through, right-turn lane.
 - Westbound – one (1) left-turn lane, one (1) shared left-turn, through, right-turn lane
 - Bike lanes shall be provided in northbound and southbound directions.
7. If the General Plan Amendment is approved, the proposed project will be limited to left-in, right-in, and right-out access at the intersection of West Herndon Avenue and Site Access D (North Arthur Avenue Alignment). The intersection configuration if median modifications are pursued, shall be modified to include an eastbound Herndon Avenue median opening that shall be constructed to accommodate storage of queued vehicles of at least 150 feet and shall have a separate westbound right turn lane for West Herndon Avenue. A westbound bike lane shall be constructed from North Riverside Drive to the eastern limits of the General Plan Amendment limits.
8. The proposed project shall construct West Spruce Avenue from North Riverside Drive to North Sandrini Avenue per the Land Planning and Inspection Section Conditions of Approval dated 2024-02-14.
9. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

10. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations and Planning Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8694 or harmanjit.dhaliwal@fresno.gov.

Sincerely,



Harmanjit Dhaliwal, PE
Licensed Engineer Manager
Public Works Department, Traffic Operations & Planning Division

C: Copy filed with Traffic Impact Study
Scott Tyler, City Traffic Engineer/Licensed Engineer Manager
Angela Reis, Chief Engineering Technician
Jill Gormley, Assistant Director
Jason Camit, Chief Surveyor

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

June 15, 2022

Jose Valenzuela, Planner III
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED FEBRUARY 2022, FOR THE PROPOSED RELOCATION OF A COSTCO WAREHOUSE TO THE NORTHEAST CORNER OF HERNDON AVENUE AND RIVERSIDE DRIVE. TIS 21-013, P21-01959 and P21-01960

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by Kittelson & Associates for the proposed relocation of a Costco warehouse currently in operation at 4500 W Shaw Ave to a vacant site in the northeast corner of North Riverside Drive & West Herndon Avenue, "project", which plans to develop 191,346 square foot relocated retail facility with an attached tire center, 49,996 square foot relocated market delivery operation, 32 position fuel station, and drive-through car wash with approximately 987 parking stalls. The project proposes General Plan Amendment to reclassify the adjacent portion of West Herndon Avenue from expressway to super arterial. The approximately 22.4-acre site is currently vacant.

The TIA evaluated the operational impacts of the project by analyzing six (6) intersections in the vicinity of the project during the weekday AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using proprietary Costco-specific data. the ITE Trip Generation Manual, 10th Edition. The table below includes the weekday and Saturday daily (ADT), weekday AM and PM peak hour trips, and Saturday peak hour trips projected to be generated by proposed project as shown in the TIA.

Table 1 – Trip Generation

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Costco Warehouse w/Fuel Station & Car Wash	191,346 SF	18,212	238	201	439	732	844	1,576
Pass-By Trips*	-	(3,788)	(49)	(42)	(91)	(152)	(176)	(328)
Diverted Trips*	-	(4,038)	(52)	(45)	(97)	(162)	(187)	(349)
Net New Trips	-	10,386	137	114	251	418	481	899
MDO	49,996 SF	230	22	11	33	34	1	35
Total Trips Weekday		10,616	159	125	284	452	482	934
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Costco Warehouse w/Fuel Station & Car Wash	191,346 SF	22,638	1,040	1,090	2,130			
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Total Trips Weekend		14,266	669	700	1,369			

SF = Square Feet, MDO = Market Delivery Operation

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

Improvements at the following study intersection are included in the TSMI fee program:

- Riverside Drive and Herndon Avenue
2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
 3. The project shall pay the 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, based on vesting rights, prior to issuance of building permits.
 4. The proposed project shall pay the \$780 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic Operations and Planning Division.
 5. The proposed project shall modify the intersection of West Herndon Avenue and North Riverside Avenue to the following configuration prior to occupancy:
 - Southbound – two (2) left-turn lanes, two (2) through lanes and one (1) right-turn lane.
 - Northbound – two (2) left-turn lanes, two (2) through lanes and one (1) right-turn lane.
 - Eastbound – two (2) left-turn lanes, three (3) through lanes and one (1) right-turn lane.
 - Westbound – two (2) left-turn lanes, three (3) through lanes and one (1) right-turn lane*.
 - Bike lanes shall be provided in all directions. (Not required on westbound Herndon if General Plan Amendment is not approved).
 - * - If the General Plan Amendment is not approved, the westbound right-turn lane shall be extended to accommodate 150 feet of vehicle storage.

6. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of North Riverside Drive and West Fir Avenue prior to occupancy. This intersection is not subject to reimbursement under the TSMI fee program. The intersection should be constructed to include the following configuration:
 - Northbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane.
 - Southbound – one (1) left-turn lane, two (2) through lanes and one (1) right-turn lane.
 - Eastbound – one (1) left-turn lane, one (1) shared through right-turn lane.
 - Westbound – two (2) left-turn lanes, one (1) shared through right-turn lane
 - Bike lanes shall be provided in northbound and southbound directions.
7. If the General Plan Amendment is approved, the proposed project will be limited to left-in, right-in, and right-out access at the intersection of West Herndon Avenue and Site Access D (North Arthur Avenue Alignment). The intersection configuration shall be modified to include an eastbound Herndon Avenue median opening that shall be constructed to accommodate storage of queued vehicles of at least 150 feet and shall have a separate westbound right turn lane for West Herndon Avenue. A westbound bike lane shall be constructed from North Riverside Drive to the eastern limits of the General Plan Amendment limits.
8. The proposed project shall construct West Spruce Avenue from North Riverside Drive to North Sandrini Avenue per City standard P-54 (72' Right of Way, No Parking).
9. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
10. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic Operations and Planning Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8694 or harmanjit.dhaliwal@fresno.gov.

Sincerely,



Harmanjit Dhaliwal, PE
Supervising Professional Engineer
Public Works Department, Traffic Operations & Planning Services

C: Copy filed with Traffic Impact Study
Jill Gormley, Traffic Operations & Planning Services Manager
Louise Gilio, Traffic Planning Supervisor
Andrew Benelli, Assistant Director
Scott Tyler, Engineering Services Manager
Jason Camit, Chief Surveyor



COUNCIL DISTRICT 2 PROJECT REVIEW COMMITTEE MEETING MINUTES

Monday, January 10, 2022 – 5:30 PM
Planning and Development Department - Development Services Division
Fresno City Hall, Microsoft Teams

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 5:30 p.m. with a master roll call.

Present – 4: David Rodriguez (Chairperson), Linnea Faeth (Vice-Chairperson), Lori Buffington, Jessica Vaughn

Absent – 0: None

Staff: Nicholas Caldera (Liaison), Casey Lauderdale, Jose Valenzuela, Phillip Siegrist

2. APPROVAL OF AGENDA

Committee Member Vaughn moved to approve the agenda, seconded by Vice-Chairperson Faeth. The motion carried unanimously, 4 votes to 0.

3. APPROVAL OF THE MINUTES

Vice-Chairperson Faeth moved to approve the minutes for December 13, 2021, seconded by Committee Member Vaughn. The motion carried unanimously, 4 votes to 0.

4. PROJECT REVIEW – NEW MATTERS

A. West Area Neighborhoods Specific Plan

Update on the West Area Neighborhoods Specific Plan - overview of Plan timeline, comments received during the public comment period, and next steps.

Casey Lauderdale, Planner III with the City of Fresno, presented the item.

The presentation was provided as an update on the West Area Neighborhoods Specific Plan. The item did not require an official motion from the Committee.

B. ABC Conditional Use Permit Application No. P21-06450

Conditional Use Permit Application No. P21-06450 was filed by Fabian Rodriguez of Bella Pasta and pertains to the 0.85 acres located at 6745 North Palm Avenue. The applicant proposes to upgrade their existing Type 41 Alcohol Beverage Control (ABC) license (On-Sale Beer & Wine - Eating Place) to a Type 47 ABC license (On-Sale General - Eating Place) for their existing restaurant. The parcel is zoned CC/EA/UGM/cz.

Project applicant Fabian Rodriguez presented the item.

Committee Member Buffington moved to approve the item, seconded by Committee Member Vaughn. The motion carried unanimously, 4 votes to 0.

Vote Tally

Ayes (4): Buffington (motion), Vaughn (second), Chairperson Rodriguez, Vice-Chairperson Faeth

Noes (0): None

Abstain (0): None

Absent (0): None

C. Conditional Use Permit Application No. P21-01959 & Plan Amendment and Rezone Application No. P21-01960

Conditional Use Permit Application No. P21-01959 was filed by Brandon Northart of Urban Planning Partners, on behalf of Costco Wholesale, and pertains to the 23.26 acres located at 7120 North Riverside Drive. The applicant proposes to construct a new Costco facility with approximately 185,000 square feet of net sales floor area, including an attached tire center, a detached gas station, and a drive-through car wash. The applicant is also proposing to reclassify the zoning of the property from CC/EA/UGM/cz to CG/UGM/cz through Plan Amendment and Rezone Application No. P21-01960, establish an off-site alcohol license for the facility through Conditional Use Permit Application No. P21-03251, and request a variation from the standards for parking lot lighting through Planned Development application No. P21-03252.

Applicants Lynette Dias, Joseph Welch, and Dave Babcock presented the item.

Committee Member Buffington moved to approve the item, seconded by Vice-Chairperson Faeth. The motion carried unanimously, 4 votes to 0.

Vote Tally

Ayes (4): Buffington (motion), Faeth (second), Rodriguez, Vaughn

Noes (0): None

Abstain (0): None

Absent (0): None

5. ADMINISTRATIVE MATTERS

None

6. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

7. None

8. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:20 p.m.

Respectfully,

Nicholas Caldera

Nicholas Caldera
Committee Staff Liaison

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
CONDITIONAL USE PERMIT APPLICATION NO. **P-21-03251 ABCUP**

Return Completed Form to:

Erik Young, Development Services/Planning
Email: Erik.Young@fresno.gov Development
and Resource Management 2600 Fresno
Street, Third Floor
Fresno, CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. **P-21-03251 - ABCUP** was filed by Brandon Northart of Urban Planning Partners and pertains to the property located at 7120 N Riverside DR. The applicant requests authorization to establish an **Off Site General Type 21 ABC license (Package Store)** Authorizes the sale of beer, wine and distilled spirits for the consumption off the premises. Minors are allowed on the premises. The parcel is zoned CC+RS-5/UGM/cz

APN: 50302012

ZONING: CC+RS-5/UGM/cz

ADDRESS: 7120 N Riverside DR.

DATE ROUTED: September 7, 2021

COMMENT DEADLINE: September 28,

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

Yes, the propensity for the location to generate calls for police service.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

See attached.

REQUIRED CONDITIONS OF APPROVAL:

See attached

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

None

REVIEWED BY:

Detective Chris Hodge

(559) 621-5629

09/20/2021

Name and Title

Telephone Number

Date



September 28, 2021

City of Fresno, Development Department
Director of Planning & Development.
Special Permit, Conditional Use Permit
2600 Fresno Street
Fresno, California, 93721-3604

Attn. Erik Young, Planning & Development

Re: SPECIAL PERMIT NO. P-21-03251
Costco
7120 N Riverside DR
Fresno, Ca 93722
A.P.N. 50302012

Dear Mr. Erik Young,

Pursuant to your Department's request, the Fresno Police Department has reviewed the special permit application for property located at **7120 N Riverside DR**. The property has been **zoned CC/EA/UGM/cz**. The Fresno Police Department's primary concern with the application is the propensity of the operations on the premises to generate calls for police service, and therefore, be detrimental to the public welfare.

As you know, to approve any Conditional Use Permit, the City must make the following findings:

1. All applicable provisions of the Fresno Municipal Code are complied with and the site of the proposed use is adequate in size and shape to accommodate the use, and all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,

3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. This third finding shall not apply to uses which are subject to the provisions of Section 12-306-N-39 of the Fresno Municipal Code (Regulating Adult Businesses).

The current police conditions for *ABCUP P21-03251* pertaining to a Type 21 ABC License, will be updated to current use type. The conditions are established to ensure public safety, and to minimize any impact to the surrounding area.

We request the following conditions be included as Conditions of Approval for **Conditional Use Permit Application No P21-03251**. These conditions will help to insure and maintain an environment that is least likely to generate criminal activity, public complaints and police calls for service.

The Fresno Police Department is not in opposition of this Conditional Use Permit, providing the applicant agrees to the listed conditions. If the following conditions are not included as conditions of approval of CUP No., **P21-03251** the Fresno Police Department shall oppose the approval of this Conditional Use Permit, and shall appeal such approval to the Planning Commission. As such, we request that you provide Detective Chris Hodge #P1673 with notice of the Director's decision regarding this Conditional Use Permit as well as a complete copy of the conditions of approval, if the Director approves the Conditional Use Permit.

Requested Conditions of Approval:

1. Fresno Municipal Codes

The applicant shall comply with all applicable provisions of the Fresno Municipal Codes ("FMC"), including but not limited to:

- FMC 9-502 (Amusement Devices - Permit Required)
- FMC 9-1803 (Hours of Operation of Billiard Hall)
- FMC 9-1804 (Restriction on Attendance of Minors in Billiard Rooms)
- FMC 9-1805 (Minors allowed: Family Billiard Rooms)
- FMC 9-1905 (Public Dancing - Permit Required)
- FMC 10-105 (Noise Ordinance)
- FMC 10-708 (Unlawful Nuisances - High Calls for Police Service)
- FMC 12-224 (C-M Zone, Adult Theater activities not permitted, see 12-105-T-1.1 for definition of Adult Theater, and 12-306-N-30 for additional limitations on Adult Business activities.)

A current version of the Fresno Municipal Code may be viewed at the City of Fresno's website: www.Fresno.gov. The link to the FMC is located on the Home Page of that website.

2. State and Federal Law

The applicant shall comply with all applicable state and federal law, rules and regulations, including but not limited to the following California Business and Professions Code sections and ABC rules:

- BP 24046 (Required to Post ABC License on Premises)
- BP 25612.5 (Loitering, Open Alcoholic Beverage Containers, Consuming Alcoholic Beverages on Premises, Exterior Lighting, Litter Removal, Graffiti Removal, Signs and Barriers in Windows and Doors, Public Phones Blocked From Incoming Calls, Areas to Display Harmful Matter, Required Copies of Operating Standards Available for Public Viewing)
- BP 25631 (No sale of alcoholic beverages between 2:00 a.m. and 6:00 a.m.)
- BP 25665 (Minors Remaining in Public Premises)
- ABC Act Rule 106 (No Buy One Get One Free Drinks)
- ABC Act Rule 107 (No One Under 21 Allowed Signs Posted)
- ABC Act Rule 139 (Interior Lighting Required for Identification of Patrons)

3. Video Camera

Prior to exercising any privileges granted by CUP No. **P21-03251** the applicant must install a fully functional color digital video camera system (“System”) that meets the following requirements:

- 3.1 The System must continuously record, store, be capable of playing back images and be fully functional at all times, including during any hours the business is closed. The System must be maintained in a secured location inside of the business.
- 3.2 The System shall have the correct date and time stamped onto the image at all times.
- 3.3 The camera storage capacity should be for at least two weeks (fourteen calendar days). Such cameras must be capable of producing a retrievable and identifiable image than can be made a permanent record and that can be enlarged through projection or other means.
- 3.4 Digital video recorder must be capable of storing at least fourteen days of real-time activities.
- 3.5 The System shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a **criminal investigation only**.
- 3.6 The interior of the business must have at least one camera placed to focus on each cash register transaction to include the clerk as well as the customer waiting area.

3.7 There shall be a minimum (6) exterior cameras placed so as to record activities in the primary customer parking areas of their business. These cameras should be of sufficient quality to be able to identify persons and or vehicles utilizing the business parking lot. 1 camera at all entrances and exits.

3.8 All interior cameras shall record in color.

3.9 All exterior cameras shall record in color and have automatic low light switching capabilities to black and white. Exterior cameras should be in weatherproof enclosures and located in a manner that will prevent or reduce the possibility of vandalism.

It is recommended, but not required, that the owner/operator provide the IP address(s) to the Fresno Police Department Communications Center for any system that is browser-based or viewable from a remote site. The Fresno Police Department may perform periodic inspections of the System to ensure compliance with these specifications. An inoperable System may be good cause for seeking revocation of this Conditional Use Permit.

4. **ABC Education**

Any and all employees hired to sell alcoholic beverages shall provide evidence that they have either:

- 4.1 Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
- 4.2 Completed equivalent training acceptable to the ABC-- Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.

If any prospective employee designated to sell alcoholic beverages, tobacco or inhalants does not currently have such training then:

- 4.3 The ABC-licensed proprietors shall have confirmed with the Development Department within 15 days of the final approval of the CUP or within 15 days of the opening to the public of a new store, whichever is later, that a date certain has been scheduled with the local ABC Office for said prospective employees to take the LEAD Program course; and
- 4.4 Within 30 days of taking said course the employee(s) or responsible employer shall deliver to the Planning Department each required LEAD Program Certificate evidencing completion of said course.

5. Sale of Malt and Wine-Cooler Alcoholic Beverages

5.1 Malt liquor or malt beverage products shall not be sold in less than six (6) pack quantities for sale. They must be sold in manufacturer pre-packaged multi-unit quantities. This will include all sizes of containers.

5.2 All wine cooler products shall not be sold in less than four (4) pack quantities for sale. They must be sold in manufacturer pre-packaged multi-unit quantities.

6. Wine Alcohol Per Volume

No wine shall be sold with an alcoholic content greater than 24% volume, except premium dessert wines priced at \$10.00 or more.

7. Posting Property

The applicant shall post the property with the appropriate Fresno Municipal Code signs advising that consumption of alcoholic beverages, gambling, trespassing or loitering will be in violation of municipal ordinances. The applicant must send a letter to the Fresno Police Department, signed and dated by the applicant, every 180 days that authorizes FPD peace officers to enter the applicant's real property and/or establishment to enforce against the aforementioned activities at the business. The owners and employees are responsible for abating those activities when they occur during business hours.

8. Consumption of Alcoholic Beverages and Loitering.

8.1 The establishment shall not allow alcoholic beverages to be consumed outside the building premises or any other adjacent property under its control. No alcoholic beverage will be consumed on any property adjacent to the premises (i.e., parking lot and sidewalks). If the alcoholic beverages are consumed on the exterior portion of adjacent property not owned or controlled by the applicant, the applicant shall immediately report such consumption to the Fresno Police Department.

- 8.2 The establishment shall not allow any loitering on building premises or any adjacent property under its ownership or control.
- 8.3 The establishment shall not allow any gambling on building premises or any adjacent property under its control.

9. Property Responsibility

“Frequent” responses by the Fresno Police Department arising out of or relating to the operation or management of the real property owned or controlled by the permittee causing any combination of the following: animal disturbances; violent criminal acts; illegal consumption of intoxicants in public view; gaming activities; and juvenile disturbances, or any of the other activities set forth in the Fresno Municipal Code section 10-708(g) may result in an FPD recommendation to the Director of Planning and Development to commence proceedings to revoke the Conditional Use Permit for violation of the Management of Real Property Ordinance. In addition to recommending the commencement of revocation proceedings, the FPD may pursue any of the other remedies set forth in FMC, section 10-710, including assessing fines against the proprietor for the violations of the Management of Real Property Ordinance.

“Frequent” means response by the Fresno Police Department is occurring more than 1.5 times the average number of such responses (3 calls for every 2) for property of a similar size and character within the same policing district.

10. Revocation of Conditional Use Permit

The City is permitted to revoke a Conditional Use Permit for “good cause” pursuant to the procedures set forth in FMC, sections 12-326-H and 12-405-E. Applicant is strongly encouraged to review these FMC sections to understand the circumstances that constitute “good cause.”

11. The establishment shall ensure that all employees involved, either directly or indirectly, in the sale of alcoholic beverages are aware of and comply with these conditions. The establishment shall have each employee sign a written acknowledgment that he/she has reviewed and understood each of these conditions. The written acknowledgement shall be maintained by the establishment and made available to the Fresno Police Department upon reasonable request.

FRESNO POLICE DEPARTMENT



North West POP Detective
Chris Hodge



North West Detective SGT
Brandi Phebus



North West Commander
Anthony Martinez



Deputy Chief
Burke Farrah

Exhibit N
Additional Traffic Calming Measures

City Council:
Costco Commercial Center Project

