

**City of Fresno
Planning and Development Department**

**Conditions of Approval
September 16, 2020**

**Development Permit Application No. P20-00595 and
Rezone Application No. P20-00596**

Planner: Phillip Siegrist 559-621-8061

PROJECT DESCRIPTION

Rezone Application No. P20-00596 and **Development Permit Application No. P20-00595** were filed by Bret Giannetta, of Giannetta Engineering, on behalf of Samuel Lucido and pertain to approximately ±1.07 acres located at 5612 North Fresno Street.

Development Permit Application No. P20-00595 proposes development of a professional office complex of approximately 13,680 square feet of office space. The office complex will comprise of two (2) 4,800 square-foot office buildings and two (2) 2,040 square foot office buildings. Additional on and off-site improvements to be provided include parking, landscaping, curbs and gutters, and sidewalks. Vehicular access is proposed to be provided via two (2) new drive approaches; one onto North Fresno Street and the other onto East Browning Avenue. In addition, the project will require dedications, vacations, and/or acquisitions for public street rights-of-way as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the proposed development of the subject property.

Rezone Application No. P20-00596 requests to rezone the subject ±1.07 acre property from O/cz (Office/conditions of zoning) to O (Office) for the primary purposes of removing existing condition of zoning

APN: 418-021-14

ADDRESS: 5612 North Fresno Street

EXHIBITS: A, E, F, L, and O dated 2/25/2020

EXISTING ZONING: O/cz (*Office/conditions of zoning*)

PROPOSED ZONING: O (*Office*)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits:

Planner to check when completed

- | | |
|--------------------------|---|
| <input type="checkbox"/> | Development shall take place in accordance with Exhibits A, E, F, L, and O dated 2/25/2020. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits. |
| <input type="checkbox"/> | <i>Street and freeway-facing buildings to include at least one projection or recess at least 2 ft. in depth for every 25 horizontal feet of wall. This requirement has not been met. Please revise site plan and elevations to show this requirement.</i> |
| <input type="checkbox"/> | <i>At least two cladding materials (excluding roof and foundation) must be present. This requirement has not been met. Please revise site plan and/or elevation to represent this requirement pursuant to Section 15-1105-B.2 of the FMC.</i> |
| <input type="checkbox"/> | <i>At least three exterior colors must be present. This requirement has not been met. Please revise site plan and/or elevation to represent this requirement pursuant to Section 15-1105-B.2 of the</i> |

	<i>FMC.</i>
<input type="checkbox"/>	<i>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.</i>
<input type="checkbox"/>	<i>All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.</i>
<input type="checkbox"/>	<i>All exterior mechanical and electrical equipment (including roof top HVAC equipment) shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts.</i>
<input type="checkbox"/>	<i>Should overall development of the site include phasing, temporary landscaping shall be provided on those portions temporarily undeveloped.</i>
<input type="checkbox"/>	<i>Provide Type 2 Landscape Buffer in accordance with FMC Table 15-2305-C-2.</i>
<input type="checkbox"/>	<i>Provide an additional sidewalk connection along the North Fresno Avenue street frontage.</i>
<input type="checkbox"/>	<i>Statement of Covenants Affecting Land Development as recorded on the subject property (Document No. 88130515) shall be released.</i>

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable

<input type="checkbox"/>	<p>1. <u>Airports:</u></p> <p><i>Airspace Protection</i> <i>> Airspace review required for any objects (temporary or permanent) over 100 feet tall.</i></p>
<input type="checkbox"/>	<p>2. <u>Land Division Impact Fees:</u></p> <p><i>City of Fresno Development Impact Fee Estimate - Reference document: P20-00595 - Office Complex - 5612 N Fresno St.pdf</i></p>
<input type="checkbox"/>	<p>3. <u>DPU Planning and Engineering:</u></p> <p><i>2. Street easements and/or deeds shall be recorded prior to approval of improvement plans.</i></p> <p><i>3. All underground utilities shall be installed prior to permanent street paving.</i></p> <p><i>4. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.</i></p> <p><i>5. 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.</i></p> <p><i>6. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.</i></p> <p><i>7. Installation of sewer house branch(s) shall be required.</i></p> <p><i>8. Street work permit is required for any work in the Right-of-Way.</i></p> <p><i>9. On-site sanitary sewer facilities shall be private.</i></p>

10. Abandon any existing on-site private septic systems.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.

2. Sewer Oversize Area.

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

4. DPU Water Division:

1. On-site water facilities shall be private.

The water supply requirements for this project are as follows:

1. The existing property is currently served with one 1.5-inch water meter.

a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing one 1.5-inch water meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.

b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the one 1.5-inch water meter, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.

c. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.

d. 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.

e. 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.

2. 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.

5. Fire Review:

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

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

6. Flood Control District:

*See attached FMFCD Notice of Requirements (NOR).
NOR & Grading Plan Fees due.
Drainage Fees due.*

7. Fresno Area Express:

FAX requires a Minimum 9' 6" sidewalk on Fresno Street extending north of Browning. The sidewalk will extend a minimum of 60' from the intersection.

8. Fresno County Environmental Health:

Comments/Concerns:

Since specific Retail/Commercial/Professional tenants for this application have not been identified, the full range of 'O' zoning uses must be considered. The potential adverse impacts could include (but are not limited to) storage of hazardous materials and/or wastes, solid waste, medical waste, water quality degradation, excessive noise, and odors.

Recommended Conditions of Approval:

• If the applicant(s) propose to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

- *The applicant(s) may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.*
- *For retail food establishments, prior to issuance of building permits. The applicant(s) shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Prior to operation, the applicant(s) shall apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.*
- *Prior to operation, future tenants may be required to apply for and obtain a license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.*
- *The applicant, or any tenant leasing space, should be advised that construction and operating permits may be required by the State of California, Department of Health Services for wholesale food manufacturing. Contact the staff at the Division of Food and Drug at (559) 445-5323 for more information.*
- *The proposed construction and future projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.*
- *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 Certified Unified Program Agency at (559) 600-3271 for more information.*

9. Irrigation District:

Please see FID's formal comment letter in documents.

10. Planner Review:

Demonstrate compliance with all comments/conditions contained in the final conditions of approval including those from partner departments and agencies.

11. DPU Solid Waste Management:

General Findings:

Location will be serviced by Allied Waste. Please contact at 559-275-1551 or 1-

800-493-4285 for servicing. General Requirements:

- *This location will require a one, 2-cell trash enclosure, designed to accommodate separate facilities containing 2 - 4cu. yd. bins, one for trash and one for recycling collection to be constructed to current Solid Waste standards (P-33, P-34 and P-95) to be serviced weekly.*

		<i>Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around</i>
<input type="checkbox"/>	12. <u>School District:</u>	<i>Fresno Unified School District response uploaded to Documents. Thank you.</i>
<input type="checkbox"/>	13. <u>Public Works Engineering (Median Island Maintenance/Street Trees):</u>	Please refer to conditions in Documents file.
<input type="checkbox"/>	14. <u>Traffic Planning:</u>	For Traffic Planning Conditions of Approval and red lined Exhibit, please look in the "Attachments". Make corrections to the exhibit and provide additional information before resubmitting. Parking lot to be reviewed by Planning Division.

PART C - PLANNING DEVELOPMENT CODE STANDARDS

1. Density and Intensity Standards

A. Project complies with applicable density and intensity standards

2. General Site Regulations

A. The project complies with the required lot & intensity and building form & location standards for employment districts pursuant to FMC Tables 15-1303-1 & 2.

3. Site Design

A. Given the conditions of approval, the project presents an attractive appearance to public streets, is aesthetically and functionally compatible with nearby development, demonstrates a high level of quality design, and supports the growth in value of surrounding properties and therefore complies with the Site Design Development Standards pursuant to FMC Sections 15-1304.

4. Parking and Loading

- Provide short term bicycle parking as required by Section 15-2429 of the FMC.
- Long-Term Bicycle Parking shall be provided when required by the California Green Building Standards Code, as may be amended.

5. Landscaping

- A. 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.)**
- B. 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.
- C. 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.

6. Façade

In the O District, the following standards shall apply:

- a. Each side of a building that is visible from a Major Street shall be designed with a complementary level of detailing and quality of materials.
- b. There shall be a minimum of two exterior wall finish materials.
- c. 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.
- d. 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.
- e. Metal buildings should employ a variety of building forms shapes, colors, materials, and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building.
- f. Unless roofing materials are part of the design element (for example, tiles, concrete, or metal roofing elements), the ridge line elevation should not exceed the parapet elevation.
- g. Windows shall maintain a consistent design character throughout the development and shall be of the same material on all elevations facing a street.
- h. Parking areas and structures shall be designed to match and be compatible with the architectural character, materials, and colors of the overall development.

7. 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.

Fences, greater than 125 feet in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 feet apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned, or zoned residences.

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.

All other fencing (future or proposed) shall comply with FMC Section 15-2006-F.

8. Special Use Requirements This section is not applicable.

Operational Requirements This section is not applicable.

PART D - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General plan, Hoover Community Plan, FYI Specific Plan, Fresno County Airport Land Use Compatibility Plan, and with the Employment - Office planned land use designation.
2. Development shall take place in accordance with the O (*Office*) zone district and all other applicable sections of the Fresno Municipal Code
3. Comply with the operational statement submitted for the proposed project dated April 3, 2020.
4. Comply with all applicable mitigation measures detailed in the attached Master Environmental Impact Report (MEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.
5. Development shall comply with all prior special permits on the property and any applicable conditions of zoning except for those removed or modified per Rezone Application No. P20-00596.
6. 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.
7. 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;
- b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
- c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; [Click Here](#)
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under this Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. 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.

15. 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.
16. 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).
17. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
18. The number of trees required for parking lot shading are in addition to trees required elsewhere on the site as prescribed in other sections of this Code
19. 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.
20. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
21. 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 Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles.
(Include this note on the site plan.)
22. 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.)**
23. 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.**
24. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (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.
25. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

SIGNAGE

26. 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.
27. 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.)**
28. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Planning and Development Department's Public Front Counter or online at: [Click Here](#)
29. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
 - b) The maximum area of exempt window signage shall not exceed three square feet in area.
30. 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.
31. 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

32. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.
33. 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.
34. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
35. 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.
36. 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'.

37. 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 (FMC Sections 6-701 *et seq.*)

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

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

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

38. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
39. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
40. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**
41. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
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) 621-8277.
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 storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
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)

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 edition of the ITE Generation Manual. 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.

c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.

d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

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 Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

56. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

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')

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

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) Transmission Grid Main Charge (based on acreage)
 - c) Transmission Grid Main Bond Debt Services Charge (based on acreage)
 - d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
 - e) Wellhead Treatment Fee (based on living units or living unit equivalents)
 - f) Recharge Fee (based on living units or living unit equivalents)
 - g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
 - h) Service Charges (based on service size required by applicant)
 - i) Meter Charges (based on service need)
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.

NOTES:

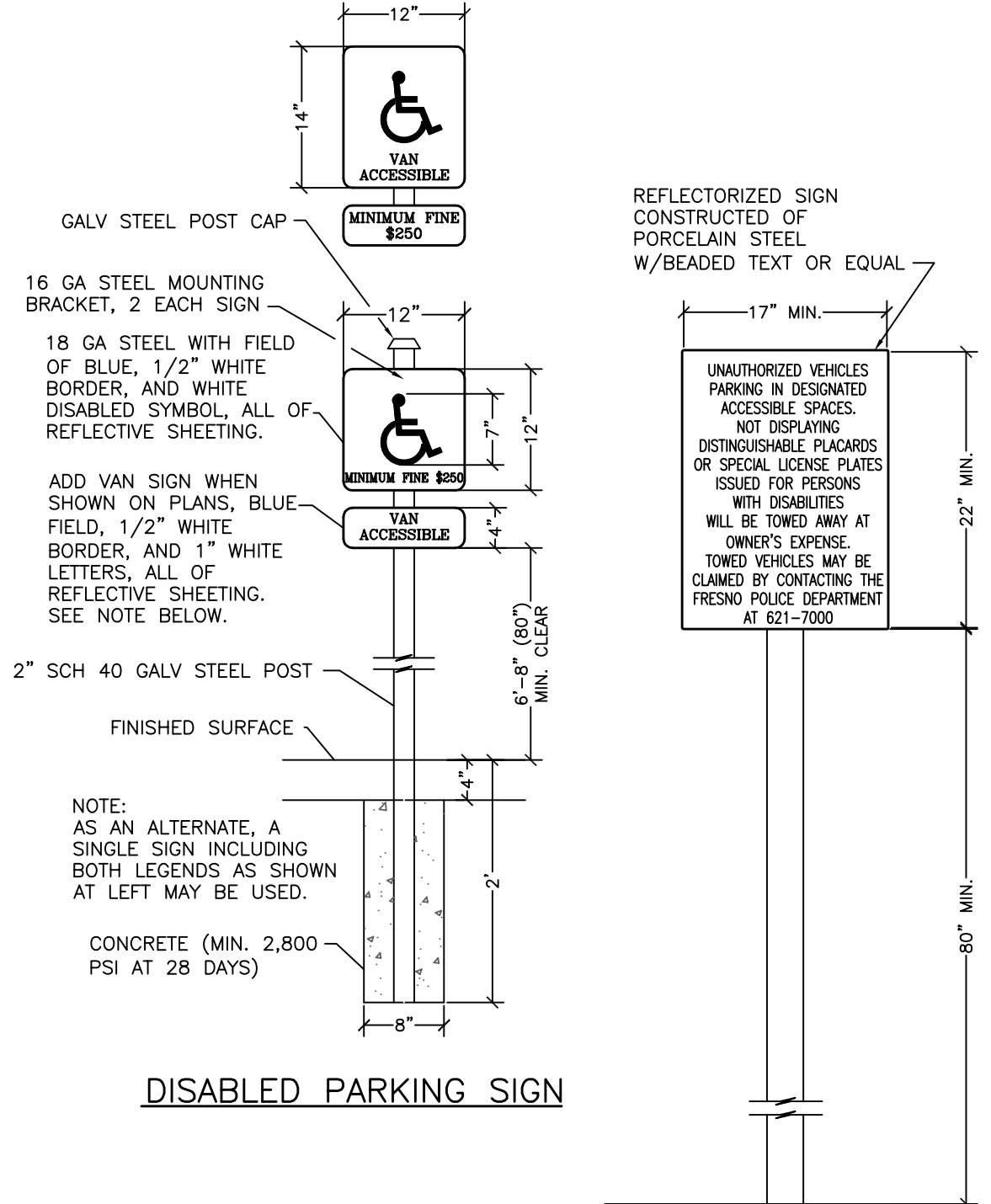
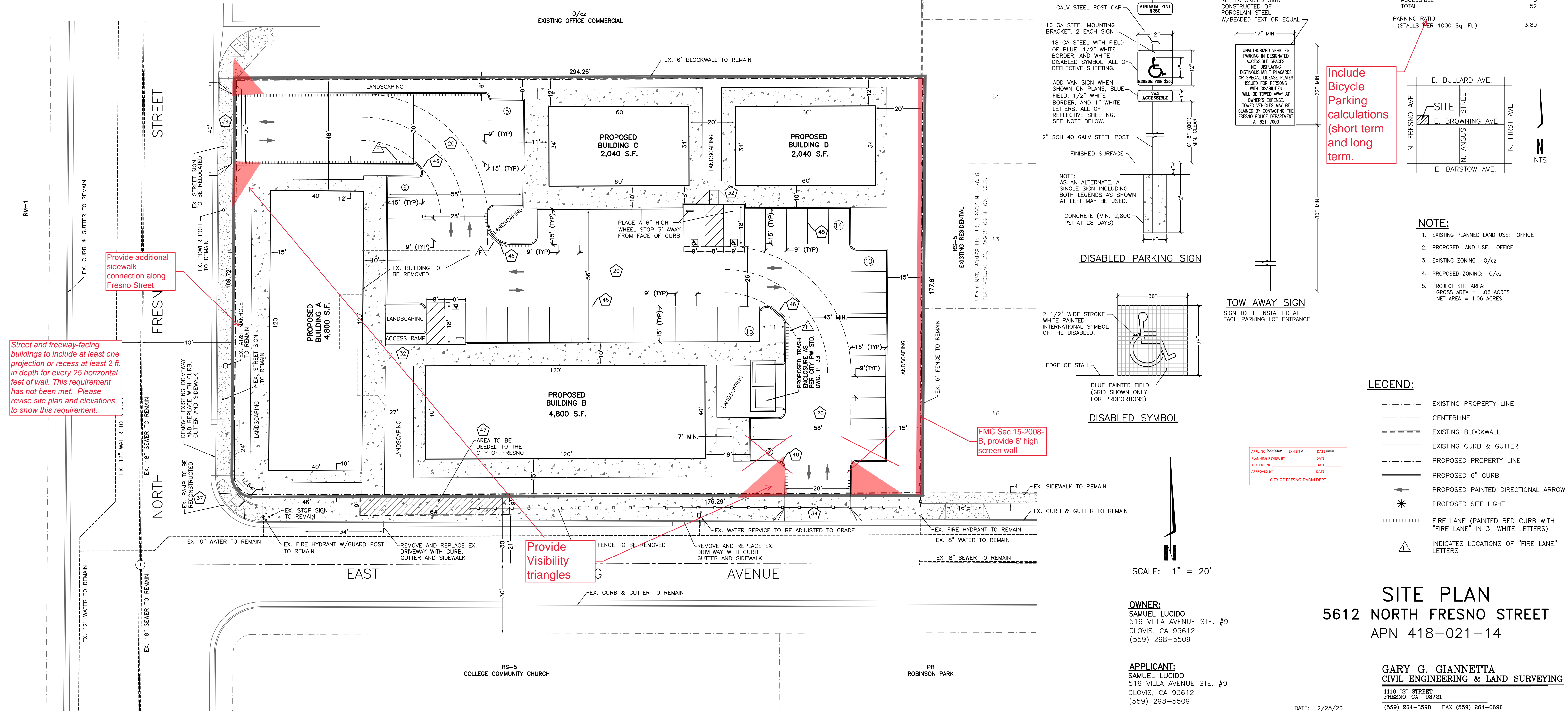
- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6889
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT. LIGHTING TO BE PLACED ON BUILDINGS.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- WITHIN THIS PROPERTY, REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. WITHIN THIS PROPERTY, ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL TREES SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

- 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 AND RESOURCE MANAGEMENT DEPARTMENT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 OR P-29 AND P-32.
- 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. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT 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 DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPES EXCEEDING 2%.
- TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE. AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 60" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 11278.5. THE ACCESSIBLE ROUTE TO THE PUBLIC SIDEWALK CAN BE A MAXIMUM OF 5% IN THE DIRECTION OF RUN WITH A 2% MAXIMUM CROSS SLOPE.
- CONSTRUCT COMMERCIAL DRIVEWAY APPROACH AS PER CITY STD. DWGS. P-2 & P-6
- INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
- REMOVE AND DISPOSE OF OVERHEAD STREETLIGHT CONDUCTORS AND WOOD POLE TO AN APPROVED SITE. LUMINAIRE FIXTURE AND BRACKET SHALL BE SALVAGED TO THE CITY OF FRESNO STORAGE YARD. CALL 621-1312 48 HOURS IN ADVANCE. JOINT POLE WITH TRANSFORMER TO REMAIN.
- IF THE EXISTING CURB RAMP IS NOT TO CURRENT PUBLIC WORKS STANDARDS, MODIFY OR REPLACE CURB RAMP TO MEET CURRENT STANDARDS.
- WHERE MISSING, CONSTRUCT A 10' SIDEWALK TO PUBLIC WORKS STD. P-5.
- CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STDS. E-1 & E-7.
- PROVIDE A 2' DEDICATION OF PROPERTY ALONG THE PROPOSED DRIVEWAY ON NORTH FRESNO STREET.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PROVIDE A LEVEL LANDING WITH A SLOPE NOT EXCEEDING 1:48 AT ALL EXTERIOR DOORS PER CBC 11B-404.2.2 WITH MANEUVERING CLEARANCE EXTENDING 24" MIN. PAST THE STRIKE EDGE FOR A DISTANCE OF 60" MIN. ON THE PULL SIDE OF THE DOOR. FIG. 11B-404.2.4.1. EXTERIOR DOORS SHALL LEAD DIRECTLY TO THE PUBLIC WAY BY MEANS OF AN ACCESSIBLE ROUTE. CBC 1020.2.2; 11B-206.2.1.
- PROVIDE SIGNS (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 621-2300".
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT.
- PROPOSED STRIPING PER CITY OF FRESNO PARKING MANUAL (TYP).
- CONSTRUCT 6" HIGH CURB.
- DEDICATE 9' OF PROPERTY FOR PUBLIC STREET PURPOSES.

LEGAL DESCRIPTION:

THE SOUTH 207.80 FEET OF LOT 142 OF PERRIN COLONY NO. 2, RECORDED IN VOLUME 4, PAGE 68 OF PLATS, FRESNO COUNTY RECORDS.
 TOGETHER WITH THAT PORTION OF PERRIN AVENUE, NOW NORTH FRESNO STREET OF ABANDONED IN THAT CERTAIN NOTICE OF ABANDONMENT RECORDED AUGUST 21, 1962 AS DOCUMENT NO. 64570, FRESNO COUNTY RECORDS.



Include Bicycle Parking calculations (short term and long term).

- NOTE:**
- EXISTING PLANNED LAND USE: OFFICE
 - PROPOSED LAND USE: OFFICE
 - EXISTING ZONING: O/cz
 - PROPOSED ZONING: O/cz
 - PROJECT SITE AREA: GROSS AREA = 1.06 ACRES NET AREA = 1.06 ACRES

- LEGEND:**
- EXISTING PROPERTY LINE
 - CENTERLINE
 - EXISTING BLOCKWALL
 - EXISTING CURB & GUTTER
 - PROPOSED PROPERTY LINE
 - PROPOSED 6" CURB
 - PROPOSED PAINTED DIRECTIONAL ARROW
 - PROPOSED SITE LIGHT
 - FIRE LANE (PAINTED RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS)
 - INDICATES LOCATIONS OF "FIRE LANE" LETTERS

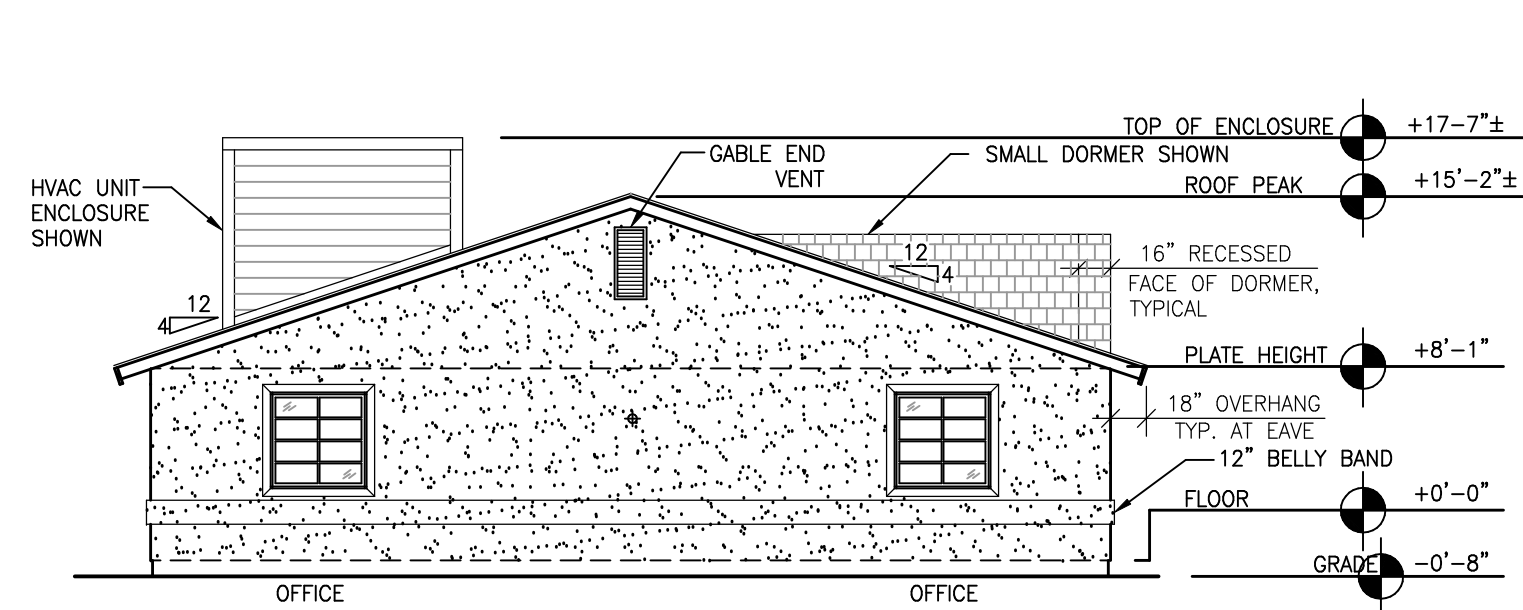
SITE PLAN
 5612 NORTH FRESNO STREET
 APN 418-021-14

OWNER:
 SAMUEL LUCIDO
 516 VILLA AVENUE STE. #9
 CLOVIS, CA 93612
 (559) 298-5509

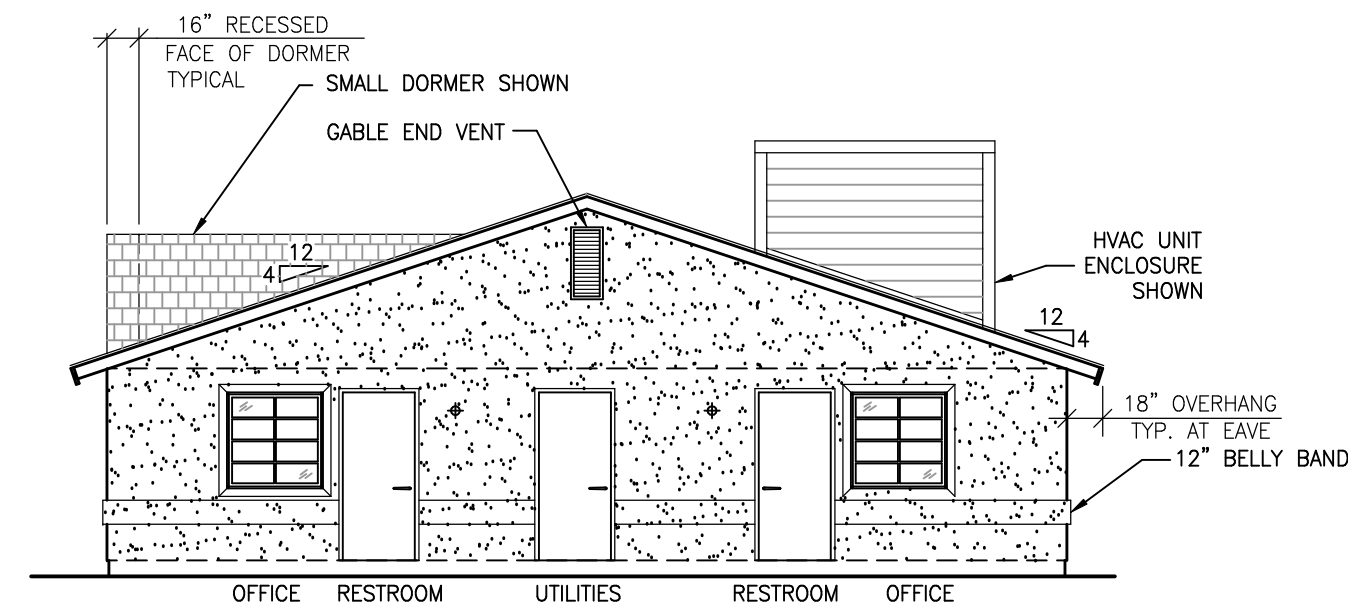
APPLICANT:
 SAMUEL LUCIDO
 516 VILLA AVENUE STE. #9
 CLOVIS, CA 93612
 (559) 298-5509

GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1119 "S" STREET
 FRESNO, CA 93721
 (559) 264-3590 FAX (559) 264-0696

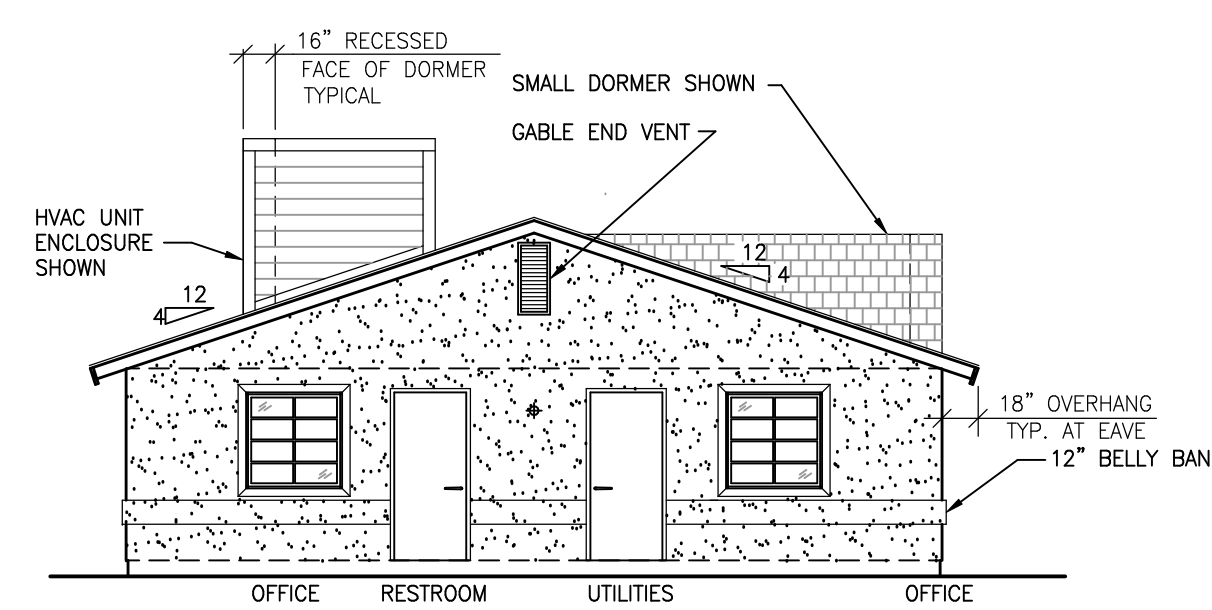
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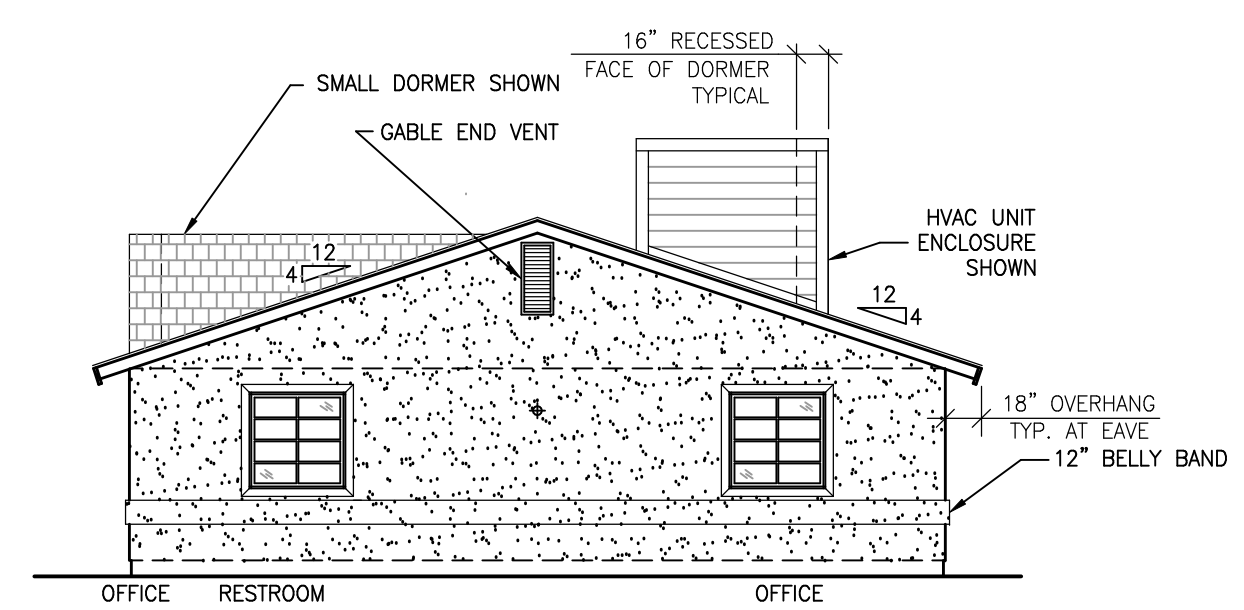
BUILDING A NORTH ELEVATION
BUILDING B WEST ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING A SOUTH ELEVATION
BUILDING B EAST ELEVATION
 SCALE: 1/8"=1'-0"



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



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

Street and freeway-facing buildings to include at least one projection or recess at least 2 ft. in depth for every 25 horizontal feet of wall. This requirement has not been met. Please revise site plan and elevations to show this requirement.

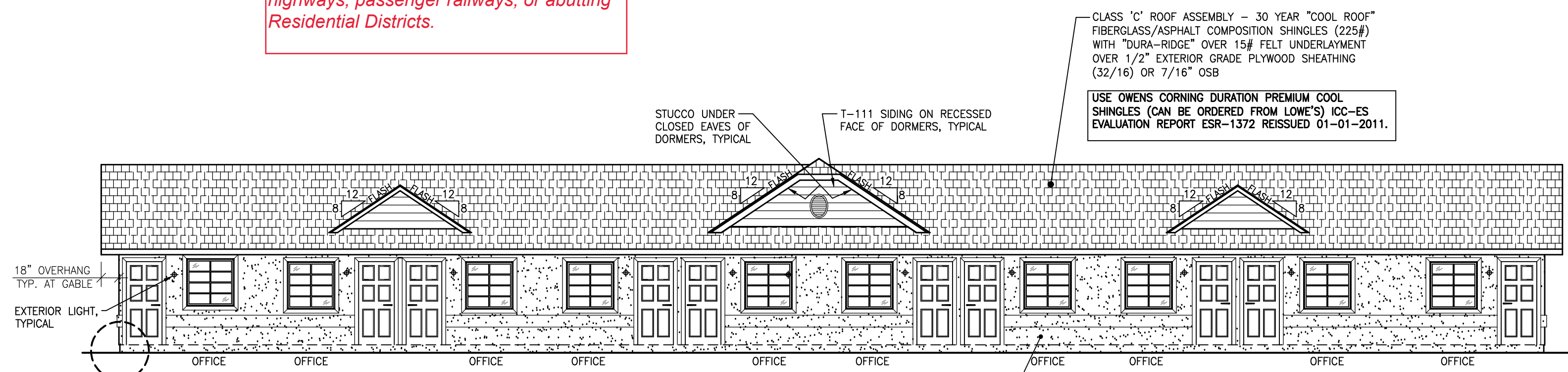
All exterior mechanical and electrical equipment (including roof top HVAC equipment) shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts.

At least two cladding materials (excluding roof and foundation) must be present. This requirement has not been met. Please revise site plan and/or elevation to represent this requirement pursuant to Section 15-1105-B.2 of the FMC.

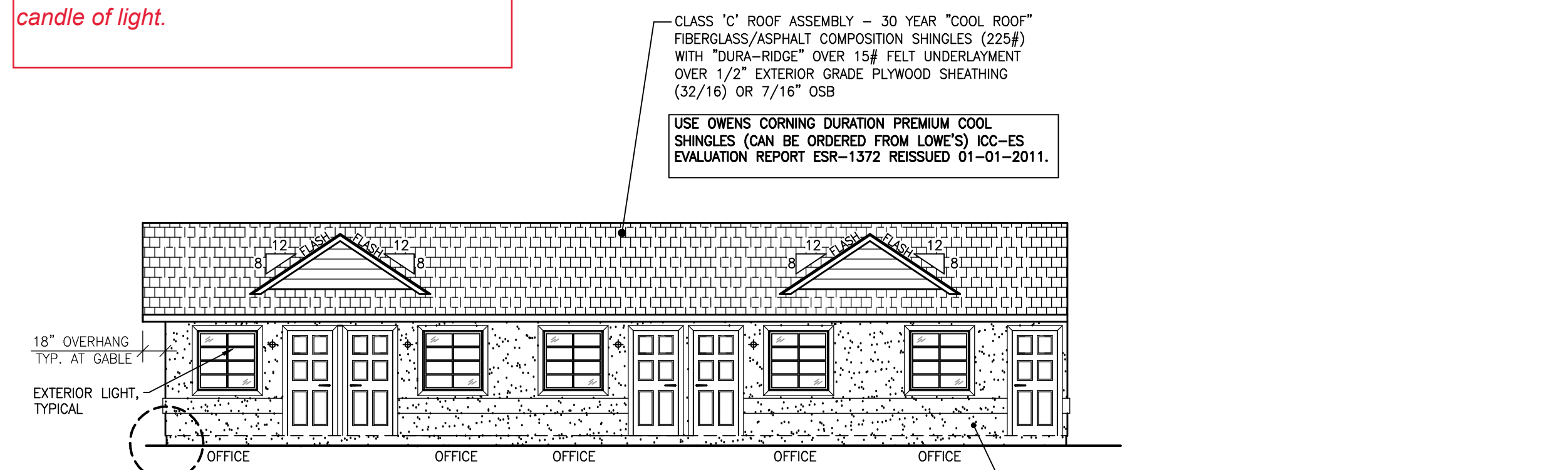
At least three exterior colors must be present. This requirement has not been met. Please revise site plan and/or elevation to represent this requirement pursuant to Section 15-1105-B.2 of the FMC.

All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.

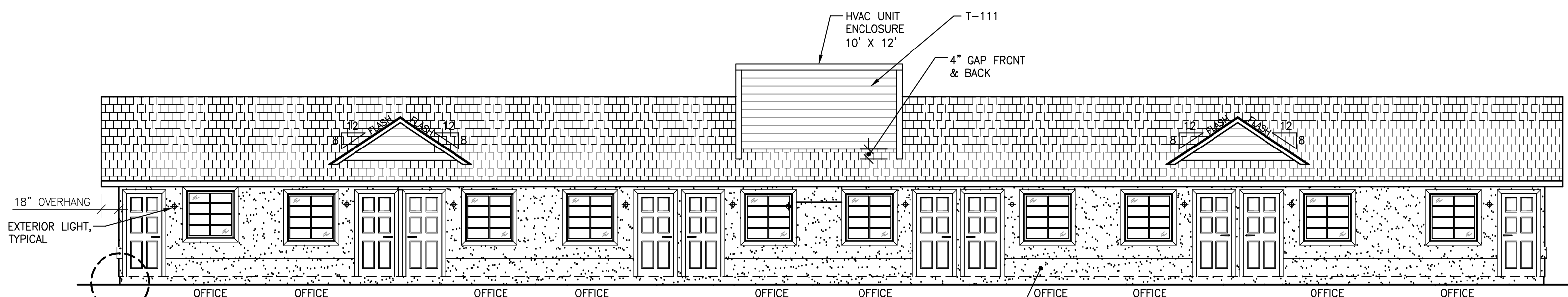
APPL. NO. P20-00595 EXHIBIT E DATE 02/29/2010
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



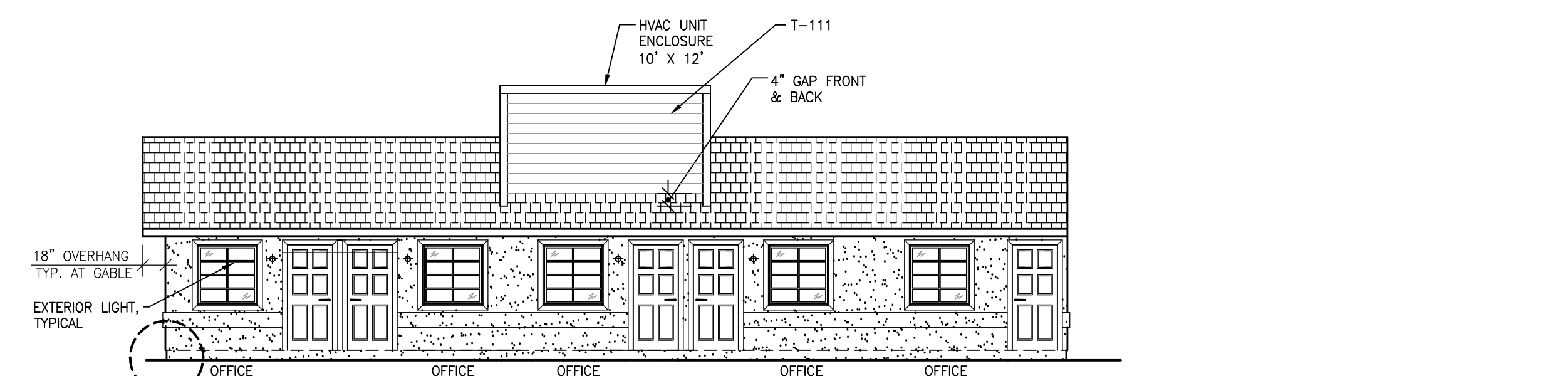
BUILDING A EAST ELEVATION
BUILDING B NORTH ELEVATION SIM.
 SCALE: 1/8"=1'-0"



BUILDING C NORTH ELEVATION
BUILDING D NORTH ELEVATION SIM.
 SCALE: 1/8"=1'-0"



BUILDING A WEST ELEVATION
BUILDING B NORTH ELEVATION SIM.
 SCALE: 1/8"=1'-0"



BUILDING C SOUTH ELEVATION
BUILDING D SOUTH ELEVATION SIM.
 SCALE: 1/8"=1'-0"

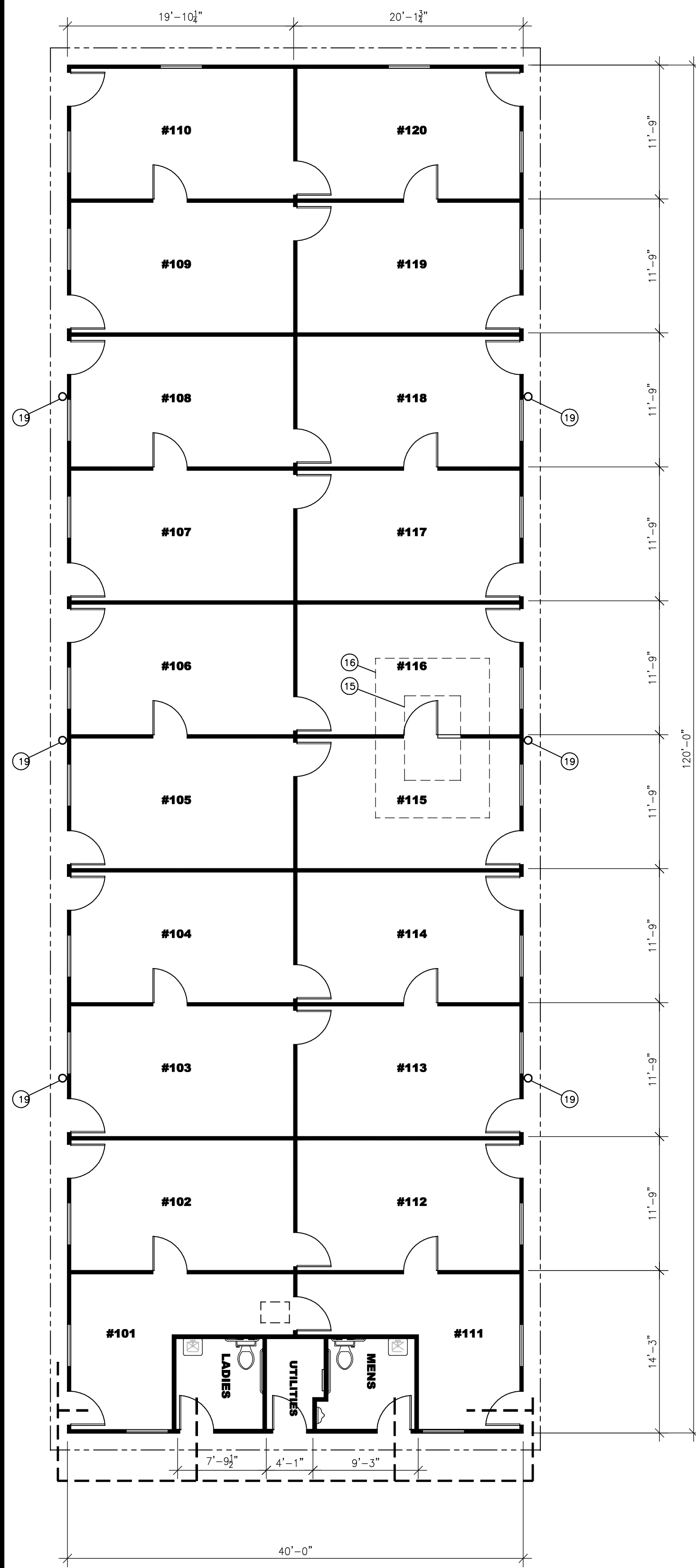
dr. by A. JOHNSON
 date 07-31-2012
 job no. 03-243.dwg
 D.C. #1771

THE DRAWING CENTER
 156 CLOVIS AVE. SUITE 1
 CLOVIS, CA 93612
 TEL: (559) 325-7153
 FAX: (559) 325-7156
 E-mail: drawing@sbcbglobal.net

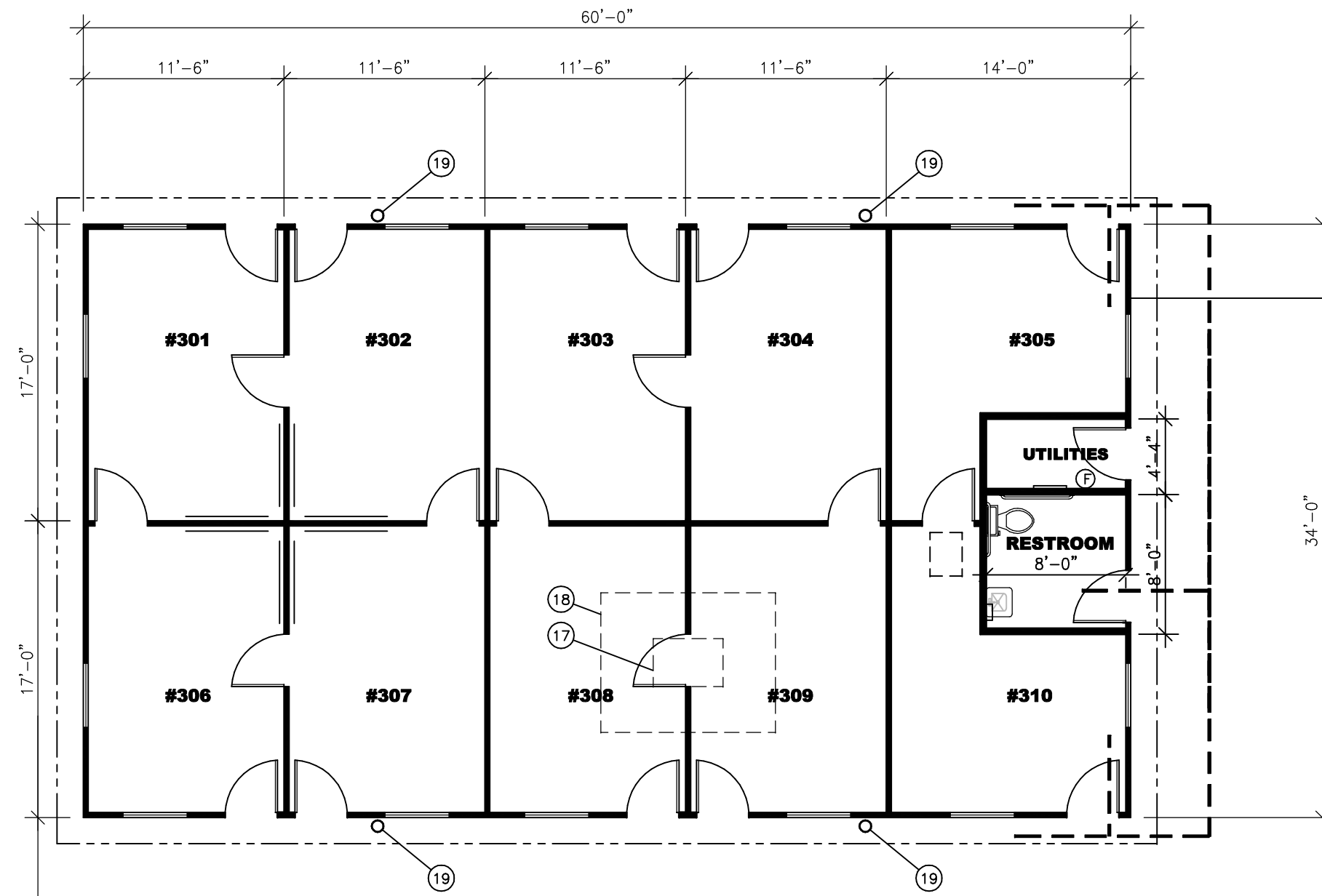
NEW CONSTRUCTION FOR LUCIDO INVESTMENTS
 1533 7TH STREET SANGER, CA 93657

sheet no. **A-3**
 of _____

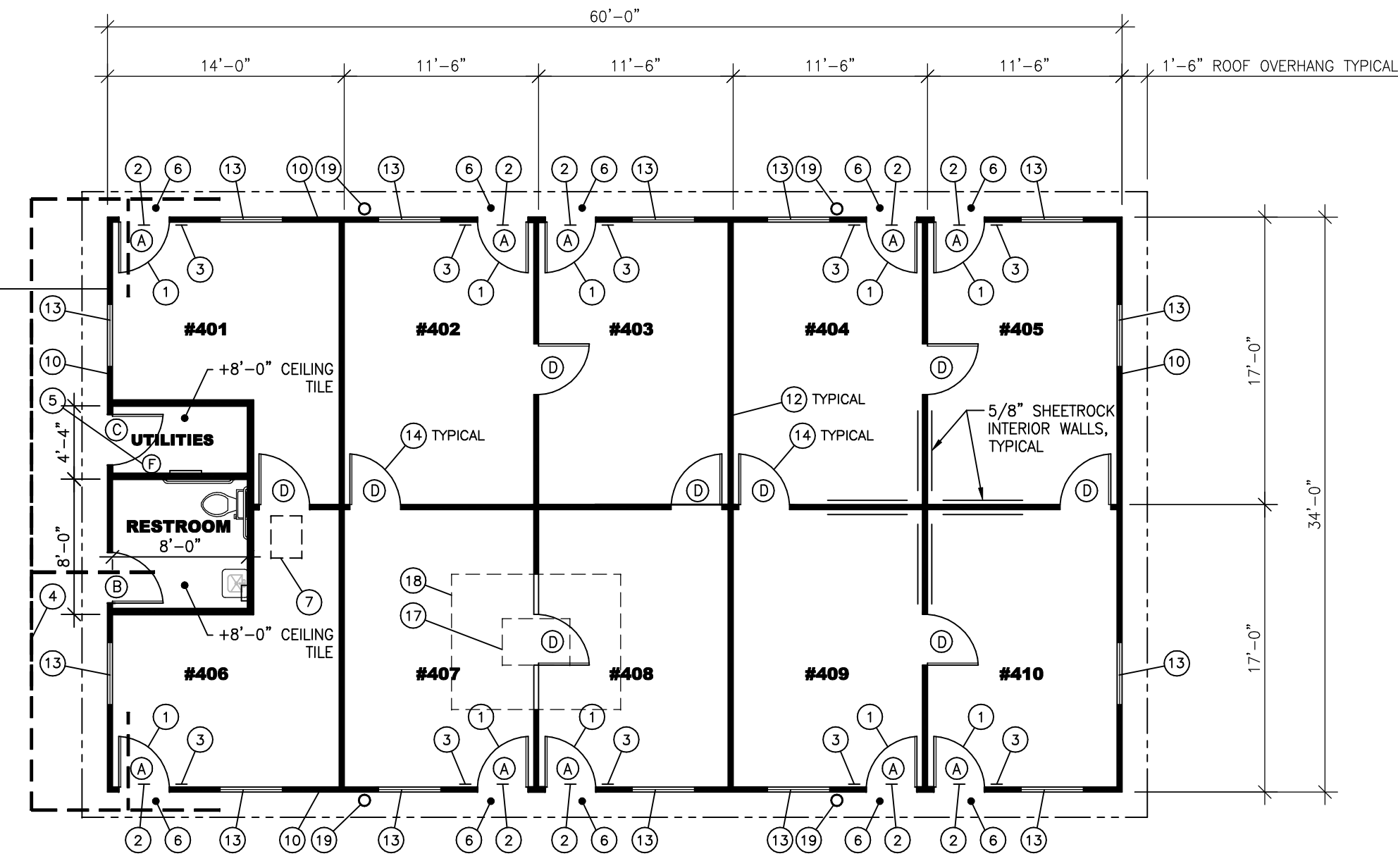
Street and freeway-facing buildings to include at least one projection or recess at least 2 ft. in depth for every 25 horizontal feet of wall. This requirement has not been met. Please revise site plan and elevations to show this requirement.



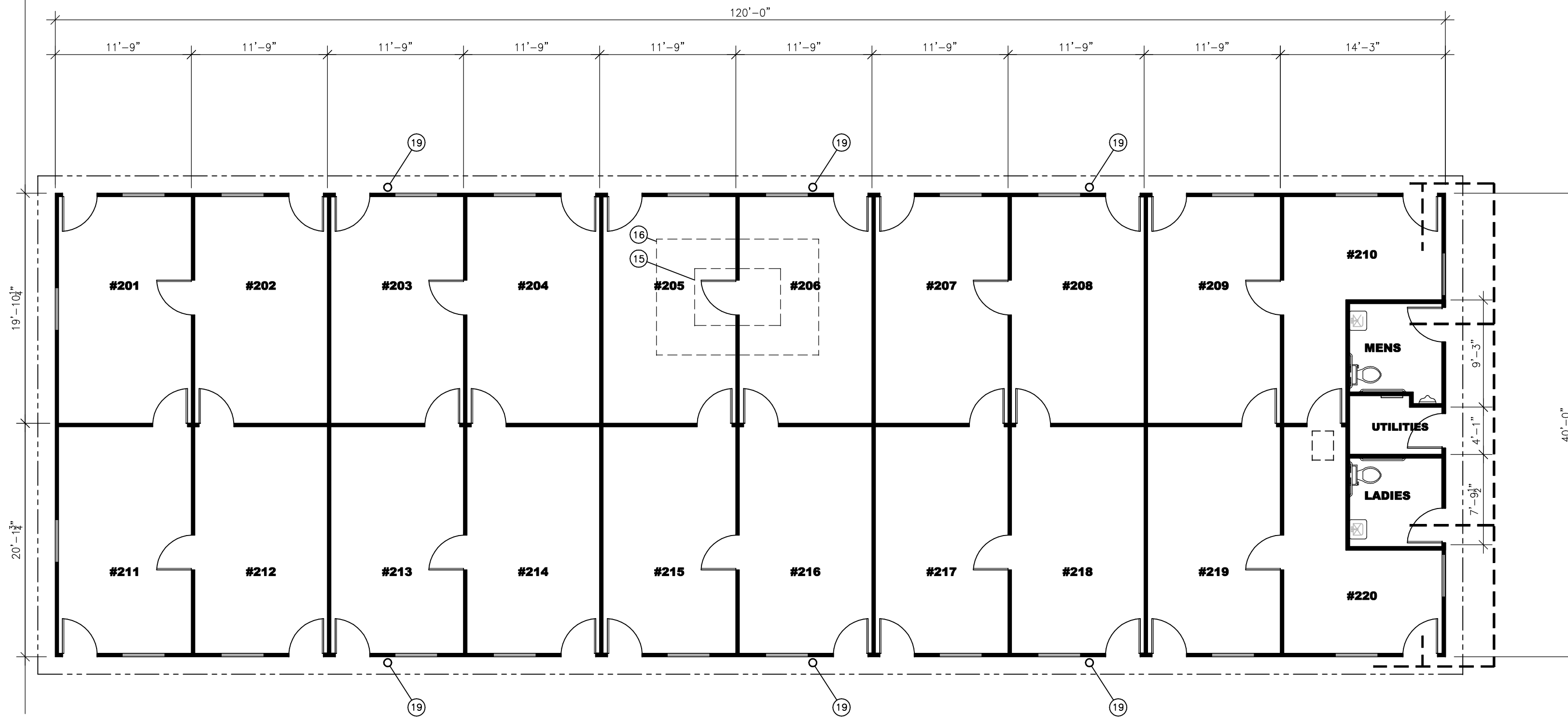
FLOOR PLAN BUILDING A
SCALE: 1/8"=1'-0"



FLOOR PLAN BUILDING C
SCALE: 1/8"=1'-0"



FLOOR PLAN BUILDING D
SCALE: 1/8"=1'-0"



FLOOR PLAN BUILDING B
SCALE: 1/8"=1'-0"

ALL ITEM NUMBERS AND NOTES SHOWN HERE PERTAIN TO ALL 4 BUILDINGS

+8'-0" CEILING
5/8" SHEETROCK CEILING
CARPET
TYPICAL ALL SUITES

- KEY:**
- 3068 SOLID CORE ENTRY DOOR, NO DOOR CLOSER (EXCEPT RESTROOM, THIS DOOR REQUIRES A SELF-CLOSER), WITH 4X8 HEADER, DF #2, WITH ONE BEARING STUD AND ONE KING STUD AT EACH END OF HEADER. PROVIDE ENTRY DOOR CONDITIONS AS SHOWN IN FIGURE R ON SHEET H-1 AS WELL AS FIGURE E ON SHEET H-2. VERIFY 5 POUND MAX. PULL. INSTALL 10" HIGH STAINLESS STEEL PLATE AT BOTTOM OF DOOR. SEE DOOR NOTES 7.0 AND 7.1 ON SHEET A-2.1. THE LOCKING DEVICE MUST BE READILY DISTINGUISHABLE AS BEING LOCKED (CBC 1008.1.8.3).
 - PROVIDE SIGN OVER DOOR "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
 - TACTILE EXIT SIGN, MOUNTING HEIGHT, RAISED AND BRAILLE CHARACTERS, PICTOGRAMS, FINISH AND CONTRAST, AND MOUNTING LOCATION (ON LATCH SIDE FOR SINGLE DOORS) MUST ALL COMPLY WITH ADA REQUIREMENTS. SEE FIGURE H ON SHEET H-1.
 - ACCESSIBLE PATH OF TRAVEL, NO VERTICAL OFFSET HIGHER THAN 1/4" UNLESS SLOPED WITH A 1:2 SLOPE AND THEN THE MAXIMUM HEIGHT CAN BE 1/2" HIGH. ALL MATS MUST BE SECURELY FASTENED TO THE FLOOR. IF MAT OR CARPETING PILE EXCEEDS 1/4", THEN EDGES MUST HAVE BEVELED TRIM, SAME SLOPE AS ABOVE, 44" MINIMUM CLEAR WIDTH.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE, 48" MINIMUM IN WIDTH, WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80", TYPICAL FOR ALL SUITES.
- FIRE EXTINGUISHER 2A-10BC. LOCATE AS SHOWN. VERIFY LOCATION WITH FIRE DEPARTMENT. QTY: (3) PER BUILDING.
 - CONCRETE AREA LANDING, 60"x60" CLEAR MINIMUM WITH MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
 - ATTIC ACCESS 20"x30" MIN.
 - ELECTRIC 'ON DEMAND' HOT WATER HEATER FOR REST ROOM - SEE SHEET P-1
 - ELECTRIC METER AND PANEL
 - EXTERIOR WALL, 2X4 STUDS @ 16" O.C., DF#2, WITH R-13 BATT INSULATION
 - THIS NUMBER NOT USED
 - INTERIOR WALL, 2X4 STUDS @ 16" O.C., DF#2, WITH R-13 BATT INSULATION FOR SOUND DEADENING
 - 4040 WINDOW WITH 4X8 HEADER, FIXED GLASS, DOUBLE PANE, LOW E
 - INTERIOR DOOR, SOLID CORE, 3068 WITH 4X8 HEADER, NO DOOR CLOSER. VERIFY 5 POUND MAXIMUM PULL. SEE DOOR NOTES 7.0 AND 7.1 ON SHEET A-2.1. SEE FIGURE R ON SHEET H-1.
 - ROOFTOP PACKAGED HVAC UNIT 10-TON
 - ROOFTOP HVAC SCREEN 10' X 14'
 - ROOFTOP PACKAGED HVAC UNIT 5-TON
 - ROOFTOP HVAC SCREEN 8' X 10'
 - RAINWATER DOWNSPOUT

APPL. NO. P20-00595 EXHIBIT F DATE 02/25/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

dr. by J. JOHNSON
 date 01-20-20
 job no. D.C. #1989 90-262.1.dwg
 REVISIONS:

THE DRAWING CENTER
 TEL: (559) 325-7197
 FAX: (559) 325-7196
 E-mail: drawing@sbctglobe.net
 456 CLOVIS AVE., SUITE 1
 CLOVIS, CA 95612

NEW CONSTRUCTION FOR LUCIDO INVESTMENTS
 FRESNO & BROWNING STREETS FRESNO, CA
 JOB LOCATION:

sheet no. **A-2.0**
 of _____



Landscape Connection

LIC.# 935734
OFFICE: 6374 E. SHEPHERD AVE.
CLOVIS, CA 93619
MAIL: 1865 HERNDON AVE., STE K 409
CLOVIS, CA 93611
P: (559) 323-8139 F: (559) 323-7057

LANDSCAPE CONNECTION, INC.
DESIGN BUILD

CHAD GIFFORD
LANDSCAPE DESIGNER

PROJECT TITLE: LUCIDO INVESTMENTS
5612 N. FRESNO ST. ; FRESNO, CA 93710

SHEET TITLE: PLANTING PLAN

CHECK AND VERIFY ALL DIMENSIONS
BEFORE PROCEEDING WITH THE WORK.
REPORT DISCREPANCIES TO
LANDSCAPE CONNECTION, INC.

SCALE: AS SHOWN
DATE: 00-00-2020
DRAWN BY: CG

REVISED DATE:

PROJECT NUMBER: 20-123

SHEET IDENTIFICATION NUMBER

L-X

SHEET X OF X

PLANTING NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON THE PLAN.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANDSCAPE CONNECTION, INC. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO THE FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE DETAILS AND SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE CONNECTION, INC. FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE CONNECTION, INC. WILL RESULT IN CONTRACTOR'S RESPONSIBILITY TO RELOCATE THE MATERIALS AT NO EXPENSE TO OWNER.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND SOIL PREPARED, AND THE WORK APPROVED BY LANDSCAPE CONNECTION, INC.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND RECONDITIONING THE EXISTING LANDSCAPE DAMAGED BY THIS CONSTRUCTION CONTRACT. REPLACEMENT AND RECONDITIONING THE EXISTING LANDSCAPE WILL INCLUDE BUT NOT BE NECESSARILY LIMITED TO: TURF ESTABLISHMENT (RIPPING, SOIL PREPARATION, SOIL CONDITIONING, FINE GRADING AND SEEDING); TREE, SHRUB, AND GROUND COVER REPLACEMENT, ETC.
- LANDSCAPE AREAS TO BE ROUGH GRADED PLUS OR MINUS A TENTH OF A FOOT.
- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOILS ANALYSIS BY A REPUTABLE SOILS LAB. FOR BID PURPOSES APPLY COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA TO A DEPTH OF SIX INCHES INTO THE SOIL.

PLANTING SCHEDULE

SYMBOL	SIZE	BOTANICAL / COMMON NAME	WUCOLS
TREES			
⊙	15 GAL.	ACER PALMATUM / JAPANESE MAPLE GREEN	MODERATE
+	15 GAL.	EXISTING TREE	MODERATE
⊕	15 GAL.	PISTACIA CHINENSIS / CHINESE PISTACHE	LOW
*	15 GAL.	PRUNUS C. 'KRAUTER VESUVIUS' / PURPLE-LEAF PLUM	MODERATE
■	15 GAL.	ULMUS P. 'DRAKE' / CHINESE EVERGREEN ELM	MODERATE
SHRUBS / GROUNDCOVERS			
⊙	1 GAL.	ASPARAGUS D. 'MEYERS' / ASPARAGUS FERN	MODERATE
⊙	1 GAL.	LANTANA MONTEVIDENSIS / TRAILING LANTANA, PURPLE	LOW
⊙	1 GAL.	MUHLENBERGIA RIGENS / DEER GRASS	LOW
⊙	1 GAL.	MYOPORUM PARVIFOLIUM / MYOPORUM, WHITE (36" O.C.)	LOW
⊙	1 GAL.	NANDINA D. 'COMPACTA' / HEAVENLY BAMBOO	LOW
⊙	5 GAL.	NERIUM OLEANDER / OLEANDER, WHITE	LOW
⊙	1 GAL.	RHAPHIOLEPIS I. 'PINK LADY' / INDIAN HAWTHORN	MODERATE
⊙	1 GAL.	ROSA FLORIBUNDA WHITE MEDILANDY / CARPET ROSE (36" O.C.)	MODERATE
⊙	5 GAL.	SALVIA G. 'HOT LIPS' / ALUTUM SAGE, RED & WHITE	LOW
⊙	5 GAL.	VIBURNUM T. 'SPRING BOUQUET' / LAURUSTINUS	MODERATE

BARK AREA	9,550 SF
PLANTED AREA	XX SF (DRIP & BUBBLERS)
BARK-ONLY AREA	XX SF (NON-IRRIG.)
TOTAL LANDSCAPE AREA	9,550 SF
TOTAL NON-IRRIG. AREA	XX SF

APPL. NO. P20-00595 EXHIBIT L DATE 02/25/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

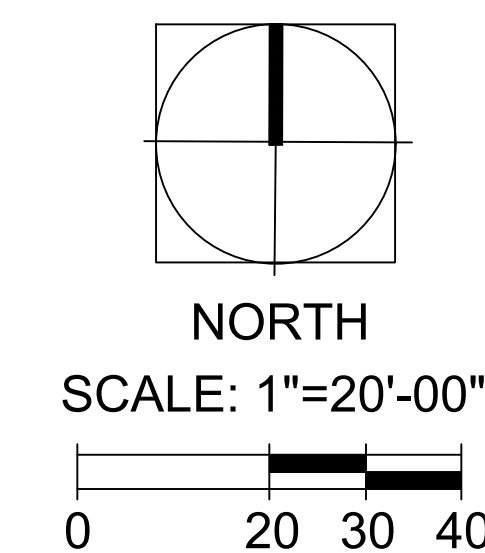
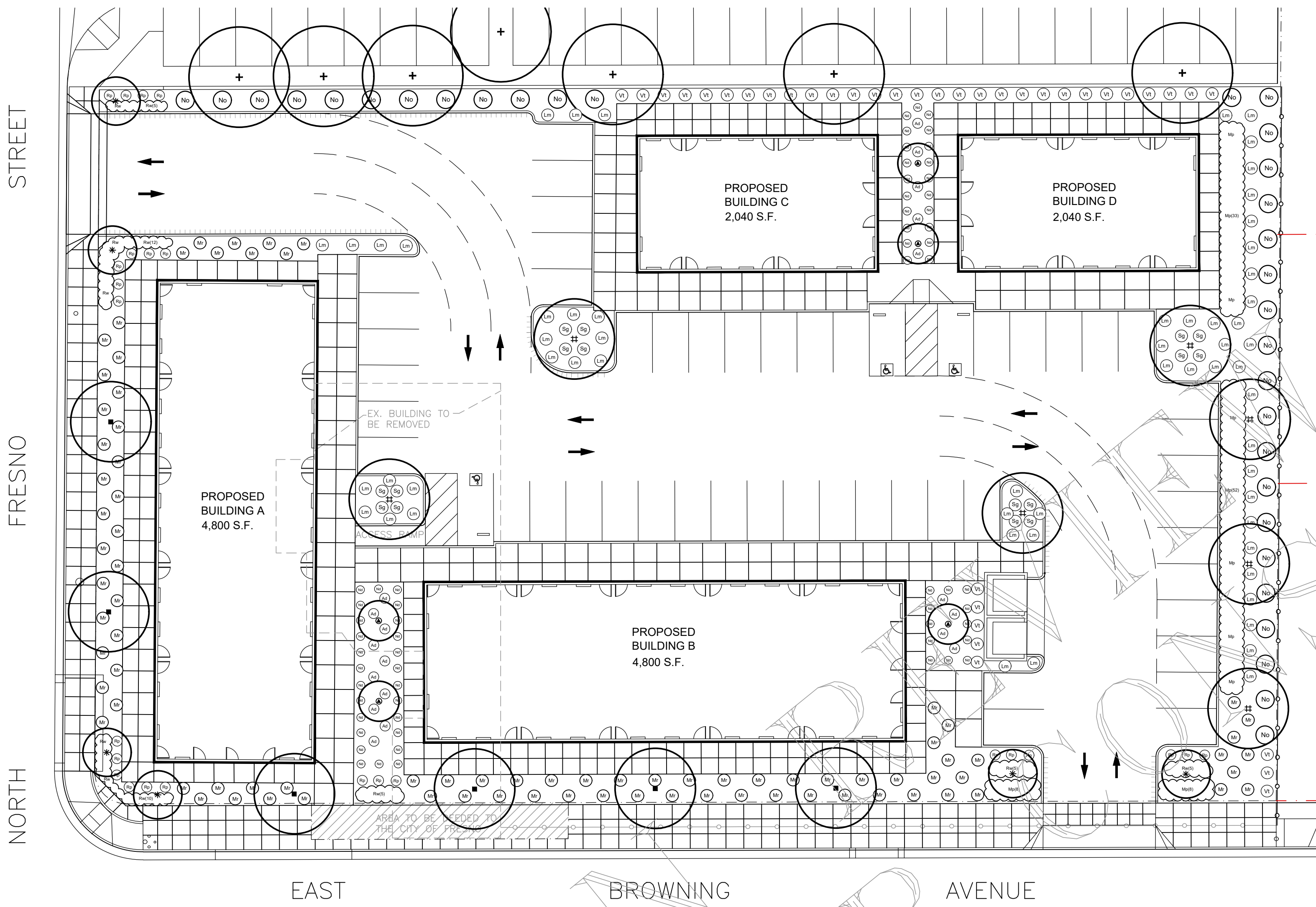
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PARKING LOT SHADE CALCULATIONS:

% COVER	QTY	AREA (SF)	TOTAL AREA (SF)
30'-35' Trees (Existing Trees, Pistacia chinensis)			
100%	7	962	6,734
50%	4	481	1,924
15'-20' Trees (Prunus c. 'Krauter Vesuvius')			
100%	4	314	1,256

TOTAL PARKING LOT AREA = 18,950 SF
TOTAL SHADE AREA = 9,914
SHADE CALCULATION % = 52.3%



NOTES:

- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL **HANDICAPPED** PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE **HANDICAPPED** SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM **HANDICAPPED** PARKING STALLS AND RAMPS.
- ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A HAZARD EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT. LIGHTING TO BE PLACED ON BUILDINGS. **IDENTIFY ON THE DRAWING.**
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- WITHIN THIS PROPERTY, REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. WITHIN THIS PROPERTY, ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL TREES SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

- 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 AND RESOURCE MANAGEMENT DEPARTMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALK IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE SHOW METHOD OF CONVEYING ON-SITE STORM WATER TO STREET, DETAIL CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED, PER PUBLIC WORKS STDS. P-22 & P-23. **IDENTIFY ON THE DRAWING.**
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER; A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- 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 1-800-842-2444.
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32.
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 OR P-29 AND P-32.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED WITHIN THE ZONING AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2288) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEER PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT 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 DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
- TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 1127B.5. THE ACCESSIBLE ROUTE TO THE PUBLIC SIDEWALK CAN BE A MAXIMUM OF 5% IN THE DIRECTION OF RUN WITH A 2% MAXIMUM CROSS SLOPE.
- CONSTRUCT COMMERCIAL DRIVEWAY APPROACH AS PER CITY STD. DWGS. P-2 & P-6 AND P-48.
- INSTALL STREET LIGHTS ON ALL FRONTS TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK. **ADD E-1, E-8, E-15 & E-18.**
- REMOVE AND DISPOSE OF OVERHEAD STREETLIGHT CONDUCTORS AND WOOD POLE TO AN APPROVED SITE. LUMINAIRE FIXTURE AND BRACKET SHALL BE SALVAGED TO THE CITY OF FRESNO STORAGE YARD. CALL 621-1312 48 HOURS IN ADVANCE. JOINT POLE WITH TRANSFORMER TO REMAIN.
- IF THE EXISTING CURB RAMP IS NOT TO CURRENT PUBLIC WORKS STANDARDS, MODIFY OR REPLACE CURB RAMP TO MEET CURRENT STANDARDS.
- WHERE MISSING, CONSTRUCT A 10' SIDEWALK TO PUBLIC WORKS STD. P-5.
- CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STDS. E-1 & E-7.
- PROVIDE A 2' DEDICATION OF PROPERTY ALONG THE PROPOSED DRIVEWAY ON NORTH FRESNO STREET. **REVISE.**
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PROVIDE A LEVEL LANDING WITH A SLOPE NOT EXCEEDING 1:48 AT ALL EXTERIOR DOORS PER CBC 11B-404.2.2.2 WITH MANEUVERING CLEARANCE EXTENDING 24" MIN. PAST THE STRIKE EDGE FOR A DISTANCE OF 60" MIN. ON THE PULL SIDE OF THE DOOR. FIG. 11B-404.2.4.1. EXTERIOR DOORS SHALL LEAD DIRECTLY TO THE PUBLIC WAY BY MEANS OF AN ACCESSIBLE ROUTE. CBC 1020.2.2: 11B-206.2.1.
- PROVIDE SIGNS (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-22858(c) CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 821-2300".
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT.
- PROPOSED STRIPING PER CITY OF FRESNO PARKING MANUAL (TYP).
- CONSTRUCT 6" HIGH CURB.
- DEDICATE 9' OF PROPERTY FOR PUBLIC STREET PURPOSES.

LEGAL DESCRIPTION:

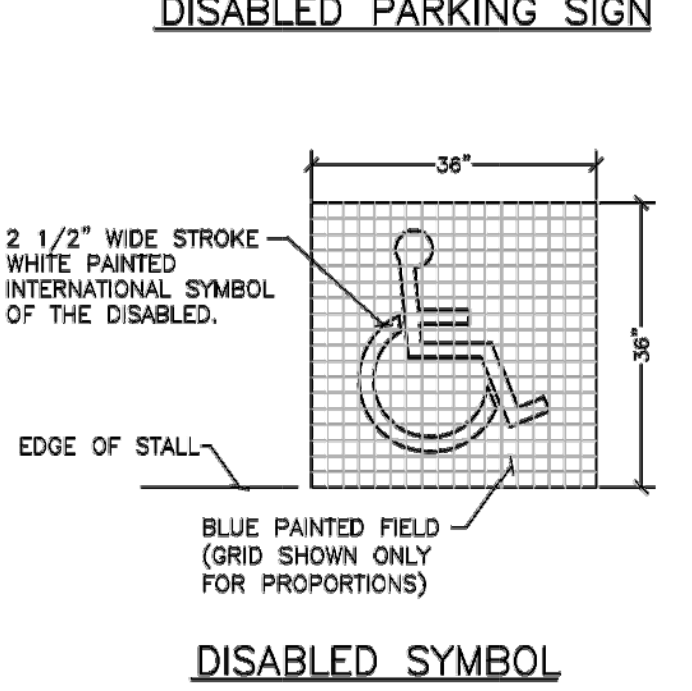
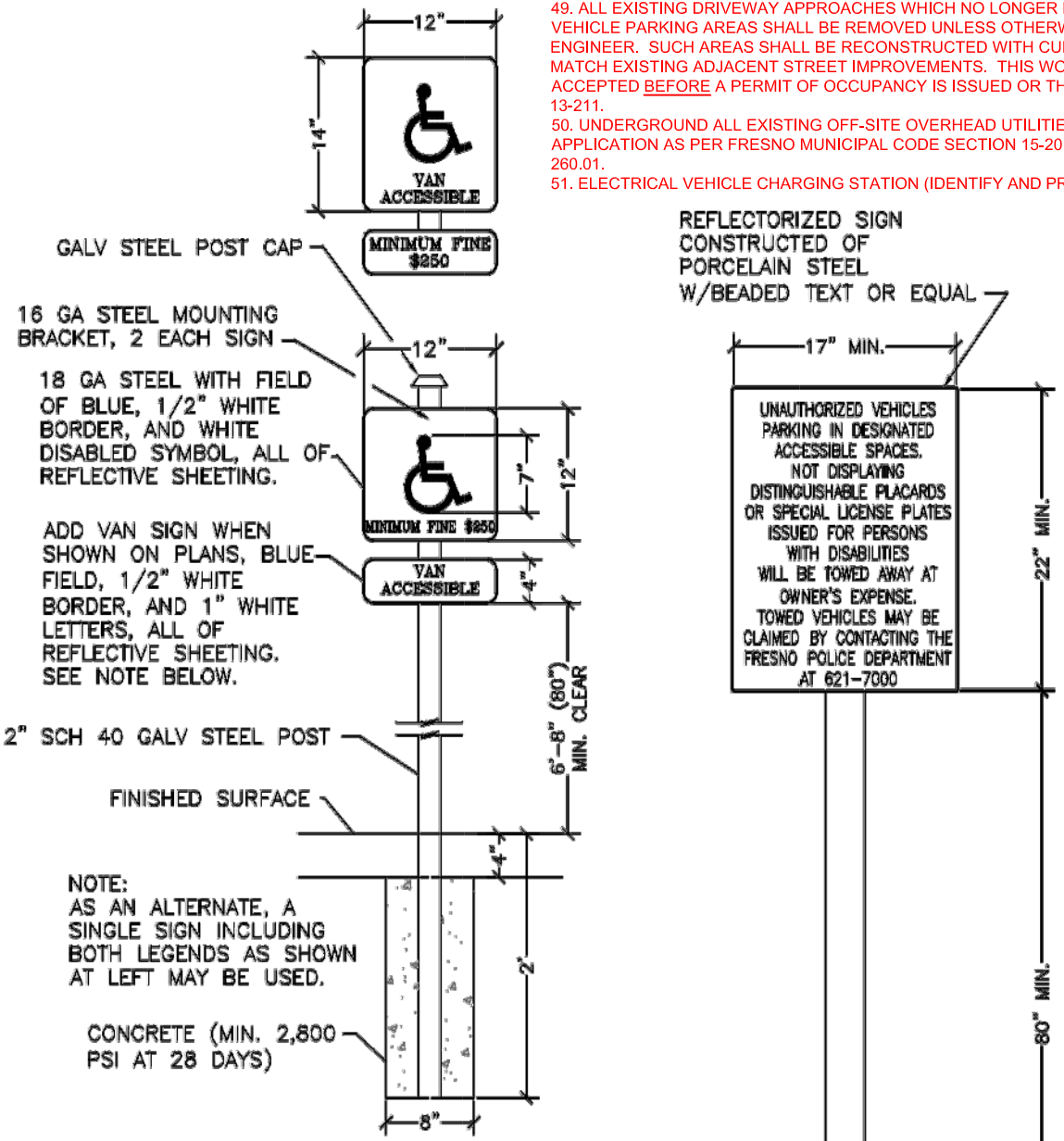
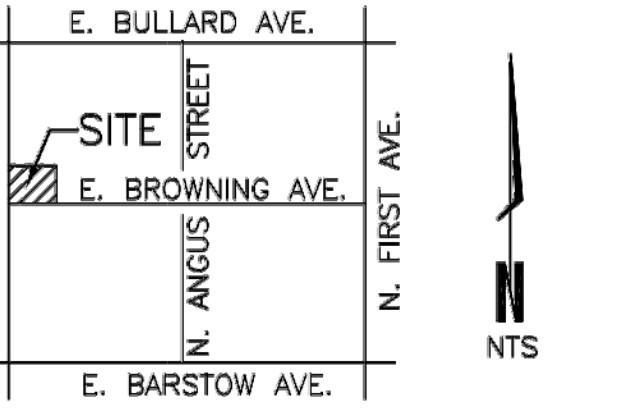
THE SOUTH 207.80 FEET OF LOT 142 OF FERRIN COLONY NO. 2, RECORDED IN VOLUME 4, PAGE 68 OF PLATS, FRESNO COUNTY RECORDS.

TOGETHER WITH THAT PORTION OF FERRIN AVENUE, NOW NORTH FRESNO STREET OF ABANDONED IN THAT CERTAIN NOTICE OF ABANDONMENT RECORDED AUGUST 21, 1982 AS DOCUMENT NO. 84570, FRESNO COUNTY RECORDS.

ADD THIS NOTES:

- 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.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORKS SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER FMC 1242.1.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FRESNO MUNICIPAL CODE SECTION 15.0317 AND PUBLIC WORKS POLICY NO. 260.01.
- ELECTRICAL VEHICLE CHARGING STATION (IDENTIFY AND PROVIDE DETAILS).

BUILDING AREA	RETAIL PARCEL
49	13,880 Sq. Ft.
3	
52	
TOTAL	
PARKING STALLS STANDARD ACCESSIBLE	49
PARKING RATIO (STALLS PER 1000 Sq. Ft.)	3.80



- LEGEND:**
- EXISTING PROPERTY LINE
 - - - CENTERLINE
 - EXISTING BLOCKWALL
 - EXISTING CURB & GUTTER
 - - - PROPOSED PROPERTY LINE
 - PROPOSED 6" CURB
 - PROPOSED PAINTED DIRECTIONAL ARROW
 - * PROPOSED SITE LIGHT
 - FIRE LANE (PAINTED RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS)
 - △ INDICATES LOCATIONS OF "FIRE LANE" LETTERS

APPL. NO. _____ SUBMIT. DATE _____
 APPROVED BY _____ DATE _____
 (SIGNED) _____
 CITY OF FRESNO DARRM DEPT

MAKE CORRECTIONS PER TRAFFIC ENGINEERING REV#1 REVISED BY LA 04/15/2020

SCALE: 1" = 20'

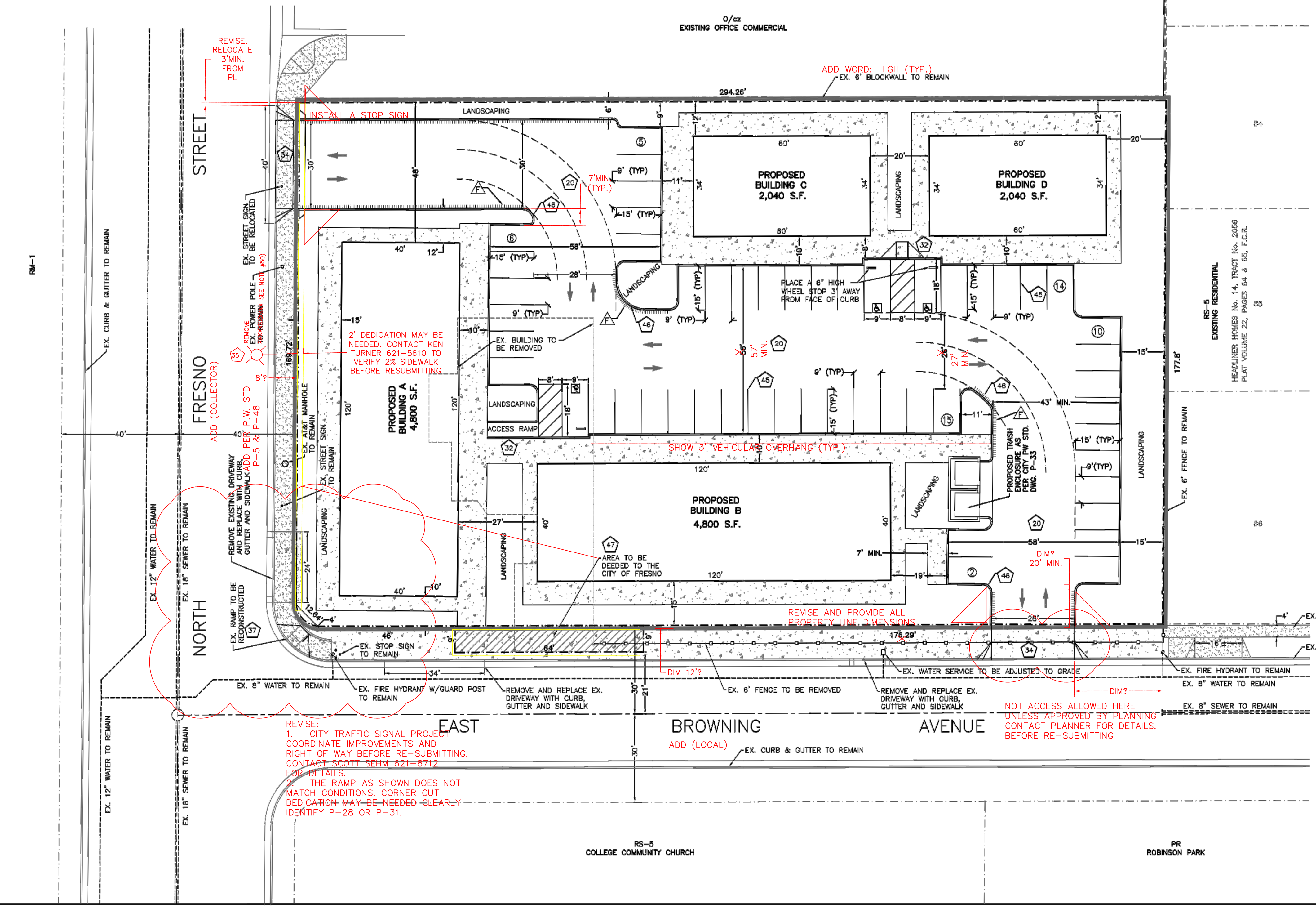
OWNER:
 SAMUEL LUCIDO
 516 VILLA AVENUE STE. #9
 CLOVIS, CA 93612
 (559) 298-5509

APPLICANT:
 SAMUEL LUCIDO
 516 VILLA AVENUE STE. #9
 CLOVIS, CA 93612
 (559) 298-5509

SITE PLAN
 5612 NORTH FRESNO STREET
 APN 418-021-14

GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING
 1119 "B" STREET
 FRESNO, CA 93721
 (559) 284-3690 FAX (559) 284-0698 **CP1**

DATE: 2/25/20





SUBJECT: Conditions of Approval for **P20-00595**

DATE: April 15, 2020

TO: Rodney Horton
Planning and Development Department

FROM: Leonor Ayala, Engineer II
Public Works Department, Traffic Planning Section

ADDRESS: 5612 North Fresno Street

APN: 418-021-14

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>Grading Plan Coordinate the corrected site plan with the grading plan.</p> <p>Accessibility Coordinate Traffic Planning and Building Department's conditions on the corrected site plan prior to obtaining an appointment for final approval of building sets.</p>	Rodney Horton	Planning and Development Department (559) 621-8181 Rodney.Horton@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.</p>	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov

ATTENTION:

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

***Indicate that need to be resolved and provide respective information to Traffic Planning before resubmitting.**

A. GENERAL REQUIREMENTS

- 1. **Property Lines:** Identify, and dimension all existing and proposed property lines.
- 2. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - 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.
 - All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter and sidewalk to match existing adjacent street improvements. This works shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
 - Underground all existing off-site overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.

B. OFFSITE INFORMATION:

- 1. **Dedications:** Identify and dimension (from the centerline) street and pedestrian dedications.
- 2. **Public Street Improvements:** Identify and dimension existing and proposed public street improvements. Provide the appropriate *City of Fresno Public Works Standard* drawing numbers.
 - a. **Sidewalk drains:**
 - b. **Curb ramps: (Properly)**
 - c. **Street lights:**
 - d. **Street tree wells:**
 - e. ***Signals and Safety lights: (Coordinate with City Design Department, Scott Sehm 621-8712 r/w and improvements)**

C. ONSITE INFORMATION:

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

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed. Construct additional offsite improvements, including but not limited to, concrete curb, gutter, sidewalk, approaches, ramps, pavement, utility relocations, etc. in accordance with *City of Fresno's Public Works Standards, Specifications* and the approved street plans.

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

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

Underground all existing off-site overhead utilities within the limits of this site/map as per *Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01*.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an **Encroachment Covenant** is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. **Encroachment Covenant** must be approved **prior** to issuance of building permits.

Fresno Street: Collector

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

1. Dedication Requirements:

- a. *if existing sidewalk exceed 2%, dedicate an additional 2' of property for pedestrian purposes, for public street purposes, within the limits of this application, per Public Works Standard **P-53**. or Dedicate 2' of property for pedestrian purposes behind all driveway approaches.
- b. *Ramp, If replaced dedicate a corner cut for public street purposes may be required at the intersection of Fresno and Browning. Clearly Identify ramp per P-28 or P-31.

2. Construction Requirements:

- a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno Public Works Standard Drawings **P-5 and P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
- b. Construct a driveway approach to Public Works Standards **P-2** and **P-6**, as approved on the site plan. Construct permanent paving as needed per Public

- Works Standard **P-48**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
- c. *If existing sidewalk exceed 2%, construct concrete sidewalk to Public Works Standard **P-5**. The sidewalk shall be constructed to a **10'** 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-8** for Collectors. Street lights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the City Specifications and Standard Drawings **E-15, E-18** or as approved by the City Engineer.
 - e. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. specify if using P-28 or P-31*
 - f. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Browning Avenue: Local

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

1. Dedication:
 - a. Where no existing, dedicate **30'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.
2. Construction Requirements:
 - a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno Public Works Standard Drawings **P-5 and P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - b. ***Verify with Planning** if access is allow. Provide proof of access, then to construct a driveway approach to Public Works Standards **P-2** and **P-6**, as approved on the site plan. Construct permanent paving as needed per Public Works Standard **P-48**. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
 - c. Construct concrete sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern. Commercial: 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. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Engineered Construction Plans are required and shall be approved by the City Engineer. All improvements shall be constructed in accordance with the *City of Fresno, Public Works Department Standard Drawings and Specifications*. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing

Street Plans and/or Traffic Control Plans, contact Harmanjit Dhaliwal at (559) 621-8694, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

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: (To be reviewed by Planning Division)

The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards 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. The site plan must meet all criteria for final approval.

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.(Coordinate R/W and improvements, before resubmitting)

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

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

Questions relative to these conditions may be directed to Leonor Ayala at (559) 621-8806 or Leonor.Ayala@fresno.gov in the Public Works Department, Traffic Planning Section.

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: Office Complex - 5612 N. Fresno Street
A.P.N. 418-021-14
Planned Land Use: Employment - Office
Current Zoning: O
Site Area: +/- 1.07 acres
Building Area: Four (4) office buildings totalling 13,680 sq. ft.
Entitlement: P20-00595
Estimate Date: April 13, 2020

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	2"	4	EA.	\$2,671.00	\$10,684.00	[1] [6]
Frontage Charge		240	L.F.	\$6.50	<i>previously satisfied</i>	
Water Capacity Fee	2"	2.0	EA.	\$11,201.00	\$22,402.00	[1] [6]
Total Water Connection Charges					\$33,086.00	[1]

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		15,500	Sq.Ft.	\$0.10	<i>previously satisfied</i>	
Oversized Sewer Charge		29,000	Sq.Ft.	\$0.05	<i>previously satisfied</i>	
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Total Sewer Connection Charges					\$0.00	[3]

CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Comm./Office	13,680	Sq.Ft.	\$757.00	\$10,355.76	[7]
Citywide Park Facility Impact Fee	SFR	n/a	Units	\$4,027.00	<i>n/a</i>	[9]
Citywide Police Facilities Impact Fee	Comm./Office	13,680	Sq.Ft.	\$626.00	\$8,563.68	[7]
Citywide Regional Street Charge	Comm./Office	1.07	AC	\$15,054.00	\$16,107.78	[6]
New Growth Area Major Street Charge	Comm./Office	1.07	AC	\$37,805.00	<i>n/a</i>	
Citywide Traffic Signal Charge	Office	13,680	Sq.Ft.	\$580.00	\$7,934.40	[6]
Total Citywide/Regional Impact Fees					\$42,961.62	

Total Fees and Charges	\$76,047.62
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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: April 13, 2020

(559) 621-8797

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

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Development Services Coordinator
Phillip Siegrist, Planner III
Planning & Development Department

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

DATE: June 5, 2020

SUBJECT: **P20-00595; 5612 N. Fresno St.** (APN: 418-021-14) on the northeast corner of N. Fresno St. and E. Browning Avenue. The Department of Public Works has reviewed the landscape plan proposed by Landscape Connection on plans dated 00-00-2020 and offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, trails 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 by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.

The submitted landscape plans are for onsite landscaping only and do not address street tree requirements within the right-of-way. Seven (7) street trees required for E. Browning Ave. and five (5) street trees for N. Fresno St.

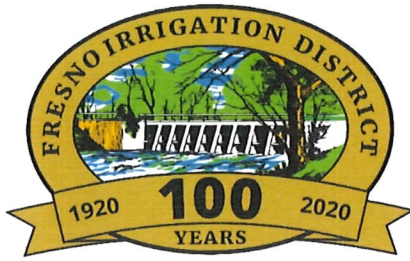
2. Street Tree Planting by Developer:
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use 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 is:

There is no designated street tree for N. Fresno St. at this location. Please choose an appropriate street tree from the List of Approved Street Trees.

There is no designated street tree for E. Browning Avenue. Please choose an appropriate street tree from the list of Approved Street Trees.

Public Works requires a landscape and irrigation plan be submitted to the scale of 1"=20' prior to the installation any landscaping.



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

A Century of Commitment, Conveyance & Customer Service

April 13, 2020

Rodney Horton
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Planning Application No. P20-00595
N/E Barstow Avenue and Fresno Street

Dear Mr. Horton:

The Fresno Irrigation District (FID) has reviewed the Development Permit Planning Application No. P20-00595 for which the applicant proposes the construction of two 4,800 square feet and two 2,040 square feet office buildings, APN: 418-021-14. This project is being processed concurrent with Plan Amendment and Rezone P20596. FID has the following comment:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Enterprise-Holland Colony No. 122 runs southerly along the west side of Fresno Street, crosses Bullard Avenue approximately 1,100 feet northwest of the subject property, and crosses Barstow Avenue approximately 1,300 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include and street and/or utility improvements along Bullard Avenue, Fresno Street, Barstow Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. For informational purposes, FID's active Funch No. 123 runs southerly and crosses Bullard Avenue approximately 1,500 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Bullard Avenue of in the vicinity of this facility, FID requires it review and approve all plans.

G:\Agencies\FresnoCity\Development Permit Application\P20-00595.doc

Rodney Horton
RE: DPA P20-00595
April 13, 2020
Page 2 of 2

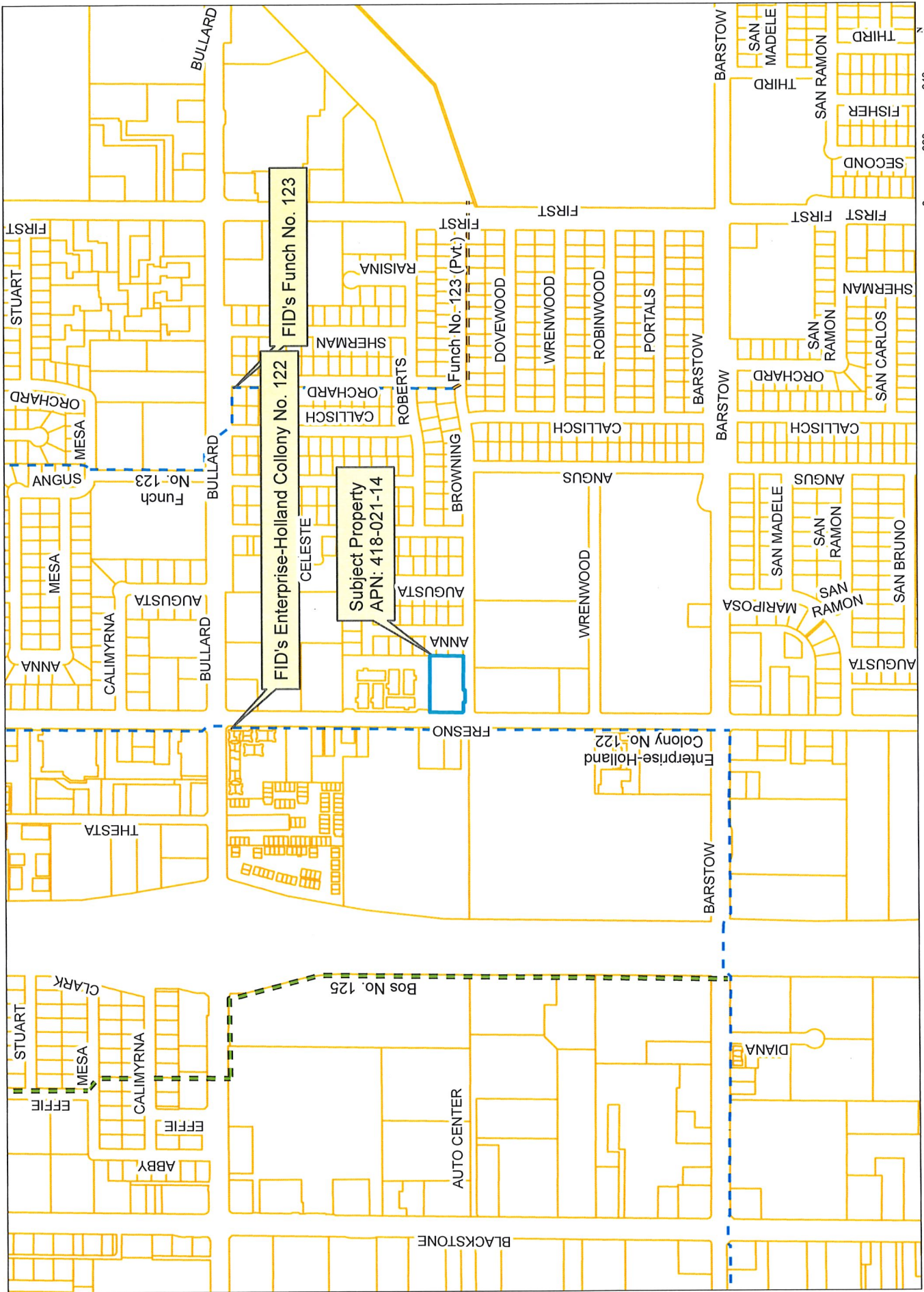
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



Date Saved: 3/17/2020 2:35:56 PM
 Path: G:\Fidgis\2020\20 Master.mxd

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

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



FRESNO IRRIGATION DISTRICT

REC 3/25/2020
DUE 4/15/2020
DRAFT 1
CL

April 8, 2020

Rodney Horton
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

REVISE & FINALIZE

RE: Development Permit Planning Application No. P20-00595
N/E Barstow Avenue and Fresno Street

Dear Mr. Horton:

The Fresno Irrigation District (FID) has reviewed the Development Permit Planning Application No. P20-00595 for which the applicant proposes the construction of a total of four office buildings, APN: 418-021-14. FID has the following comment:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Enterprise-Holland Colony No. 122 runs southerly along the west side of Fresno Street approximately 80 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include and street and/or utility improvements along Fresno Street or in the vicinity of this facility, FID requires it review and approve all plans.

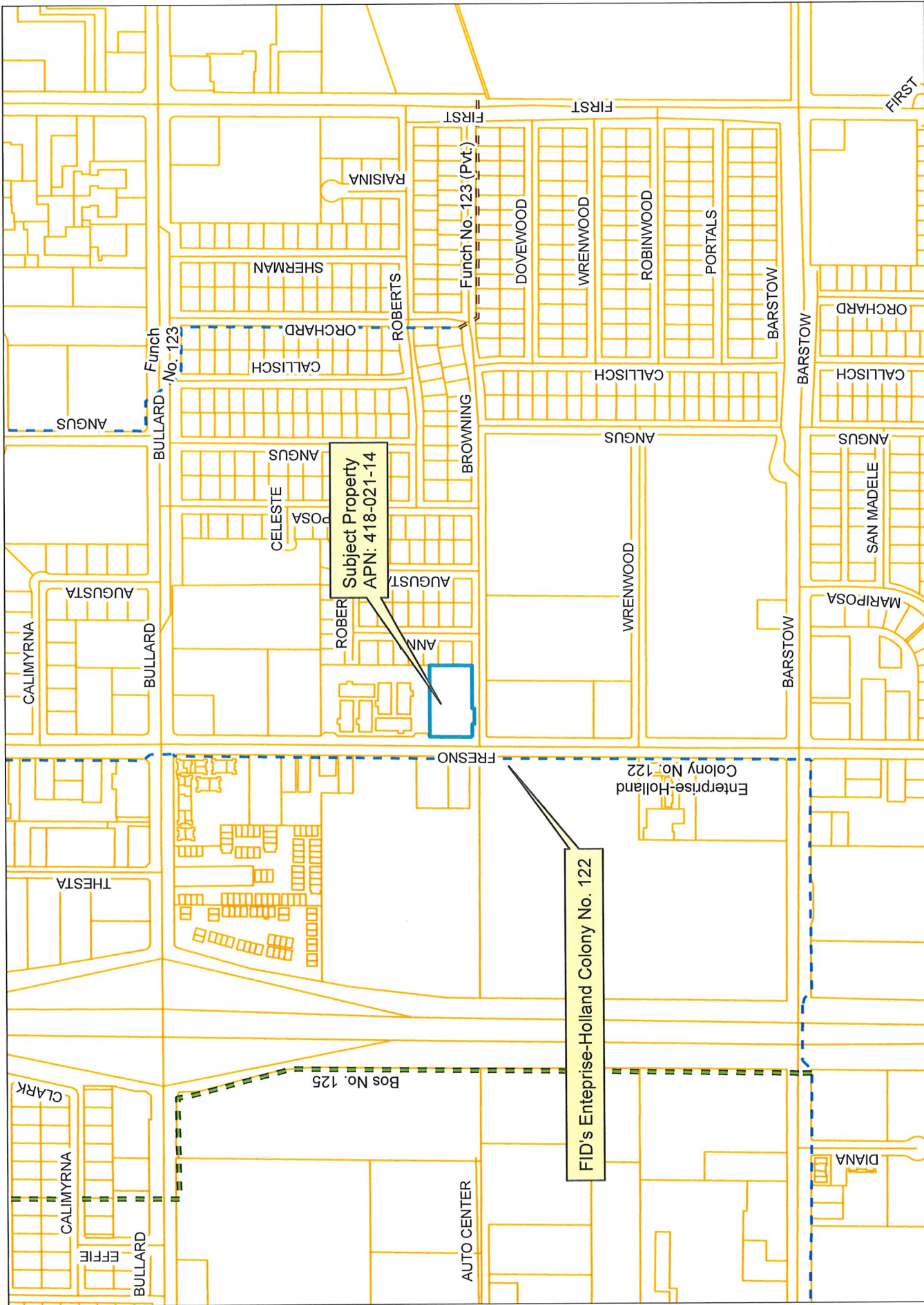
3. Add PVT LINE FUNCH

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.



FRESNO IRRIGATION DISTRICT

Christopher Lundeen

From: do_not_reply@fresno.gov
Sent: Wednesday, March 25, 2020 8:14 AM
To: Engineering Review
Subject: Planning Application P20-00595 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P20-00595 has been assigned for your review. You can review details online.

Application Description: Development Permit Application No. P20-00595 was filed by Bret Giannetta of Giannetta Engineering on behalf of the Lucido Family Partnership and pertains to the 1.07 acres located at 5612 N. Fresno. The applicant proposes to construct two 4,800 sq. ft. and two 2,040 sq. ft. office buildings. The parcel is zoned O/cz.

Associated applications: Plan Amendment - Rezone P20-00596.

Task Information: Irrigation District

Due 4/15

FIRE DEPARTMENT COMMENTS

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

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.



Fresno Metropolitan Flood Control District

Capturing Stormwater since 1956

File 210.414 "L"
210.412 "2020-00596"
310. "L"
400.21

April 15, 2020

Mr. Rodney Horton, Planning Analyst
City of Fresno, Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Mr. Horton,

Rezone Application No. P20-00596
Drainage Area "L"

The proposed rezone lies within the District's Drainage Area "L". The District's system can accommodate the proposed rezone.

If there are any questions concerning this matter, please feel free to contact the District.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Rick Lyons".

Rick Lyons
Engineering Technician III

RL/lrl

k:\letters\rezone letters\fresno\2020\20-00596(l)(rl).docx

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

PUBLIC AGENCY

RODNEY HORTON
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

BRET GIANNETTA, GIANNETTA ENGINEERING
1119 S STREET
FRESNO, CA 93721

PROJECT NO: **2020-00595**

ADDRESS: **5612 N. FRESNO ST.**

APN: **418-021-14**

SENT: **April 15, 2020**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
L	\$11,766.00	NOR Review	\$54.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$276.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$11,766.00		Total Service Charge: \$330.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/21 based on the site plan submitted to the District on 3/25/20 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR DPA No. 2020-00595

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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FR
DPA
No. 2020-00595

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

1. a. Drainage from the site shall BE DIRECTED TO FIRST STREET AND/OR BROWNING AVENUE.
 b. Grading and drainage patterns shall be as identified on Exhibit No.
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as
 None required.

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

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

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

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

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DPA
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7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell

Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 4/15/2020 6:41:01 AM



Rick Lyons

Engineering Tech III

Digitally signed by Rick Lyons Date: 4/15/2020 6:41:01 AM

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

Page 4 of 4

CC:

SAMUEL LUCIDO, LUCIDO FAMILY PARTNERSHIP

516 VILLA, #9

CLOVIS, CA 93612

FR DPA No. 2020-00595

OTHER REQUIREMENTS

EXHIBIT NO. 2

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

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



Preparing Career Ready Graduates



Facilities Management & Planning

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SUPERINTENDENT

Robert G. Nelson, Ed.D.

March 25, 2020

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

Re: **APPLICATION NO. P20-00595**
5612 N. FRESNO ST.

Dear Mr. Horton,

In response to your request for school district information regarding the above planning application for the proposed construction of two 2,040 square-foot buildings and two 4,800 square-foot buildings for office use to be located at 5612 North Fresno Street, Fresno Unified School District submits the following.

Any new commercial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The District levies a commercial/industrial development fee and the current fee rate is \$0.61 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment.

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

c: Bret Giannetta, Applicant/Agent

DWC

July 24, 2020

Phillip Siegrist
City of Fresno
Development and Resource Management Department
2600 Fresno St., Third Floor
Fresno, CA 93721

Project: Planning Application P20-00595

District CEQA Reference No: 20200616

Dear Mr. Siegrist:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City). The project consists of the construction of four office buildings totaling 13,680 square feet (Project). The Project is located at 5612 North Fresno Street, in Fresno, CA (APN 418-021-14).

Project Description

The Project consists of the construction of a general office complex totaling 13,680 square feet with two 4,800 square foot buildings and two 2,040 square foot buildings on 1.06 acres. The office complex will have 53 total parking spaces.

The office complex at full buildout will have up to 52 fulltime employees, the hours of operation will be 8 am to 8 pm, the days of operation will be Monday through Friday, and the number of daily deliveries will be between two and four.

Based on information provided to the District, Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

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

found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: https://www.valleyair.org/transportation/GAMAQI_12-26-19.pdf

The District offers the following comments:

1) Project Related Criteria Pollutant Emissions

- 1a) Construction Emissions:** Construction emissions are short-term emissions and should be evaluated separately from operational emissions. Equipment exhaust, as well as fugitive dust emissions should be quantified. For reference, the District's annual criteria thresholds of significance for construction are listed above.

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

1b) Project Related Operational Emissions– Reduce Idling of Heavy Duty Trucks

The goal of this strategy is to limit the potential for localized PM_{2.5} and toxic air quality impacts associated with failure to comply with the state's Heavy Duty anti-idling regulation (e.g limiting vehicle idling to specific time limits). The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts. Therefore, efforts to ensure compliance of the anti-idling regulation, especially near sensitive receptors, is important to limit the amount of idling within the community, which will result in community air quality benefits.

1c) Health Risk Screening/Assessment

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

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TAC's) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TAC's are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust

emitted from both mobile and stationary sources. List of TAC's identified by OEHHA/CARB can be found at:

<https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants>

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

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

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

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

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

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

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

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

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

1d) Ambient Air Quality Analysis

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

If an AAQA is performed, the analysis should include emissions from both project specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance is available online at the District's website www.valleyair.org/ceqa.

2) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. Here are a couple of example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), and New and Modified Stationary Source Review (Rule 2201).

2a) District Rule 9510 (Indirect Source Review)

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

requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The District has reviewed the information provided and has determined the project size is below the District Rule 9510, section 2.1 applicability threshold of 39,000 square feet for a general office development. Therefore, District Rule 9510 requirements and related fees do not apply to the project.

The AIA application form can be found online at:
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>

2b) District Regulation VIII (Fugitive PM10 Prohibitions)

The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to construction. Information on how to comply with Regulation VIII can be found online at:
http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.

2c) Other District Rules and Regulations

The Project may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

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

3) District Comment Letter

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

If you have any questions or require further information, please contact Michael Corder by e-mail at Michael.Corder@valleyair.org or by phone at (559) 230-5818.

Sincerely,

A handwritten signature in blue ink, appearing to be "Michael Corder", written in a cursive style.

For Arnaud Marjollet
Director of Permit Services

AM: mc