

## Exhibit J

**City of Fresno  
Planning and Development Department**

**Conditions of Approval  
June 18, 2025**

**Development Permit Application No. P22-03749  
Planned Development Permit Application No. P23-03173**

Rob Holt, Supervising Planner

**Development Permit Application No. P22-03749** requests authorization to construct a 48-unit multi-family residential complex consisting of six (6) two-story multi-family residential buildings. The dwelling units would be comprised of 16 one-bedroom units, 20 two-bedroom units, and 12 three-bedroom units. Additionally, on- and off-site improvements include a clubhouse, swimming pool, tot lot, open space, landscaping, curb, gutter, and sidewalk. Direct public vehicular access will be provided via one gated entrance at the southern end of the project site on North Chestnut Avenue for ingress and egress, and one gated entrance at the northern end of the project site for egress only.

**Planned Development Permit Application No. P23-03173** requests authorization to modify the development standards for a reduced parking setback from back of sidewalk for the RM-1 zone district.

**PART A – ITEMS TO BE COMPLETED**



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

Planner to check when completed		
<input type="checkbox"/>	1.	Exhibits A-1 and A-2 dated July 1, 2024, Exhibits L-1 through L-10, F, E-1, E-2, and O-1 through O-3 dated November 9, 2023.  Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record prior to issuance of building permits (see directions below). <b>Submit corrected exhibit(s) per all redlines, comments, and conditions to planner at least 15 days prior to submitting for building permits.</b>
<input type="checkbox"/>	2.	Contact <a href="mailto:Planning@fresno.gov">Planning@fresno.gov</a> to request the assignment of addresses to dwelling units proposed to be created from the development of the subject property.  NOTE: It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final plan (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct, and install all mail receptacle facilities for each location as specified and approved by the USPS.

<input type="checkbox"/>	3.	A minimum six-foot (6') high masonry screen wall is required along the entirety of the western property line adjacent to the single-family residences. <b>Revise Exhibits A-1 and A-2 dated July 1, 2024 to depict the 6' high masonry wall along the western property line. The location of the wall shall be approved by the Fresno Irrigation District (FID).</b>
<input type="checkbox"/>	4.	Development and operations shall comply with all project-specific mitigation measures identified in the attached Project Specific Mitigation Monitoring and Reporting Program checklist prepared for the related Mitigated Negative Declaration (SCH No. 2025040475) dated May 16, 2025.
<input type="checkbox"/>	5.	All recreational activities, including use of the swimming pool, shall comply with FMC Section 15-2506 (Noise).
<input type="checkbox"/>	6.	<b>Revise Exhibit A-1 dated July 1, 2024, to relocate the proposed solid waste enclosure at the southern portion of the site to a minimum of 20 feet from the rear (western) property line, pursuant to FMC Section 15-2016.C.1.</b>
<input type="checkbox"/>	7.	The project shall require a Voluntary Parcel Merger to be recorded prior to issuance of building permits.
<input type="checkbox"/>	8.	Planned Development Permit Application No. P23-03175 is approved to allow for a reduced parking from back of sidewalk setback requirement from 30 feet to 16 feet, subject to the findings pursuant to FMC Section 15-5905.
<input type="checkbox"/>	9.	<p>The general standards of outdoor lighting and illumination still need to be met. Please include the following notes on the plans to comply with FMC Section 15-2015-B:</p> <ul style="list-style-type: none"> <li>• In multi-family districts, exterior lighting with an intensity of at least 0.25 foot-candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks, and open areas with a safe illumination level.</li> <li>• Aisles, passageways, recesses, etc., related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.</li> <li>• All parking lots and garages shall be illuminated with a minimum of 0.5 foot-candle of light.</li> <li>• All exterior doors shall be illuminated during the hours of darkness with a minimum of 0.5 foot-candle of light.</li> </ul> <p>Verify and depict compliance on Exhibits A-1 and A-2 dated July 1, 2024.</p>

**PART B – OTHER AGENCY COMMENTS AND CONDITIONS REQUIREMENTS**

Planner to check when completed		
<input type="checkbox"/>	1.	<b>Department of Public Works (DPW), Land Planning &amp; Community Facilities District (CFD)</b> Comply with all of the requirements included within the attached Public Works memorandum dated January 31, 2024, and Exhibits A-1 through A-3 (redlined site plan) dated October 27, 2023.
<input type="checkbox"/>	2.	<b>Department of Public Works (DPW), Street Tree Requirements</b> Comply with all of the requirements included within the attached Public Works memorandum dated November 13, 2023.
<input type="checkbox"/>	3.	<b>Fire Department</b> Comply with all of the requirements included within the attached Fire Department memorandum dated July 30, 2024.
<input type="checkbox"/>	4.	<b>Fresno County Environmental Health (FCEH)</b> Comply with all of the requirements included within the attached FCEH memorandum dated November 8, 2023.
<input type="checkbox"/>	5.	<b>Department of Public Utilities (Sewer, Water, and Solid Waste)</b> Comply with all of the requirements included within the attached Public Utilities memorandum dated November 16, 2023.
<input type="checkbox"/>	6.	<b>Clovis Unified School District (CUSD)</b> Comply with all of the requirements included within the attached CUSD memorandum dated August 8, 2024.
<input type="checkbox"/>	7.	<b>Fresno Irrigation District (FID)</b> Comply with all of the requirements included within the attached FID memorandum dated November 6, 2023.
<input type="checkbox"/>	8.	<b>Fresno Metropolitan Flood Control District (FMFCD)</b> Comply with all of the requirements included within the attached FMFCD memorandum dated November 16, 2023.
<input type="checkbox"/>	9.	<b>Development Impact Fees</b> Comply with all of the requirements included within the attached Development Impact Fee memorandum dated November 8, 2023.
<input type="checkbox"/>	10.	<b>Building and Safety Services Division</b> Comply with all of the requirements included within the attached Building and Safety Services Division memorandum dated November 14, 2023.

	11.	<b>Pacific Gas &amp; Electric (PG&amp;E)</b> Comply with all of the requirements included within the attached PG&E memorandum dated November 17, 2023.
	12.	<b>San Joaquin Valley Air Pollution Control District (SJVAPCD)</b> Comply with all of the requirements included within the attached SJVAPCD memorandum dated December 11, 2023.

#### PART C – PLANNING DEVELOPMENT CODE STANDARDS

1. **Density and Massing Development Standards:** Development shall take place in accordance with FMC Section 15-1003.
2. **Site Design Development Standards:** Development shall take place in accordance with FMC Section 15-1004.
3. **Parking and Loading:** All parking shall be provided in accordance with the City of Fresno Parking Manual and in accordance with FMC, Chapter 15, Article 24. Provide short-term bike parking, as required pursuant to FMC Section 15-2429.
4. **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 plan 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 FMC Chapter 15, Article 23.
5. **Fencing:** All fencing, walls, and hedges shall be provided and installed in accordance with FMC Section 15-2006.

#### PART D – PLANNING – OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General Plan, Woodward Park Community Plan, and with the Medium High Density Residential planned land use designation.
2. Development shall take place in accordance with the RM-1/UGM/cz (*Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning*) zone district and all other applicable sections of the Fresno Municipal Code.
3. Comply with the operational statement dated November 9, 2023.
4. Comply with the mitigation measures of the Project Specific Mitigation Monitoring and

Reporting Program checklist prepared for the related Mitigated Negative Declaration dated May 16, 2025 (SCH No. 2025050744).

5. Conditions of zoning were placed on the site in 1999 with approval of Rezone Application No. R-99-15. This application is subject to compliance with the conditions of zoning for Rezone Application No. R-99-15.
6. Development shall comply with the City of Fresno Parking Manual, California Building Code, and American with Disabilities Act requirements.
7. Property development standards and operational conditions are contained in FMC Articles 10 (Multi-Family Districts), 20 (General Site Requirements), 23 (Landscape), 24 (Parking and Loading), and 25 (Performance Standards). Any project revisions, development and operation must comply with these property development standards and operational conditions.
8. Development shall take place in accordance with the "General Notes and Requirements for Entitlement Applications" listed below, if applicable.

#### **PART E – MISCELLANEOUS REQUIREMENTS AND GENERAL NOTES**

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

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

3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the FMC to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under the FMC shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

#### **FENCES/WALLS, LANDSCAPING, PARKING**

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

14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
  - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
  - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
  - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
18. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Current Planning Division. (Include this note on the landscape plan.)
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the FMC.
21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.



22. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the FMC shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. (Include this note on the site plan.)
24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. (Include this note on the site plan.)
25. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. Depict all proposed lights on the site plan.
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the FMC. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five-foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
27. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.
28. The parking lot is required to meet the [City of Fresno's Parking Manual, Public Works Standards \(P-21, P-22, and P-23\) and Specifications](#). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

## **SIGNAGE**

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. (Include this note on the site plan.)
31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at: [Click Here](#)

32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:

- a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
- b) The maximum area of exempt window signage shall not exceed three square feet in area.

33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

34. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

### **MISCELLANEOUS**

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at any time, measured at the nearest subject property line.

36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public streetlights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.

38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.

39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'. The United States Post Office will only recognize addresses assigned by the

City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

40. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (Sections 6-701 et seq.)

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

[www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://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](http://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](http://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](http://www.casqa.org)).

41. Screen all roof-mounted equipment from the view of public rights-of-way. Depict all mechanical equipment on site plan and elevations.
42. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
43. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
44. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.

45. Open street cuts are not permitted; all utility connections must be bored.
46. **CROSS-CONNECTION CONTROL.** A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
47. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
48. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor 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.

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

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

### **51. CITYWIDE DEVELOPMENT IMPACT FEES**

- a) **Traffic Signal Charge** (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
- b) **Fire Facilities Fee** (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

- c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units).
- d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

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

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

53. FRESNO COUNTY FACILITY IMPACT FEE

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

54. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

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

55. SCHOOL FEES

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

56. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.
- b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

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

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

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

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

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

60. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
61. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
62. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
63. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
64. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.
65. For Standard Drawings [Click Here](#)

66. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist [Click Here](#).
67. Traffic Planning Checklist [Click Here](#).
68. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at [Jill.Gormley@fresno.gov](mailto:Jill.Gormley@fresno.gov).