

Exhibit H

Development Permit No. P23-03784 Department and Agency Comments

To be checked when completed where applicable

- | | |
|--------------------------|--|
| <input type="checkbox"/> | 1. Airports:

Airspace Protection <ul style="list-style-type: none">Airspace review required for any objects (temporary or permanent) over 100 feet tall. |
| <input type="checkbox"/> | 2. Air Pollution Control District:

<u>2/1/2024</u> : CEQA Comment Letter Submitted.

<u>7/10/2024</u> : Per an email from SJVAPCD on 7/10/2024, since the increase in construction is minimal and there is no increase in operational emission, there will be no revisions to the previously provided comment letter dated February 1, 2024. |
| <input type="checkbox"/> | 3. Council Member:

No comment. No response received within timeframe. |
| <input type="checkbox"/> | 4. Fresno Unified School District:

Fresno Unified School District response uploaded to Documents. Thank you. |
| <input type="checkbox"/> | 5. DPU Solid Waste Division:

<u>2/16/2024</u> : Review completed with conditions. DPU conditions of approval uploaded to documents section.

<u>6/4/2024</u> : Review complete. Previously issued conditions are valid and still applicable. |
| <input type="checkbox"/> | 6. DPU Planning and Engineering:

<u>2/16/2024</u> : Review completed with conditions. DPU conditions of approval uploaded to documents section.

<u>6/4/2024</u> : Review complete. Previously issued conditions are valid and still applicable. |
| <input type="checkbox"/> | 7. DPU Water Division:

<u>2/16/2024</u> : Review completed with conditions. DPU conditions of approval uploaded to documents section.

<u>6/4/2024</u> : Review complete. Previously issued conditions are valid and still applicable. |
| <input type="checkbox"/> | 8. Development And Impact Fee Estimate:

City of Fresno Development Impact Fee Estimate - Reference document: P23-03784 - Golden Charter Academy - 741 W Belmont Ave.pdf |
| <input type="checkbox"/> | 9. DPW - Traffic Planning:

<u>3/8/2024</u> : Conditions will be uploaded once Public Works has had a chance to review and comment on the Traffic Impact Study and overhead utility conversion to underground system. For questions contact Braulio Flores at Braulio.Flores@fresno.gov or at (559) 621-8806. |

	<p><u>6/20/2024</u>: See Public Works, Land Planning Section conditions of approval and redline Exhibit CP1, in the record attachments. For questions, please contact Braulio Flores at Braulio.Flores@fresno.gov or at (559) 621-8806.</p> <p><u>8/23/2024</u>: See Public Works, Land Planning Section REVISED conditions of approval, in the record attachments. For questions, please contact Braulio Flores at Braulio.Flores@fresno.gov or at (559) 621-8806.</p>
<input type="checkbox"/> 10.	<p>DPW – TIS Review:</p> <p><u>3/13/2024, Additional Information Requested</u>: Comments provided on TIS Scope via email on 3/13/2024.</p> <p><u>6/3/2024, Review Complete</u>: See attached TIS 24-002 P23-03784 P23-03785 Letter dated 2024-05-31.</p>
<input type="checkbox"/> 11.	<p>DPW – CFD:</p> <p>If development is required to install pedestrian-oriented lighting, CFD annexation will be applicable. See Public Works, Traffic Planning's Conditions of Approval for maintenance requirements.</p>
<input type="checkbox"/> 12.	<p>DPW Public Works Engineering:</p> <p><u>2/8/2024</u>: See Public Works, Traffic Planning's Conditions of Approval for Street Tree requirements.</p> <p><u>6/3/2024</u>: See Public Works, Traffic Planning's Conditions of Approval for street tree requirements.</p>
<input type="checkbox"/> 13.	<p>Fire Department:</p> <p><u>2/6/2024, Revisions Required</u>: All back checks are performed electronically through the Accela Program (FAASTER portal). You must submit the following documentation to the Building Department:</p> <ol style="list-style-type: none"> 1) Provide copy of the original submittals (drawings, calculations, and supporting documents) including mark-ups from the plan reviewers who worked on your documents. 2) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded). 3) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding back check submittals, please contact the Building Department. <p>If you have questions and would like more information regarding FFD Development Policies, please see the following: https://www.fresno.gov/fire-training/manuals-and-forms/</p> <p>Fire Department back check items require a sign-off from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.</p> <p>All revisions to plans shall be called out with a cloud or delta.</p>

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.

1. Note the following on the plan: Address Identification. For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. 2022 FMC, Section 10-50912.4.4
2. The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size. (FFD Development Policy 405.025)
3. The DRC Notes address access to the eastern wing. The submitted site plan indicates an emergency fire access drive; it appears the access drive needs to be extended to meet the following requirement: All building openings shall be accessible within 200 feet of a public street, private driveway, or other approved access. (FFD Development Policy 403.002)
4. Site plan, keynote #25, the legend does not indicate the surface of the fire access drive. Clarify the drive access material and note the following on the plan: Required fire apparatus access lanes shall be provided year-round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002)
5. Site plan, keynote #25, the fire drive access appears to below the 20ft requirement. Revise/show the drive access width and note the following on the plan: Regardless of parking configurations, a minimum clear drive width of 20 feet shall be required. The Fire Marshal (or designee) may require increases in these widths. (FFD Development Policy 403.002)
6. Site plan, keynote #25 indicates the drive approach is to the P-59 standard. Revise the P-59 to the following: An emergency drive approach shall be installed at the entrance of the fire department only access road which complies with Public Works Standard Drawing P-67 and P-68.
7. Note the following on the plan: An approved Fire/Police padlock shall be installed on gates used solely for emergency vehicle access. Fire/Police padlocks may be used in conjunction with other approved locking devices. Padlocks shall be an approved City of Fresno bypass lock. (FFD Development Policy 403.002) Fire/Police padlocks may be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. (FFD Development Policy 403.004)
8. Applicable to site plan keynote #25, provide the following note on the plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate: "FIRE LANE" (in 6-inch letters) "VEHICLES REMOVED AT OWNER'S

EXPENSE” (in 2-inch letters) “FRESNO POLICE DEPARTMENT @ (559) 621-7000” (in 1-inch letters)

9. Site plan, south side of Building C at the MRP, there appears to be a pedestrian gate. Clarify if this is a pedestrian gate; it was used to measure walking access hose pull. This gate and the pedestrian gate along Delno shall be 4ft in width: All gates across fire hose and equipment access points shall be a minimum of 4-foot clear width.
10. Note the following on the plan: Fire hose pull, and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36-inch horizontal clearance around openings and continuous 7-foot vertical clearance. (FFD Development Policy 403.002)
11. Note the following on the plan: Required walking access shall be designed to prevent sharp turns and obstacles which would hinder the carrying of hoses, ground ladders and other handheld equipment.
12. Note the following on the plan: All required fire hose and equipment access gates shall remain unlocked or be provided with Police/Fire bypass locks. (“Best” padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

6/7/2024, Final Approval: 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.

14. **Flood Metropolitan Flood Control District (FMFCD) Fees:**

See attached FMFCD Notice of Requirements (NOR). NOR Review fees & Grading Plan Review fees are due. **\$71 NOR Review Fee and \$363 Grading Plan Review fee all due on this project.**

15. **Fresno County Environmental Health:**

Recommended Conditions of Approval:

- Concurrent to submitting plans to the State Architect, the applicant shall also submit complete food facility plans and specifications to the Fresno County Department of Public Health Department, Environmental Health Division for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to cafeteria/food service operations, the applicant will be required to 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.
- Applicants proposing 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 proposed project has the potential to expose nearby residents to elevated noise levels. It is recommended that the city require a noise study to offer potential mitigation measures to residential homes abutting the project. 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.

The following comments pertain to the demolition of any existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to demolishing work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (560) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

16. **Flood Irrigation District:**

Please refer applicant to FID's comments in Documents.

17. **Historic Preservation:**

This item has been discussed in the Historic Preservation Commission meeting on July 24, 2023. It was found that the existing building is not eligible for Fresno's Local Register of historic places.

18. **PG&E:**

Please see the PG&E Impact Letter uploaded to the project documents.

<input type="checkbox"/>	19. Police Department: No comment.
<input type="checkbox"/>	20. Building and Safety: The items below require a separate process with additional fees and timelines, in addition to the Development Permit Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division. 1) Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Division for approval permits for the proposed project. All construction documents shall be designed, stamped, and signed by a licensed architect/engineer. Provide a complete code analysis for all proposed buildings within the construction documents. The proposed buildings shall meet all the requirements of CBC section 452.
<input type="checkbox"/>	21. Long Range Planning: Property is located in an area with a recently adopted plan [Downtown Neighborhood Community Plan] Please see www.fresno.gov/downtownplan for more information.
<input type="checkbox"/>	22. Fresno Area Express: No comment.
<input type="checkbox"/>	23. Council District Committee: The Council District 3 Project Review Committee was presented this project on February 27, 2024. There were three committee members present, and they all recommended approval of the project. Draft minutes have been uploaded to the record.
<input type="checkbox"/>	24. US Postal Service: No comment. No response within timeframe.

Planned Development Permit No. P23-03785 Department and Agency Comments

To be checked when completed where applicable

<input type="checkbox"/>	1. Council District Committee: The Council District 3 Project Review Committee was presented this project on February 27, 2024. There were three committee members present, and they all recommended approval of the project.
<input type="checkbox"/>	2. Council Member: No comment. No response received within timeframe.
<input type="checkbox"/>	3. Fire Department:

- 2) 2/6/2024, Revisions Required: All additional/revised submittals are performed electronically through the Accela Program (FAASTER portal). You must submit the following documentation: Provide copy of the original submittals (drawings, calculations, and supporting documents) including mark-ups from the plan reviewers who worked on your documents.
- 3) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded or noted with a delta). 3) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding additional/revised submittals, please contact the Building Department.

If there are questions regarding FFD Development Policies, you may access them at: <https://www.fresno.gov/fire-training/manuals-and-forms/>.

Fire Department correction items require approval from Fire Department staff. Correction items approved by any person other than sworn Fire Department staff are invalid.

All revisions to plans shall be called out with a cloud or delta.

1. Note on plan: All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 15-foot minimum lanes are required.
2. Show on plan with width on the East side 20' fire drive lane. The fire lane measures 14 feet wide. The lane must measure 20 feet wide starting from the street.
3. Note on plan: Gates, posts, or other barriers approved by the fire department shall be installed at each entrance to emergency vehicle access points. (FFD Development Policy 403.002)
4. Note on plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate: "FIRE LANE" (in 6-inch letters) "VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2-inch letters) "FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1-inch letters)
5. Note on plan: An approved Fire/Police padlock shall be installed on gates used solely for emergency vehicle access. Fire/Police padlocks may be used in conjunction with other approved locking devices. Padlocks shall be an approved City of Fresno bypass lock. (FFD Development Policy 403.002) Fire/Police padlocks may be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. (FFD Development Policy 403.004)
6. Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch-wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005)
7. Show on plan: Fire Lane in front of the East side 20' fire drive lane.

8. Note on plan: An emergency drive approach shall be installed at the entrance of the fire department only access road which complies with Public Works Standard Drawing P-67 and P-68.
9. Note on plan: All building openings shall be accessible within 200 feet of a public street, private driveway, or other approved access. (FFD Development Policy 403.002)
10. Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6-inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)
11. Note on plan: All types of access shall not exceed a 10 percent grade or contain any irregularity creating an angle of approach or departure in excess of 10 percent, except as approved by the Fire Marshal (or designee). (FFD Development Policy 403.002)
12. Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size. (FFD Development Policy 405.025)
13. Note on plan: Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2022 CFC, Section 912.2.1.
14. Note on plan: Address Identification. For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. 2022 FMC, Section 10-50912.4.4
15. Note on plan: Fire hose pull, and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36-inch horizontal clearance around openings and continuous 7-foot vertical clearance. (FFD Development Policy 403.002)
16. Note on plan: Required walking access shall be designed to prevent sharp turns and obstacles which would hinder the carrying of hoses, ground ladders and other handheld equipment.
17. Note on plan: All gates across fire hose and equipment access points shall be a minimum of 4-foot clear width.
18. Note on plan: All required fire hose and equipment access gates shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.
19. Show on plan: X-1 keyed "Best" padlock model 21B700 series, or X-1 key box on the outside by the Westside fire access sliding gates (#30).

20. Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4½ inch outlet shall face the access lane.

21. 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.

6/7/2024, Final Approval: 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.

February 1, 2024

Brittany Martin
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Project: Development Permit Application No. P23-03784

District CEQA Reference No: 20240073

Dear Ms. Martin,

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Permit (DP) from the City of Fresno (City) for the above project. Per the DP, the project consists of the construction of a new Fresno Unified School District K – 8 Charter School, on 2.35 total acres, made up of 19 classrooms at 34,499 square feet (Project). The Project is located at 741 West Belmont Avenue in Fresno, CA. The Project lies within one of the communities in the state selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (Garcia) in an effort to reduce air pollution exposure in impacted disadvantaged communities.

The District offers the following comments at this time regarding the Project:

1) Assembly Bill 617

AB 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The South Central Fresno AB 617 community is one of the statewide communities selected by CARB for development and implementation of a CERP.

Following extensive community engagement and collaboration with the Community Steering Committee, the CERP for the South Central Fresno Community was adopted by the District's Governing Board in September 2019 and by CARB in February 2020.

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

During the development of the CERP, the Community Steering Committee expressed concerns regarding the proximity of emission sources to nearby sensitive receptors like schools, homes, day care centers, and hospitals, and the potential future industrial development within the community that may exacerbate the cumulative exposure burden for community residents. The Community Steering Committee also expressed the desire for more meaningful avenues of engagement surrounding the land-use decisions in the area. As these issues can most effectively be addressed through strong partnerships between community members and local land-use agencies. Furthermore, the District recommends the City assess the emission reductions measures and strategies included in the CERP and address them in the environmental assessment, as appropriate, to align the City work with the air pollution and exposure reduction strategies and measures outlined in the CERP.

For more information regarding the CERP approved for South Central, please visit the District's website at:

<http://community.valleyair.org/selected-communities/south-central-fresno>

2) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

2a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

3) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) 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.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A “Prioritization” is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association’s (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District’s established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

4) 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 State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant. An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would 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: <https://ww2.valleyair.org/permitting/ceqa/>.

5) Vegetative Barriers and Urban Greening

There are single-family residential units surrounding the Project, in addition to the Fresno Chaffee Zoo, which is north of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a

measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units, Zoo).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

6) Clean Lawn and Garden Equipment in the Community

Since the Project consists of educational development, gas-powered educational lawn and garden equipment have the potential to result in an increase of NO_x and PM_{2.5} emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

7) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

8) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating

Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations/>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

8a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

8b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of educational development.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

8c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule

4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

8d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:

<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

8e) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII,

specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at: <https://ww2.valleyair.org/dustcontrol>

8f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

9) 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 Dylan Casares by e-mail at Dylan.Casares@valleyair.org or by phone at (559) 230-2374.

Sincerely,

Brian Clements
Director of Permit Services



For: Mark Montelongo
Program Manager

June 13, 2024

Planning Department
City of Fresno
2600 Fresno St., 3rd Floor
Fresno, CA 93721-3604

Re: Air Impact Assessment (AIA) Application Approval
ISR Project Number: C-20240175
Land Use Agency: City of Fresno
Land Use Agency ID Number: Development Permit/planned Development
(P24-03784 and P24-03785)

To Whom It May Concern:

The San Joaquin Valley Air Pollution Control District (District) has approved the Air Impact Assessment (AIA) application for the Golden Charter Academy, Belmont Campus project, located at 705 and 741 W Belmont Ave in Fresno, California. The Project consists of a 34,499 square foot K-8 charter school with a 480 student and 60 staff capacity. The District has determined that the mitigated baseline emissions for construction and operation will be less than two tons NO_x per year and two tons PM₁₀ per year. Pursuant to District Rule 9510 Section 4.3, this project is exempt from the requirements of Section 6.0 (General Mitigation Requirements) and Section 7.0 (Off-site Emission Reduction Fee Calculations and Fee Schedules) of the rule. As such, the District has determined that this project complies with the emission reduction requirements of District Rule 9510 and is not subject to payment of off-site fees.

Pursuant to District Rule 9510, Section 8.4, the District is providing you with the following information:

- A notification of AIA approval (this letter)
- A statement of tentative rule compliance (this letter)
- An approved Monitoring and Reporting Schedule
- A copy of the Air Impact Assessment Application

Certain emission mitigation measures proposed by the applicant may be subject to approval or enforcement by the City of Fresno. No provision of District Rule 9510 requires action on the part of the City of Fresno, however, please review the enclosed list of mitigation measures and notify the District if the proposed mitigation measures are

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

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inconsistent with your agency's requirements for this project. The District can provide the detailed emissions analysis upon request.

If you have any questions, please contact Mr. Harout A Sagherian by telephone at (559) 230-5860 or by email at harout.sagherian@valleyair.org.

Sincerely,

Tom Jordan
Director of Policy and Government Affairs

A handwritten signature in blue ink, appearing to read 'Tom Jordan', with a stylized flourish at the end.

For: Mark Montelongo
Program Manager

Enclosures

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

Project Name:	GOLDEN CHARTER ACADEMY, BELMONT CAMPUS
Applicant Name:	GOLDEN CHARTER ACADEMY
Project Location:	705 AND 741 W BELMONT AVE BELMONT NEAR SR 99 APN(s): 458-121-17, 458-121-19
Project Description:	LAND USE: Educational Facilities - 34499 Square Feet - Elementary School Educational Facilities - 34499 Square Feet - Elementary School Educational Facilities - 34499 Square Feet - Elementary School Educational Facilities - 34499 Square Feet - Elementary School ACREAGE: 2.31
ISR Project ID Number:	C-20240175
Applicant ID Number:	C-303955
Permitting Public Agency:	CITY OF FRESNO
Public Agency Permit No.	DEVELOPMENT PERMIT/PLANNED DEVELOPMENT (P24-03784 AND P24-03785)

Existing Emission Reduction Measures

Enforcing Agency	Measure	Quantification	Notes
There are no Existing Measures for this project.			

Non-District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Source Of Requirements
CITY OF FRESNO	Improve Pedestrian Network	Within Project Site	

Number of Non-District Enforced Measures: 1

District Enforced Emission Reduction Measures

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Exempt from Off-site Fee	For each project phase, within 30-days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30-days of the end of each phase of construction.	(Compliance Dept. Review)	

Indirect Source Review Complete Project Summary Sheet & Monitoring and Reporting Schedule

(District Enforced Emission Reduction Measures Continued)

Enforcing Agency	Measure	Specific Implementation	Measure For Compliance	District Review
SJVAPCD	Construction and Operation - Recordkeeping	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.	(Compliance Dept. Review)	
SJVAPCD	Construction and Operational Dates	For each project phase, maintain records of (1) the construction start and end dates and (2) the date of issuance of the first certificate of occupancy, if applicable.	(Compliance Dept. Review)	
SJVAPCD	Improve Destination Accessibility	1.98 miles (distance to downtown or job center)	(Compliance Dept. Review)	
SJVAPCD	Increase Transit Accessibility	1/4 miles (distance to transit station)	(Compliance Dept. Review)	

Number of District Enforced Measures: 5

Indirect Source Review (ISR) - Air Impact Assessment (AIA) Application

A. Applicant Information			
Applicant/Business Name: Golden Charter Academy			
Mailing Address: 2445 Capitol Street #110	City: Fresno	State: CA	Zip: 93721
Contact: Robert Golden	Title: President and CEO		
Is the Applicant a licensed state contractor? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:			
Phone: 559-515-6417	Email:		

B. Agent Information (if applicable)			
Agent/Business Name: Zack Urban Solutions, Inc.			
Mailing Address: PO Box 4772	City: Fresno	State: CA	Zip: 93744
Contact: Dan Zack	Title: President		
Phone: 650-743-5960	Email: dan@zackurban.com		

C. Project Information			
Project Name: Golden Charter Academy, Belmont Campus			
Project Location	Street: 705 and 741 W Belmont Ave	City: Fresno	Zip: 93728
Cross Streets: Belmont near SR 99		County: Fresno	
Permitting Agency: City of Fresno	Planner: Brittany Martin	Contact Number: 559-621-8059	
Permit Type and Number (if known): Development Permit/Planned Development (P24-03784 and P24-03785)			
Subject to Project-Level Discretionary Approval? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Last Project-Level Discretionary Approval Date: NA	
		Last Project-Level Ministerial Approval Date: NA	

D. Project Description			
Please briefly describe the project (e.g.: 300 multi-family residential units apartments or 6 miles road widening): The Golden Charter Academy, presently located at 1626 W Princeton Ave, proposes to construct a new campus in the Parkside neighborhood for a K – 8 charter school. The school will have 34,499 SF of building floor area and a capacity of 480 students and 60 staff members.			
For Residential/Non-Residential/Mixed-Use please check the box next to each applicable land use below:			
<input type="checkbox"/> Commercial / Retail	<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Residential	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Other: _____
For Transportation/Transit please check the box next to each applicable land use below:			
<input type="checkbox"/> New Road Construction	<input type="checkbox"/> Expansion to an Existing Road	<input type="checkbox"/> Bridge / Overpass	<input type="checkbox"/> Interchange or Intersection Improvements
Select land use setting: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			

E. Notice of Violation
Is this application being submitted as a result of receiving a Notice of Violation (NOV)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, NOV #:

FOR DISTRICT USE ONLY			
Filing Fee Received: _____ Date Paid: _____ Applicant #: C-303955	Check #: _____ Project #: C-20240175	Date Stamp: Finance	Date Stamp: Permit Received 5/16/2024 SJVAPCD Permit Services

F. Voluntary Emission Reduction Agreement (VERA)

Is this project part of a larger project for which there is a VERA with the District? No Yes, VERA #:

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? No Yes

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.	458-121-17	1.86	Golden Charter Academy
2.	458-121-19	0.45	Fresno Chaffee Zoo
3.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org/ISR.

I. Project Development and Operation

Will the project require demolition of existing structures?	<input type="checkbox"/> Yes, complete J
	<input checked="" type="checkbox"/> No, complete K

J. Demolition

Total square feet of building(s) footprint to be demolished:	Number of Building Stories:
Demolition Start Date (Month/Year):	Number of Days for Demolition:

K. Timing

Expected number of work days per week during construction? 5 days 6 days 7 days

For **Transportation/Transit** projects, please complete L-1

For Residential/Non-Residential/Mixed-Use projects, will it be developed in multiple phases?	<input checked="" type="checkbox"/> No, complete L-2
	<input type="checkbox"/> Yes, complete L-3

L-1. Transportation / Transit Development and Timing Details

Please note that development timelines provided within this section should reflect actual work time, and should not account for possible project delays.

Start of Construction (Month/Year):	End of Construction (Month/Year):
Number of actual construction days:	
Length of road being constructed: _____ miles	Width of road being constructed: _____ feet
Predominant Soil Type (choose one): <input type="checkbox"/> Sand Gravel	<input type="checkbox"/> Weathered Rock – Earth <input type="checkbox"/> Blasted Rock
Amount of soil imported: _____ cubic yards	Amount of soil exported: _____ cubic yards
Amount of asphalt imported: _____ cubic yards	Amount of asphalt exported: _____ cubic yards
Total area to be disturbed: _____ acres	Maximum area disturbed per day: _____ acres
Average truck capacity: _____ cubic yards	Will water trucks be used? <input type="checkbox"/> Yes <input type="checkbox"/> No

L-2. Single Phase Development

Start of Construction (Month/Year): August 2024	Gross Acres: 2.31
End of Construction (Month/Year): September 2025	Net Acres (area devoted to buildings/structures): 1.5
First Date of Occupation (Month/Year): September 2025	Paved Parking Area (# of Spaces): 33
Building Square Footage: 34,499	Number of Dwelling Units: 0

L-3. Phased Site Development and Building Construction

In addition to the information below you can submit phase specific activity timeline found on District's website at www.valleyair.org/ISR.

1	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
2	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

Additional sheets for phasing information can be found on the District's website at www.valleyair.org/ISR.

M. On-Site Emission Reduction Measures (Mitigation Measures)

Listed below are categories of possible mitigation measures for applicants to implement that will reduce a project's impact on air quality. Check "Yes" next to any measure that will be utilized for this project, and please complete the corresponding page in this form to identify specifics related to that measure. If a category is not applicable to the project, check "No" and provide justification for not selecting the measure. Also, the applicant is encouraged to provide any mitigation measures including supporting documentation that are not listed on this application form for District consideration. For reference, see www.valleyair.org/ISR for potential additional mitigation measures.

Clean Construction Fleet Mitigation Measure below can be selected for all development types

1. Clean Construction Fleet (Note: Making a commitment to using less polluting construction equipment)

Yes, please complete mitigation measure 1 below

No, please provide justification why not selected: All equipment used will be CARB compliant. The equipment will meet the California Air Resources Board's (CARB) emission standards. CARB-compliant equipment produces fewer harmful emissions, toxins, and particulates. Less polluting vehicles will not be used due to cost considerations.

Operational Mitigation Measure below can be selected for all development types, except for transportation and transit projects

2. Clean On-Road Trucks (e.g. Heavy Duty Trucks, Medium Duty Trucks, and Light Duty Trucks)

Note: Operational fleet will use zero and/or near-zero emissions for all or part of its activities.

Yes, please complete applicable mitigation measure 2a through 2c below

No, please provide justification why not selected: Not applicable

3. On-Site Zero Emission Off-Road Vehicles and Equipment (e.g. electric forklifts and electric yard trucks)

Yes, please complete applicable mitigation measure 3 below

No, please provide justification why not selected: Not applicable (the school does not have off-road vehicles, but will have 2 to 4 electric vans)

4. Solar Panels (e.g. incorporate solar panels in the project)

Yes, please complete applicable mitigation measure 4 below

No, please provide justification why not selected: _____

5. Electric Vehicle (EV) Chargers (e.g. incorporate onsite EV charging infrastructure)

Yes, please complete applicable mitigation measure 5 below

No, please provide justification why not selected: _____

6. Clean Lawn and Garden Equipment (e.g. electric mowers, electric leaf blowers, electric trimmers, etc.)

Yes, please complete applicable mitigation measure 6 below

No, please provide justification why not selected: This is a small non-profit school and it needs to be budget-conscious.

7. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.)

Yes, please complete applicable mitigation measures 7a through 7f below

No, please provide justification why not selected: _____

8. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.)

Yes, please complete applicable mitigation measures 8a through 8c below

No, please provide justification why not selected: 8b: The site area is only 2.31 acres and the street network is already built out. 8c: It is just a small school.

9. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.)

Yes, please complete applicable mitigation measure 9a through 9e below

No, please provide justification why not selected: Reducing the off-street parking supply would have subjected the project to extra scrutiny and delay. We do not control the on-street parking, and the City does not meter parking outside of Downtown.

10. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.)

Yes, please complete applicable mitigation measures 10a through 10f below

No, please provide justification why not selected: The school has considered this and is open to it, but has not yet determined it is warranted.

11. Hearth (e.g. woodstoves or fireplaces)

Yes, please complete mitigation measure 11 below

No, please provide justification why not selected: Not applicable

12. Exceed Title 24 (e.g. exceed California Title 24 required energy efficiency for building(s) associated with the project)

Yes, please complete applicable mitigation measures 12 below

No, please provide justification why not selected: _____

N. Review Period

You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days.

I request to review a draft of the District's analysis.

O. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org/ISR.

P. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org/ISR.

Q. Attachments

Required:

- Tract Map or Project Design Map
- Vicinity Map
- Application Filing Fee
\$841.00 for mixed use / non-residential / transportation / transit projects
OR
\$562.00 for residential projects only

If applicable:

- Letter from Applicant granting Agent authorization
- Fee Deferral Schedule Application
- Monitoring & Reporting Schedule
- Supporting documentation for selected Mitigation Measures

R. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter signed by the Applicant is provided).

Name (printed): Daniel Zack

Title: President

Signature: 

Date: May 10, 2024

Mitigation Measures

Mitigation Measure 1: Construction Clean Fleet

Will the project use a construction clean fleet to achieve the emission reductions required by District Rule 9510?

(By checking "yes" the Applicant is committing to achieving the following emission reduction requirements: 20% for NOx and 45% for PM10 compared to the statewide average.)

No, please complete justification in Section M above

Yes*, please be aware of the requirements below:

***If yes**, daily records of the total hours of operation for each piece of equipment greater than 50-horsepower being used on the project site during construction must be maintained. Within 30-days of completing construction of each project phase, a report summarizing total hours of operation by equipment type, equipment model year and horsepower for each piece of construction equipment greater than 50-horsepower must be submitted to the District. To assist in this recordkeeping, the *Construction Clean Fleet Data Template* is available on the District's website at www.valleyair.org/ISR.

Please note: if the required construction emission reductions under Rule 9510 cannot be achieved, fees are required in order to mitigate the remaining balance of emissions. For each project phase, the District will verify that the fleet details achieved the required emission reductions

Mitigation Measure 2a: Clean On-Road Heavy Duty Trucks

Will the project use any operational clean Heavy Duty Trucks (On-road vehicles with a gross vehicle weight greater than 26,000 pounds)?

For example, zero-emission electric trucks and/or near-zero emission trucks meeting CARBs established emission standard of 0.02 g/bhp-hr NOx.

No, please complete justification in Section M above

Yes*, please complete section below:

1. Number of trucks for Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

2. Trip length in miles each of the following types of trucks will travel one way for the Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

3. Expected number of one-way trips per year for each of the following types of trucks for the Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

***If yes**, by selecting this measure there will be a condition placed on the monitoring and reporting schedule to ensure compliance. Records of the fleet data, including truck type, will be required to be submitted to the District on an annual basis.

Please note: by selecting this measure, you are certifying to the District that the above operational clean fleet vehicles have not been funded by state or District grant programs.

Mitigation Measure 2b: Clean On-Road Medium Duty Vehicles

Will the project use any operational clean Medium Duty Vehicles (On-road vehicles with a gross vehicle weight between 14,001 pounds and 26,000 pounds)?

For example, zero-emission electric vehicles, zero emission last mile delivery trucks or vans and/or near-zero emission vehicles meeting CARB's established emission standard of 0.02 g/bhp-hr NOx.

No, please complete justification in Section M above

Yes*, please complete section below:

1. Number of trucks for Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

2. Trip length in miles each of the following types of trucks will travel one way for the Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

3. Expected number of one-way trips per year for each of the following types of trucks for the Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

***If yes**, by selecting this measure there will be a condition placed on the monitoring and reporting schedule to ensure compliance. Records of the fleet data, including truck type, will be required to be submitted to the District on an annual basis.

Please note: by selecting this measure, you are certifying to the District that the above operational clean fleet vehicles have not been funded by state or District grant programs.

Mitigation Measure 2c: Clean On-Road Light Duty Vehicles

Will the project use any operational clean Light Duty Vehicles (On-road vehicles with a gross vehicle weight below 14,000 pounds)? For example, zero-emission electric vehicles, zero emission last mile delivery trucks or vans and/or near-zero emission vehicles meeting CARBs established emission standard of 0.02 g/bhp-hr NOx.

No, please complete justification in Section M above

Yes*, please complete section below:

1. Number of trucks for Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

2. Trip length in miles each of the following types of trucks will travel one way for the Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

3. Expected number of one-way trips per year for each of the following types of trucks for the Project:

zero emission trucks: _____	near-zero emission trucks: _____	other types of trucks: _____
------------------------------------	---	-------------------------------------

***If yes**, by selecting this measure there will be a condition placed on the monitoring and reporting schedule to ensure compliance. Records of the fleet data, including truck type, will be required to be submitted to the District on an annual basis.

Please note: by selecting this measure, you are certifying to the District that the above operational clean fleet vehicles have not been funded by state or District grant programs.

Mitigation Measure 3: On-Site Zero Emission Off-Road Vehicles and Equipment

Will the project use any operational on-site zero emission Off-Road Vehicles and Equipment? (e.g. electric forklifts, electric yard trucks, electric aerial lifts)

No, please complete justification in Section M above

Yes, please complete section below:

Type of Zero Emission Vehicles and Equipment	No. of Vehicles and Equipment	Hours/Day	Days/Year	Horsepower	Fuel Type (CNG, Hydrogen, or Electric)
1. Yard Truck					
2. Forklifts					
3. Aerial Lifts					
4. Other Equipment					

Please note: by selecting this measure, you are certifying to the District that the above operational off-road vehicles have not been funded by state or District grant programs.

Additional sheets for listing On-Site Zero Emission Vehicles/Equipment can be found on the District's website at www.valleyair.org/ISR.

Mitigation Measure 4: Solar Panels

Will the project include the installation of solar panels?

No, please complete justification in Section M above

Yes, please complete section below:

- Total power output of solar panels to be installed: TBD kW (e.g.: 200 homes x 3kW=600kW.) Goal is to cover 100% of power needs
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: City of Fresno
Source of Requirement: Building Code

Mitigation Measure 5: Electric Vehicle (EV) Chargers

Will the project include the installation of electric vehicle (EV) charger(s)?

- No, please complete justification in Section M above
- Yes, please complete section below:

- Number of charging outlet(s) to be installed (Note: a charger may have one or more charging outlets): 2
- Charging level (e.g.: Level 1, Level 2, or DC Fast Charge): Level 2
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: City of Fresno
Source of Requirement: Building Code

Mitigation Measure 6: Clean Landscape Equipment

Will the project utilize clean landscaping equipment? (e.g. electric lawn mowers, electric leaf blowers, etc.) (Note 3% is the assumed statewide average for landscape equipment)

- No, please complete justification in Section M above
- Yes, please complete section below:

- Percent of electric lawnmower that will be electrically powered: _____
- Percent of leaf blower that will be electrically powered: _____
- Percent of electric chainsaw that will be electrically powered: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation if claiming greater than 3% over statewide average.

Attached

Mitigation Measure 7a: Increase Density

Will the Project be located within 1/2 mile radius of increased density? Density is measured in terms of dwelling units or jobs per acre. A project located in areas of increased density may reduce emissions associated with traffic.

*Note: There are approximately 502.4 acres in a 1/2 mile radius.

- No, please complete justification in Section M above **Not a residential project.**
- Yes, please complete section below:

1. Number of Dwelling Units within 1/2 radius of Project:

2. Number of Jobs within 1/2 mile radius of Project:

3. Density:

Density is the 'Number of Dwelling Units' or 'Number of Jobs' within 1/2 mile radius divided by 502.4 acres.

Dwelling Units per Acre:

Jobs per Acre:

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the provided jobs and housing.

Attached

Mitigation Measure 7b: Increase Diversity

This mitigation measure applies to a project in an *Urban Area only*. Will the project be predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential are present within ¼ mile?

Mixed-use development should encourage walking and other non-auto modes of transport and minimize need for external trips.

- No, *please complete justification in Section M above* This is a small single-use project, but it will introduce land use variety to the neighborhood, which is predominatly residential.
 Yes, *please complete section below:*

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (*note: if checked "no" this mitigation measure will require District enforcement*)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is characterized by various uses, such as office, commercial, institutional, and residential are within ¼ mile that encourage walking and non-auto modes of transport. Attached

Mitigation Measure 7c: Improve Walkability Design

Will the project improve walkability?

- No, *please complete justification in Section M above*
 Yes, *please complete section below:*

1. Square Miles within the Study Area:
 a. If the distance from the center of the project out to its farthest boundary is less than or equal to ½ mile then the Square Miles within the Study Area will be 0.79. (Enter this value in the blank to the right.)
 b. If the distance from the center of the project out to its farthest boundary is greater than ½ mile then calculate the area value by: Study Area Square Miles = 3.14 x radius(squared). (Enter this value in the blank to the right.)

Square Miles:
 .79

2. Intersection within the Study Area: Number and type of intersections within the project area:	Number of 3-Way Intersections:		x 3 =	
	Number of 4-Way Intersections:		x 4 =	
	Number of 5-Way Intersections:		x 5 =	
	Total Intersections (sum of above) =			

3. Intersection Density within the Study Area:
 Intersection Density is the Study Area's 'Total Intersections' value (B.) divided by the 'Square Miles' value (A.):
 _____ Intersections / sq. mi.

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (*note: if checked "no" this mitigation measure will require District enforcement*)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify number of intersections within ½ mile of the project. Attached

Mitigation Measure 7d: Improve Destination Accessibility

Will the project be located within 12 miles from downtown or a job center? The location of the project may increase the potential for pedestrians to walk and bike to these destinations and therefore reduce VMT.

- No, *please complete justification in Section M above*
 Yes, *please complete section below:*

- Distance to Downtown/Job Center (miles): _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (*note: if checked "no" this mitigation measure will require District enforcement*)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g: map) to justify the distance of the project to the Downtown/Job Center. Attached

Mitigation Measure 7e: Increase Transit Accessibility

Will the project be located near a transit station/stop at least within ¼ mile or near a rail at least within ½ mile that will facilitate the use of transit by people traveling to or from the project site?

- No, please complete justification in Section M above
 Yes, please complete section below:

- Distance to Rail Station (miles): ½ mile or less between ½ mile and 3 miles
- Distance to Transit Station (miles): ¼ mile
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No, (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: None needed, this mitigation is met by virtue of the project location
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is located within ¼ mile of a transit station or within ½ mile of a rail from the project site.

Attached

Mitigation measure 7f: Integrate Below Market Rate Housing

Will the project require all or a portion of the residential units designated as deed-restricted below-market-rate (BMR) housing?

- No, please complete justification in Section M above
 Yes, please complete section below:

- Percentage of total dwelling units deed-restricted below market rate: _____%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No, (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation to justify all or a portion of the residential units that are designated as deed-restricted below-market-rate housing.

Attached

Mitigation Measure 8a: Improve Pedestrian Network

Will the project provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site?

- No, please complete justification in Section M above
 Yes, please complete section below:

- Select one of the following areas, where pedestrian accommodations will be provided:
 within Project Site within Project Site and Connecting Off-Site Project Site is within a Rural setting
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No, (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: City of Fresno
Source of Requirement: City of Fresno Development Code

Mitigation Measure 8b: Provide Traffic Calming Measures

Will this project provide traffic calming measures which encourage people to walk or bike instead of using a vehicle (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others)?

- No, please complete justification in Section M above
 Yes, please complete section below:

- % Streets with Improvement within ½ mile of project site: 25% 50% 75% 100%
- % Intersections with Improvement within ½ mile of project site: 25% 50% 75% 100%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No, (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 8c: Implement Neighborhood Electric Vehicle (NEV) Network

Will the project provide a NEV network including the necessary infrastructure such as parking, charging facilities, striping, signage, and educational tools?

*Note: NEVs are classified in the California Vehicle Code as a “low speed vehicle”.

No, please complete justification in Section M above

Yes, please complete section below:

• Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No, (note: if checked “no” this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 9a: Limit Parking Supply

Will the project provide fewer parking spaces than the rate provided by the Institute of Transportation and Engineering (ITE) Parking Generation Handbook?

No, please complete justification in Section M above

Yes, please complete section below:

• % Reduction in Spaces: _____

• Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No, (note: if checked “no” this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 9b: Unbundle Parking Cost

Will the project implement a monthly/annual parking charge?

No, please complete justification in Section M above

Yes, please complete section below:

• Monthly Parking Cost for Project Site (\$): _____

• Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No, (note: if checked “no” this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 9c: On-Street Market Pricing

Will this project and the city (in which the project is located) implement a pricing strategy which will increase the on-street public parking (e.g.: meter parking) by at least 25%?

No, please complete justification in Section M above

Yes, please complete section below:

• % Increase in Price: 25% 30% 40% 50%

• Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No, (note: if checked “no” this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 9d: Transit Subsidy

Will the project provide subsidized/discounted daily or monthly public transit passes?

- No, please complete justification in Section M above
 Yes, please complete section below:

- % of employees to receive public transit passes: _____
- Please select the closest expected Daily Transit Subsidy Amount (\$): \$0.75 \$1.50 \$3 \$6
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 9e: Implement Employee Parking "Cash-Out"

Will the project require employers to offer employee parking "cash-out"?

The term "cash-out" is used to describe the employer providing employees with a choice of forgoing their current subsidized/free parking for a cash payment.

- No, please complete justification in Section M above
 Yes, please complete section below:

- % of employees to receive "cash-out": _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 10a: Workplace Parking Charge

Will the project implement workplace parking pricing at its employment centers (e.g., explicitly charging for parking for its employees, not providing employee parking and transportation allowances, educating employees about available alternatives)?

- No, please complete justification in Section M above
 Yes, please complete section below:

- % of employees paying for parking: _____
- Please select the closest expected Daily Cash out Amount (\$): \$1 \$2 \$3 \$6
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 10b: Implement School Bus Program

Will the project work with the school district to restore or expand school bus services in the project area and local community?

- No, please complete justification in Section M above
 Yes, please complete section below:

- % of families expected to using school bus program (those currently attending the school district): _____
- Please select the closest expected Daily Cash out Amount (\$): \$1 \$2 \$3 \$6
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 10c: Encourage Telecommuting and Alternative Work Schedules

Will the project include the use of telecommuting or alternative work schedules to reduce the number of commute trips by employees?

No, please complete justification in Section M above

Yes, please complete section below:

- Percent of employees to participate in a 9/80 work schedule: 1% 3% 5% 10% 25%
- Percent of employees to participate in a 4/40 work schedule: 1% 3% 5% 10% 25%
- Percent of employees to participate in telecommuting 1.5 days: 1% 3% 5% 10% 25%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 10d: Market Commute Trip Reduction Option

Will the project implement marketing strategies to reduce commute trips (e.g., new employee orientation of trip reduction and alternative mode option, event promotions, publications)?

This measure should promote and educate employees on alternative transportation options

No, please complete justification in Section M above

Yes, please complete section below:

- % of Employees Eligible: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 10e: Employee Vanpool/Shuttle

Will this project implement an employer-sponsored vanpool or shuttle?

Employer-sponsored vanpool programs entail an employer purchasing or leasing vans for employee use, and often subsidizing the cost of at lease program administration, if not more. Rider charges are normally set on the basis of vehicle and operating cost.

No, please complete justification in Section M above

Yes, please complete section below:

- % of employees participating in the vanpool program: _____
- % of vehicles for vanpooling: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 10f: Provide Ride Sharing Program

Will the project include a ride-sharing program?

No, please complete justification in Section M above

Yes, please complete section below:

- % of Employees participating in the ride-sharing program: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 11: Hearth

Will the project include any woodstoves or fireplaces?

No, please complete justification in Section M above

Yes, please complete section below:

- Only natural gas hearth
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 12: Exceed Title 24

Will the energy efficiency rating of the project's building(s) be greater than California Title 24 requirements?

No, please complete justification in Section M above

Yes, please complete section below:

- Percent of increase greater than California Title 24 requirements: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No, (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach relevant analysis or summary pages of Title 24 documentation.

Attached



2600 Fresno Street-Third Floor
Fresno, California 93721-3604
(559) 621-8277

Planning & Development Department
Jennifer K. Clark, AICP, HDFP
Director

Letter of Owner Authorization

Name and Address of Owner(s) of the Property

Name: Robert Golden, CEO, Golden Opportunity Legacy Development, LLC

Address: 1626 W. Princeton Ave.

City: Fresno State: CA Zip Code: 93705

Phone: (559) 293-3157 Email: robert@goldencharteracademy.org

To Whom It May Concern:

As owner(s) of the property located at 741 W. Belmont Ave.

I/we authorize Dan Zack to act as Agent for the following permits:


Development Permit

Planned Development Permit

Lot Merger

Sincerely,

Robert Golden, CEO
Owner's Printed Name


Owner's Signature

08/24/2023
Date

February 1, 2024

Brittany Martin
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Project: Development Permit Application No. P23-03784

District CEQA Reference No: 20240073

Dear Ms. Martin,

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Permit (DP) from the City of Fresno (City) for the above project. Per the DP, the project consists of the construction of a new Fresno Unified School District K – 8 Charter School, on 2.35 total acres, made up of 19 classrooms at 34,499 square feet (Project). The Project is located at 741 West Belmont Avenue in Fresno, CA. The Project lies within one of the communities in the state selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (Garcia) in an effort to reduce air pollution exposure in impacted disadvantaged communities.

The District offers the following comments at this time regarding the Project:

1) Assembly Bill 617

AB 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The South Central Fresno AB 617 community is one of the statewide communities selected by CARB for development and implementation of a CERP.

Following extensive community engagement and collaboration with the Community Steering Committee, the CERP for the South Central Fresno Community was adopted by the District's Governing Board in September 2019 and by CARB in February 2020.

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

During the development of the CERP, the Community Steering Committee expressed concerns regarding the proximity of emission sources to nearby sensitive receptors like schools, homes, day care centers, and hospitals, and the potential future industrial development within the community that may exacerbate the cumulative exposure burden for community residents. The Community Steering Committee also expressed the desire for more meaningful avenues of engagement surrounding the land-use decisions in the area. As these issues can most effectively be addressed through strong partnerships between community members and local land-use agencies. Furthermore, the District recommends the City assess the emission reductions measures and strategies included in the CERP and address them in the environmental assessment, as appropriate, to align the City work with the air pollution and exposure reduction strategies and measures outlined in the CERP.

For more information regarding the CERP approved for South Central, please visit the District's website at:

<http://community.valleyair.org/selected-communities/south-central-fresno>

2) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

2a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

3) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) 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.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A “Prioritization” is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association’s (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District’s established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

4) 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 State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant. An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would 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: <https://ww2.valleyair.org/permitting/ceqa/>.

5) Vegetative Barriers and Urban Greening

There are single-family residential units surrounding the Project, in addition to the Fresno Chaffee Zoo, which is north of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a

measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units, Zoo).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

6) Clean Lawn and Garden Equipment in the Community

Since the Project consists of educational development, gas-powered educational lawn and garden equipment have the potential to result in an increase of NO_x and PM_{2.5} emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

7) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

8) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating

Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations/>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

8a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

8b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of educational development.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

8c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule

4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

8d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:

<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

8e) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII,

specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at: <https://ww2.valleyair.org/dustcontrol>

8f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

9) 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 Dylan Casares by e-mail at Dylan.Casares@valleyair.org or by phone at (559) 230-2374.

Sincerely,

Brian Clements
Director of Permit Services



For: Mark Montelongo
Program Manager



Fresno Chaffee Zoo

PROJECT LOCATION

741 E Belmont Ave

TOWER DISTRICT

Mayfair

CINCOTTA

Community
Reg'l Medical Ctr

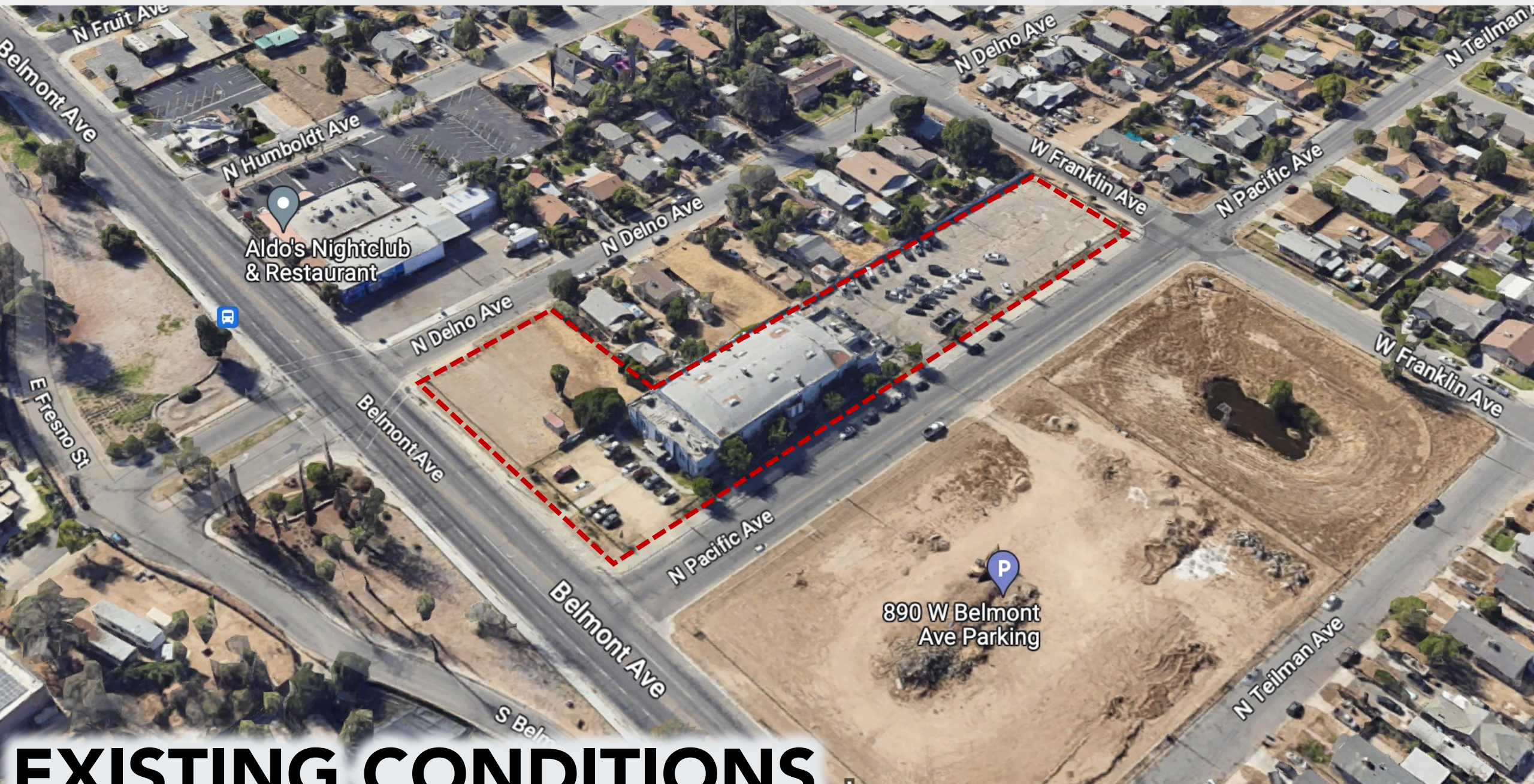
Fresno

The Home Depot

ROOSEVELT

PROJECT LOCATION

EDISON



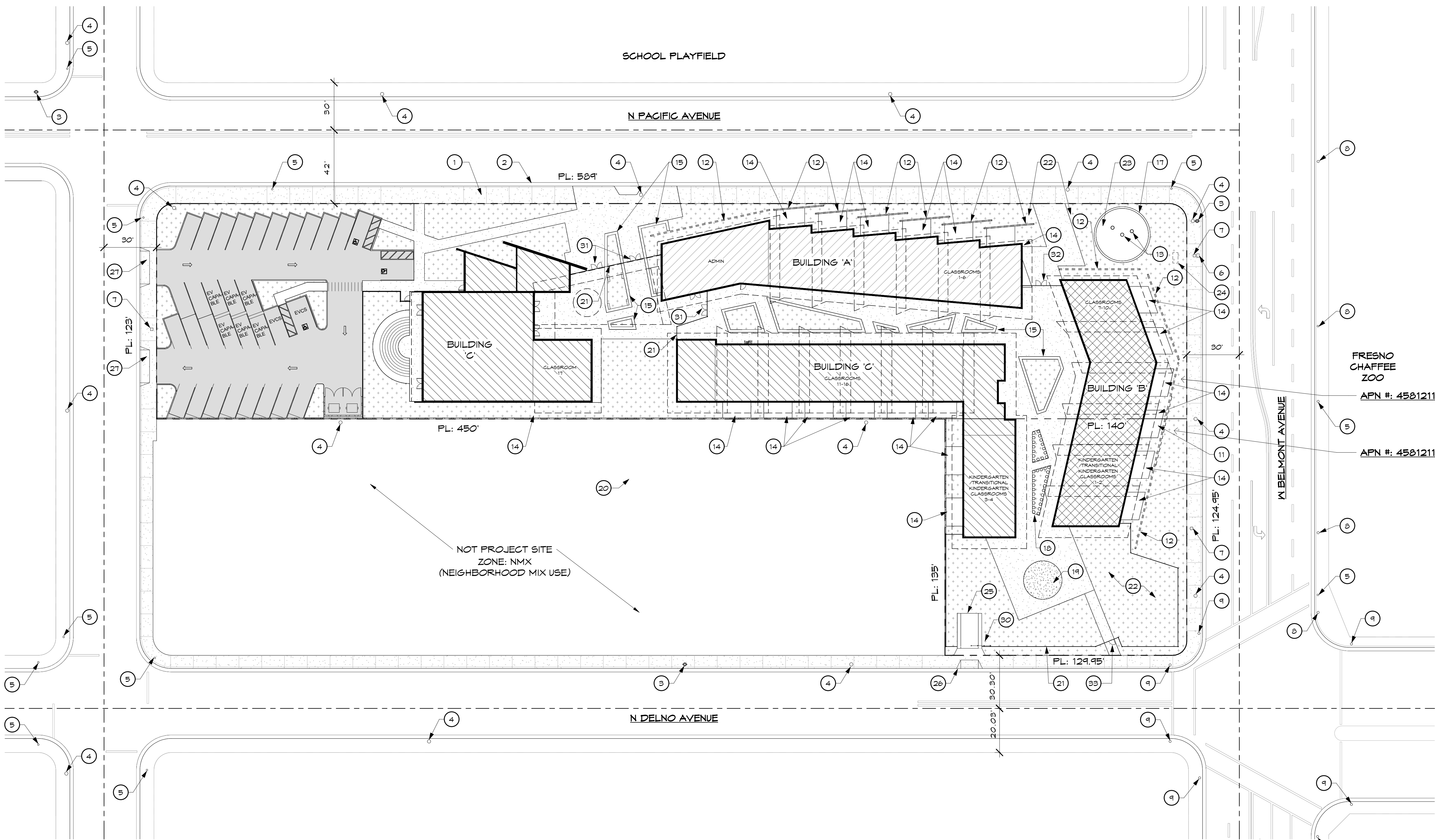
Aldo's Nightclub & Restaurant

890 W Belmont Ave Parking

EXISTING CONDITIONS



EXISTING CONDITIONS



SITE PLAN KEYNOTES

- 1 (E) CONCRETE PUBLIC WALKWAY
- 2 (E) CONCRETE GUTTER
- 3 (E) FIRE HYDRANT
- 4 (E) WOOD UTILITY POLE
- 5 (E) TRAFFIC SIGNAGE
- 6 (E) 8" FIRE SERVICE DETECTOR CHECK
- 7 (E) 2" DOMESTIC WATER SERVICE METER
- 8 (E) METAL STREET LIGHT
- 9 (E) TRAFFIC SIGNAL
- 10 (N) ASPHALT PAVING
- 11 (N) 60A/7Z SIGN
- 12 (N) OPERABLE LOUVERS
- 13 (N) STAINLESS STEEL SCULPTURE
- 14 (N) CONCRETE PAD
- 15 (N) CONCRETE PLANTER BOX
- 16 (N) CONCRETE WALKWAY
- 17 (N) CONCRETE MONSTRUP
- 18 (N) CONCRETE PILLARS
- 19 (N) CHILDRENS PLAY AREA
- 20 (N) BIKE RACKS
- 21 (N) FENCE
- 22 (N) TURF AREA
- 23 (N) WATER FEATURE
- 24 (N) FIV 4 FDC
- 25 (N) 20' MIN. FIRE ACCESS DRIVE
- 26 (N) P-54 EMERGENCY ONLY DRIVE APPROACH
- 27 (N) CONCRETE DRIVE APPROACH
- 28 (N) WASTE BIN
- 29 (N) TRASH ENCLOSURE
- 30 (N) SLIDING GATE FOR FIRE DEPARTMENT ACCESS
- 31 (N) CONCRETE PLANTER BOX
- 32 (N) FENCE
- 33 (N) PEDESTRIAN GATE

SITE PLAN LEGEND

- EXISTING CONCRETE PUBLIC WALKWAY
- EXISTING ASPHALT PAVING
- ASPHALT PAVING IMPROVEMENTS
- TURF/LANDSCAPING IMPROVEMENTS
- BUILDING 'A' (NEW CONSTRUCTION)
- BUILDING 'B' (NEW CONSTRUCTION)
- BUILDING 'C' (NEW CONSTRUCTION)
- PROPERTY LINE
- ROOF LINE
- SECTION LINE

ACCESSIBLE ROUTE

THIS SITE HAS BEEN VISITED BY THE ARCHITECT AND ALL AREAS, WITH THE EXCEPTION OF AREAS TO BE IMPROVED AND UPGRADED FOR ACCESSIBILITY ALONG ACCESSIBLE ROUTE HAVE BEEN VERIFIED TO BE IN CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PER ITEMS A THRU F. BELOW. IN ADDITION, ALL NEW PROPOSED WORK SHALL MEET THESE REQUIREMENTS.

- A. PROVIDE A CONTINUOUS COMMON BARRIER FREE ACCESSIBLE ROUTE WHERE DESIGNATED BY DASHED LINE SYMBOL THAT SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES, W/ VERTICAL OFFSETS NOT GREATER THAN 1/2" AT 1:2 MAX SLOPE, AND LEVEL CHANGES NOT EXCEEDING 1/4" VERTICAL WITHIN THE SITE BOUNDARY FROM THE NEAREST PUBLIC WALKWAY AND ACCESSIBLE PARKING TO THE ENTRY.
- B. WALKWAYS SHALL BE 48" (MIN.) IN WIDTH, 5% (MAX.) SLOPE IN THE DIRECTION OF TRAVEL (EXCEPT APPROVED RAMPS) W/ NO STEPS WHERE ACCESS IS REQUIRED. GROSS SLOPE FOR WALKS SHALL NOT EXCEED 1:48. MAXIMUM DROP FROM PAVED SURFACES ADJACENT TO ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 4" VERTICAL UNLESS PROTECTED BY A WARNING CURB (6" MIN.), GUARD RAIL OR HANDRAIL.
- C. THE PATH SURFACE SHALL BE SLIP-RESISTANT, STABLE, FIRM AND SMOOTH.
- D. PASSING SPACES AT LEAST 60"x60" ARE TO BE LOCATED NOT MORE THAN 200 FEET APART, (CBC 11B-403.5.B).
- E. CONTINUOUS GRADIENTS SHALL HAVE 60" LEVEL AREAS NOT MORE THAN 400 FEET APART (CBC 11B-403.7).
- F. MAINTAIN ACCESSIBLE ROUTE FREE OF OVERHANG OBSTRUCTIONS TO 30" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" HIGH PROJECTION FROM WALL OR EDGE AND 21" ABOVE FINISH GRADE (CBC 11B-204 1 11B-501).

SITE NOTES

- A. ANY SURVEY MOMENTS WITHIN THE ARE OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
- B. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREETS IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
- C. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444

PROPOSED SITE PLAN

SCALE: 1" = 30' - 0"

SITE DATA

PROJECT ADDRESS:
741 W BELMONT AVE, FRESNO, CA 93728

APN:
45812117
45812119

ZONE:
NMX (NEIGHBORHOOD MIXED USE)
NMX (NEIGHBORHOOD MIXED USE)

BUILDING DESIGNATION	BUILDING USE/NAME	OCCUPANCY CLASSIFICATION CBC CHAPTER 3	CONSTRUCTION TYPE CBC TABLE 601	ACTUAL BLDG. FLOOR AREA (SF)	ACTUAL BLDG. ROOF O/H AREA	TOTAL BUILDING AREA W/ O/H	ALLOWABLE AREA CBC TABLE 506.2	ACTUAL HEIGHT	ALLOWABLE HEIGHT CBC TABLE 504.3	OCCUPANCY SEPARATION CBC TABLE 508.4	BUILDING SEPARATION	AUTOMATIC FIRE SPRINKLERS CBC SECTION 903.2.19
A	ADMIN.	B		1,190	1,795	8,985	38,000	21' - 6"	60	NO	YES	YES
(a)/(b)	WEST CLASSROOM WING	E	V-B	+ 5,490	+ 2,142	+ 7,632	38,000	18' - 4"	60	N/A		YES
B	NORTH CLASSROOM WING	E		+ 12,680	+ 9,937	+ 16,622	38,000	18' - 4"	60	N/A		YES
C	MFR	A-3		14,444	1,417	15,861	26,000	24' - 5"	60	NO	NO	YES
(a)	EAST CLASSROOM WING	E	V-B				38,000	24' - 5"	60	NO	NO	YES

(a) NON-SEPARATED OCCUPANCY TO MEET REQUIREMENTS OF CBC SECTION 508.3 AND FOLLOW THE MOST RESTRICTIVE OCCUPANCY ALLOWANCES

(b) BUILDINGS CONSIDERED TO BE ONE BUILDING

PARKING LOT	TOTAL PARKING SPACES	CODE COMPLIANCE				
		ACCESSIBLE STALLS PER CBC TABLE 11B-208.2	EV CHARGING STATION PER CALGREEN TABLE 5.106.5.3.1	EV CAPABLE SPACES (INC. EVCS) PER CALGREEN TABLE 5.106.5.3.1	ACCESSIBLE EVCS PER CBC 11B-228.3	
A	33	REQUIRED 2 (1 VAN)	2	0	1 VAN	
		PROVIDED 2 (1 VAN)	2	0	1 VAN	

LEGAL DESCRIPTION (APN: 458-121-17)

THE LAND DESCRIBED HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 5 WEIHE TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 25 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

- PARCEL 1:
THE NORTH 10 FEET OF THE WEST HALF OF SAID LOT 5.
- PARCEL 2:
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 9.91 FEET TO A TANGENT POINT; THENCE SOUTHWESTERLY (THROUGH AN ANGLE OF 87° 48' 19") ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 10 FEET, A DISTANCE OF 19.66 FEET TO A TANGENT POINT 9.95 FEET SOUTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF THE PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE WEST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 9.95 FEET TO THE POINT OF THE BEGINNING.

LEGAL DESCRIPTION (APN: 458-121-19)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

VOLUNTARY PARCEL MERGER 2009-20, AS DOCUMENT NUMBER 2010-0031622 OF OFFICIAL RECORDS OF FRESNO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 5 WEIHE HOME TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 25 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.3 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG NORTH LINE OF SAID LOT 5 A DISTANCE OF 139.00 FEET; THENCE LEAVING SAID NORTH LINE OF 5, SOUTH A RIGHT ANGLE 150.00 FEET; THENCE EAST A RIGHT ANGLE 139.00; THENCE NORTH A RIGHT ANGLE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING, THEREFROM ALL THAT PORTION OF SAID LOT 5 DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH 10 FEET OF THE EAST HALF OF SAID 5, LESS THE EAST 30.3 FEET, FOR ROAD PURPOSES.

PARCEL 2: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE WESTERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 10.05 FEET TO A TANGENT POINT; THENCE SOUTHEASTERLY THROUGH AN ANGLE OF 40° 18' 59" ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10 FEET A DISTANCE OF 15.76 FEET TO A POINT 10.05 FEET SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE EAST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 10.05 FEET TO THE POINT OF THE BEGINNING.

REVISIONS BY

DYSON & JANZEN
ARCHITECTS, INC.

Arthur Dyson F.A.I.A.
Architect C-16824

Douglas K. Janzen R.A.
Architect C-14280

Dyson-Janzen
Architects, Inc.
1295 N. Wishon Ave., Suite 101
Fresno, CA 93728
Phone 559.491.8370
Fax 559.488.4999
Web dysonjanzen.com

C-16824

Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

SITE PLAN

Date: 09/19/2023
Scale: As indicated
Drawn: BR/MR/AJ
Job: 11901
Sheet Number: G-01



February 6, 2024

Re: P23-03784

741 W Belmont Avenue & 705 W Belmont Avenue, Fresno, CA 93728

Dear City of Fresno:

Thank you for giving us the opportunity to review the subject plans. The proposed P23-03784 is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E has been contacted by the applicant for the rearrangement and relocation of existing PG&E facilities on the subject properties. The facilities to be relocated are existing poles and conductors within PG&E's existing easement. PG&E will continue to work with the applicant on the rearrangement and relocation of the existing PG&E pole line. No structures will be permitted to be constructed within any portion of the remaining easement.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Justin.Newell@pge.com.

Sincerely,

Justin Newell
Land Management
916-594-4068



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SUPERINTENDENT

Robert G. Nelson, Ed.D.

January 19, 2024

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

Re: **APPLICATION NO. P23-03784**
741 W. BELMONT AVE.

Dear Ms. Martin,

In response to your request for school district information regarding the above planning application for the proposed construction of a new, ±34,499 square-foot 'Golden Charter Academy' K-8 school to be located at 741 West Belmont Avenue, 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 Fresno Unified School District levies a commercial/industrial development fee and the current fee rate is \$0.78 per square foot. However, the proposed project would be exempt from development fees as the facility is to be used as a full-time day school.

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, Chief Executive
Operational Services

AB:hh

c: Dan Zack, Applicant/Agent

DWC



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: February 16, 2024

TO: PAMELA MARIANO – Planner II
Planning & Development Department – Current Planning

FROM: DEJAN PAVIC, PE, Projects Administrator
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P23-03784 GOLDEN CHARTER
ACADEMY – APNs 458-121-17 AND 19**

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.

Water Service Requirements

The nearest water mains to serve the Project are a 12-inch water main located in West Belmont Avenue, an 8-inch water main located in West Franklin Avenue, and a 6-inch water main located in North Delno Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. On-site water facilities shall remain private.
2. Installation of a new water service(s) and meter(s) shall be required, if the existing water services and meters at the property are not adequate and/or operational.
3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property.
4. Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California

Department of Water Resources, Fresno County standards, and City of Fresno standards. The applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.

Water Supply Requirements

The existing property is currently served: at APN 458-121-17 with 1 (one) 8.0-inch fire service with a 0.75-inch meter, 1 (one) 2.0-inch water service and meter, and 1 (one) 2.0-inch water service (**inactive**, no meter), and at APN 458-121-19 with 1 (one) 2.0-inch water service and meter, 1 (one) 0.75-inch water service and meter, and 1 (one) 1.0-inch irrigation service and meter.

1. Water Capacity Fee charges for the installation of new water services and meters to serve the property.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. If the total domestic, commercial, industrial, and irrigation water demands for the Project can be accommodated with the existing water services and meters, the applicant shall not be required to pay Water Capacity Fee charges.
 - c. If the total domestic, commercial, industrial, and irrigation water demands for the Project cannot be accommodated with the existing water services and meters, and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charges.
 - d. 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 services and meters from the Water Capacity Fee charge associated with the larger water meter size required for the Project.
 - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
 - f. The City reserves the right to require the applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate fire protection requirements and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - g. 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 applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and the FMC.

Sewer Requirements

The nearest sanitary sewer mains to serve the Project are an 8-inch sewer main located in West Belmont Avenue, an 8-inch sewer main in North Pacific Avenue, and an 8-inch sewer main located in North Delno Avenue. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. Any new connection to the 42-inch sewer trunk located in West Franklin Avenue is not permitted.
2. Installation of new sewer service branch(es) shall be required if the existing sewer branches (sewer laterals) are not adequate and/or operational.
3. On-site sanitary sewer facilities shall be private.
4. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.
5. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project (if not previously paid with the existing sewer service at the property):

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer 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 FMC 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, based on metered usage (water or sewer effluent). The applicant 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 City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

Solid Waste Requirements

The following are Solid Waste Requirements for the purpose of establishing City solid waste service policies for office/commercial space. These service requirements apply to all office/commercial complexes within the City of Fresno.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at (559) 237-9425.
2. All office/commercial complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include, at the minimum, cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per The Public Works Standard Specifications P-33 and P-34.
5. This location will require 1 (one) 3-cell trash enclosure, designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash, one for recycling collection, and one for grease collection storage to be constructed to current (Public Works Standard Specifications) Solid Waste Standards (P-33, P-34, and P-95) to be serviced weekly.
6. Service Route Permits and Location Permits are required for all private trash company services within the City of Fresno per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
7. The applicant will need to provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
8. Dimension offset of proposed trash enclosure from property line. The safe back up limit per a solid waste vehicle shall not exceed 45-feet.
9. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

The applicant shall install (construct) a trash enclosure(s) for the Project that complies with the City's ADA requirements as defined in the City's Standard Drawings, Details and Specifications. The certificate of occupancy for the Project shall be withheld until the applicant installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

February 9, 2024

Brittany Martin
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application P23-03784
S/W Belmont and Fruit avenues

Dear Ms. Martin:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application P23-03285 for which the applicant proposes to construct a ±34,499 square foot K-8 charter school for the Golden Charter Academy, APN: 458-121-17 and 19. FID has the following comments:

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

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

Sincerely,

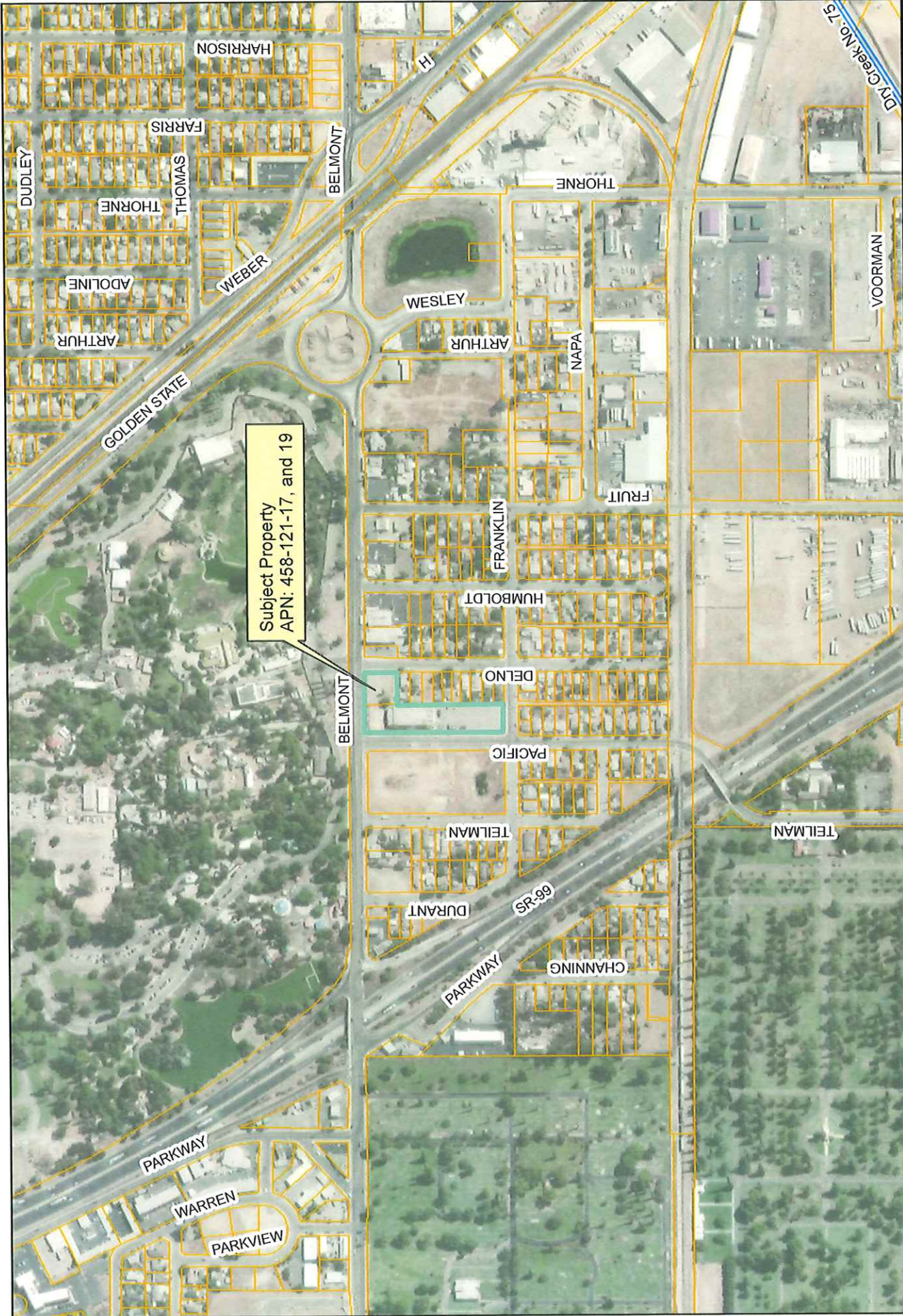
Laurence Kimura, P.E.
Chief Engineer

Attachment

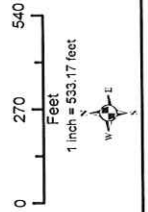
G:\Agencies\FresnoCity\Development Permit Application\P23-03784\P23-03784 FID Comments.doc

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GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH



Subject Property
 APN: 458-121-17, and 19



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.

Path: G:\Figs\20230727 FID Master.mxd
 Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 9404

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



FRESNO IRRIGATION DISTRICT

Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Friday, January 19, 2024 8:27 AM
To: Engineering Review
Subject: Planning Application P23-03784 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P23-03784 has been assigned for your review. You can review details online.

Application Description: Development Permit Application No. P23-03784 was filed by Dan Zack of Zack Urban Solutions and pertains to the ±2.35 acres located at 741 W Belmont Ave (APN: 458-121-17) and 705 W Belmont Ave (APN: 458-121-19). The applicant proposes to construct a ±34,499 square foot K-8 charter school for the Golden Charter Academy, presently located at 1626 W Princeton Ave. The new campus in the Parkside neighborhood will have 480 students and 60 employees at maximum enrollment. There will be 19 classrooms which will be oriented along linear courtyards which facilitate ample outdoor play and learning. Both parcels are zoned NMX. Related Planned Development Application No. P23-03785 was filed in conjunction with this application, which proposes to modify multiple development standards of the Fresno Municipal Code to create an enhanced and innovative design for the school campus.

Task Information: Irrigation District

Due 2/7

P23-03784 STATUS LOCATION CONTACT WORKFLOW
 PUB - Golden C... > In Review > 741 BELMO... > Dan Zack > 36 total Task
 Development P... 02/06/2024 ... FRESNO, CA ... ●...

P23-03784 - PUB - Golden Charter Academy

A notice was added to this record on 2023-11-08.
 Condition: Severity: Notice
 Total conditions: 4 (Notice: 4)

[View notice](#)

Menu

Help

File Date: [11/08/2023](#)

Application Status: [In Review](#)

Application Type: [Development Permit](#)

Application Detail: [Detail](#)

Description of Work: [Development Permit Application No. P23-03784 was filed by Dan Zack of Zack Urban Solutions and pertains to 458-121-19\). The applicant proposes to construct a ±34,499 square foot K-8 charter school for the Golden Charter neighborhood will have 480 students and 60 employees at maximum enrollment. There will be 19 classrooms wh parcels are zoned NMX. Related Planned Development Application No. P23-03785 was filed in conjunction with I Code to create an enhanced and innovative design for the school campus.](#)

Application Name: [PUB - Golden Charter Academy](#)

Address: [705 W BELMONT AVE, FRESNO, CA 93728](#)

Owner Name: [GOLDEN OPPORTUNITY LEGACY DEV LLC](#)

Owner Address: [1626 W PRINCETON, FRESNO, CA 93705](#)

Parcel No: [45812117](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Daniel W Zack	Zack Urban Solu...	Applicant	Active
	Robert Golden	Golden Charter ...	Developer	Active
	Robert Golden	Golden Charter ...	Individual	Active
	mayuko russell	Dyson Janzen Ar...	Individual	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Busines:
Workflow Status:	Task	Assigned To	Status	Status Date	Actic
	Application	Brittany Martin	Accept	01/17/2024	Britta
	Pre-review- TIS	Harmanjit Dhaliwal	Response Not...	01/17/2024	Britta
	Pre-review- Traffic		Response Not...	01/17/2024	Britta
	Plan Distribution		Assign Revie...	01/19/2024	Pam
	Public Utilities Commi...				
	County PW and Planning	County Planning			
	Calltrans				
	Traffic Planning	Angela Reis			
	Public Works Engineering	Luis Gonzalez			
	DPU Water Division	Robert Diaz			
	DPU Planning and Engin...	John Martin			
	DPU Solid Waste Manage...	John Martin			
	Fire Review				
	Police Review	Southwest PD	No Comment	01/19/2024	Soutl
	Fresno County Environm...	Public Health	Reviewed wit...	02/05/2024	Publi
	Building and Safety Se...	Christian Mendez	Review Complete	02/04/2024	Chris
	Airports	Airports	Review Complete	02/05/2024	Airpo
	Fresno Area Express	FAX			
	Irrigation District	FID			



P23-03784

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: Golden Charter Academy

Address: 741 W. Belmont Avenue

A.P.N.: 458-121-17, 19

Planned Land Use: Neighborhood Mixed-Use

Current Zoning: NMX

Site Area: +/- 2.21 acres

Building Area: +/- 34,999 sq. ft.

Entitlement: P23-03784

Estimate Date: February 2, 2024

CITYWIDE/REGIONAL IMPACT FEES					
Existing					
	Service Area	Quantity	Units	Fee Rate	Available Credit
Citywide Fire Facilities Impact Fee	Institutional	14,670	Sq.Ft.	\$350.19	\$5,137.29
Citywide Police Facilities Impact Fee	Institutional	14,670	Sq.Ft.	\$429.60	\$6,302.23
Citywide Traffic Signal Charge	Chapel/Church	450	# of Seats	\$51.92	\$23,364.00

Calculated Impact Fee Credits **\$34,803.52**

CITYWIDE/REGIONAL IMPACT FEES					
Proposed					
	Service Area	Quantity	Units	Fee Rate	Proposed Impact
Citywide Fire Facilities Impact Fee	Institutional	34,999	Sq.Ft.	\$350.19	\$12,256.30
Citywide Police Facilities Impact Fee	Institutional	34,999	Sq.Ft.	\$429.60	\$15,035.57
Citywide Traffic Signal Charge	Elementary School	480	# of Students	\$155.75	\$74,760.00

Citywide/Regional Impact Fees - As Proposed **\$102,051.87**

	Estimated Impact	Notes
Citywide Fire Facilities Impact Fee	\$7,119.01	[7]
Citywide Police Facilities Impact Fee	\$8,733.34	[7]
Citywide Traffic Signal Charge	\$51,396.00	[6]

Total Fees and Charges **\$67,248.35**

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

NOTES:

Within the City of Fresno's sphere of influence there are other sewer and water utility providers. If the project is within one of those districts, the developer must provide confirmation from the representative Districts that all conditions for sewer and/or water connections and services have been satisfied, prior to issuance of a Building Permit.

Outside agencies developer impact fees: It is the developer's responsibility to contact those agencies for their fee estimates. These agencies include but are not limited to; Fresno County, Council of Fresno County Governments (FCOG), Fresno Metropolitan Flood Control District (FMFCD), various School Districts that serve the City of Fresno, etc.

NOTICE OF 90-DAY PROTEST PERIOD (GOVERNMENT CODE §66020(d)(1))

A protest filed pursuant to subdivision and/or development (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

- The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009-01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Please contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue the Certificate of Occupancy.
- On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.
- Payment of Fresno Metropolitan Flood Control District (FMFCD) impact fees may be required. Please contact FMFCD at (559) 456-3292 to determine fee obligation.
- Payment of applicable school district fees is required prior to issuance of Building Permit. Please contact the respective school district to satisfy your fee obligation. Confirmation by the respective school district is required before the City of Fresno can issue building permits

[1] Fees for Water Service Connections and/or Meters, and Water Capacity due at time of development. Charges based on service and/or meter sizes, (Rates as established by the Master Fee Schedule), determined by the Developer.

[2] Sewer House branches to be installed by Developer at the Developer's cost.

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

[4] The Wastewater Facilities Charge (WWFC) is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, WWFC may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[5] The Trunk Sewer Charge is applicable to single family, duplex, and triplex developments. (FMC 6-302(i)); For Condominium conversions, Trunk Sewer Charges may stay in the S.T.E.P. if the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

[8] Construction Fee Credits may be applicable. Contact the Public Works Engineering Services Division at (559) 621-8685 for more information.

[9] Parks fee applicable only to residential developments

[10] Fee not applicable on replacement or reconstruction of an existing structure that has been destroyed or demolished provided that the Building Permit for new construction is obtained within one year after the building is destroyed or demolished, and there is no change in the land use designation. (Res. Nos. 2005-428, 429)

[11] Subject to the acceptance date of the vesting tentative map, fee may not be applicable until 2-years after the date of Final Map recordation; when applicable, fee is due at Building Permit for all un-developed lots at the fee rate then in effect.

Prepared and Reviewed By: Frank Saburit

Date: February 2, 2024

(559) 621-8797

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

PUBLIC AGENCY

BRITTANY MARTIN
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

ROBERT GOLDEN, GOLDEN CHARTER ACADEMY
1626 W. PRINCETON AVE.
FRESNO, CA 93744

PROJECT NO: **2023-03784**

ADDRESS: **705 W. BELMONT AVE.**

APN: **458-121-17, 458-121-19**

SENT: **February 06, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
RR	\$0.00	NOR Review	\$71.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$363.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$434.00		

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 2/28/24 based on the site plan submitted to the District on 1/19/24 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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. 2023-03784**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 3

FR
DPA No. 2023-03784

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

1. a. Drainage from the site shall
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1.
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

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

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

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

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

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 3

FR
DPA No. 2023-03784

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 2/5/2024 4:22:46 PM



David L. Everitt
Engineer Tech I

Digitally signed by David L. Everitt Date: 2/5/2024 3:47:26 PM

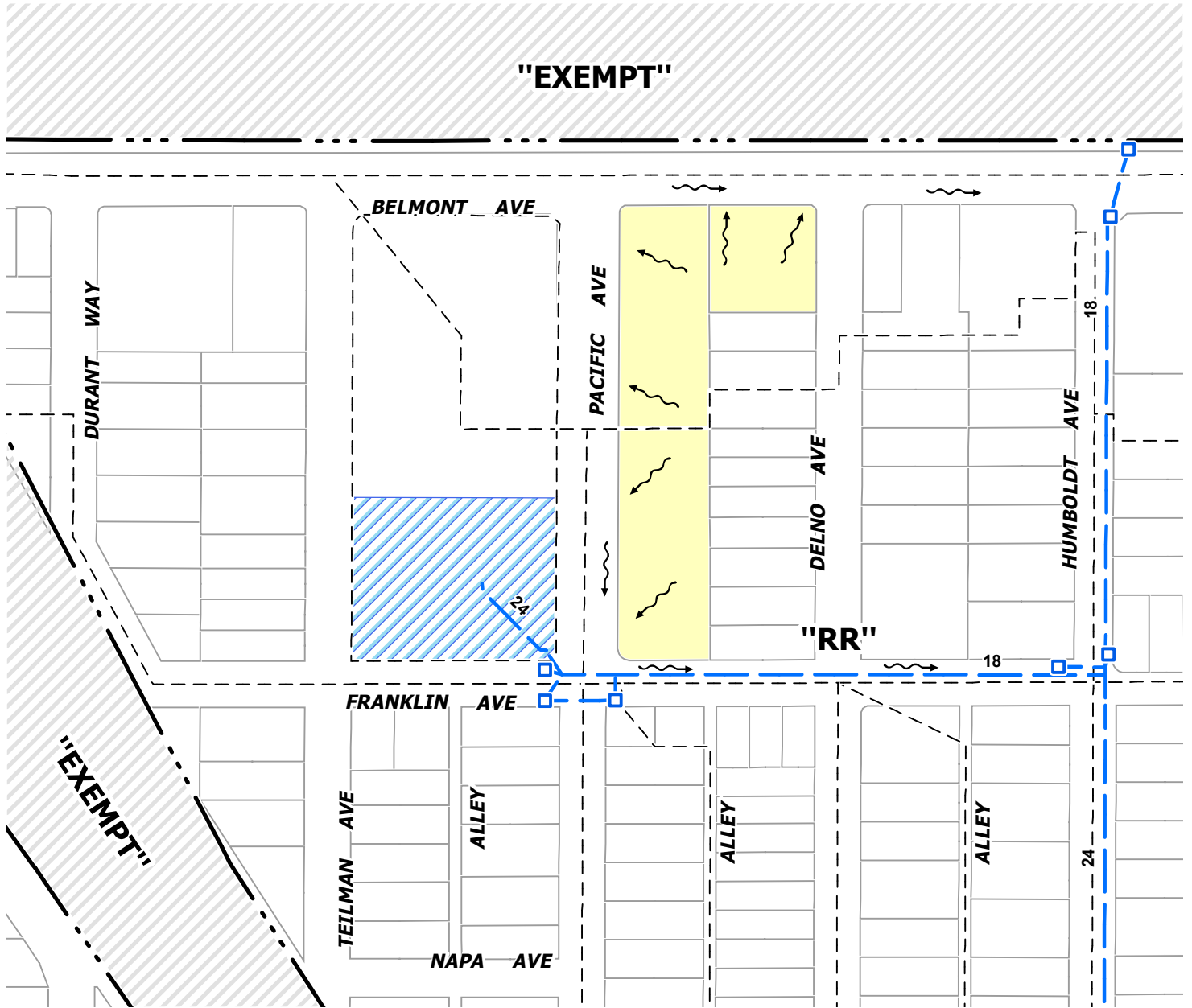
CC:

DAN ZACH, ZACH URBAN SOLUTIONS

PO BOX 4772

FRESNO, CA 93744

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



LEGEND

- Existing Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Limits Of FR DPA 2023-03784



1" = 200'

FR DPA 2023-03784
DRAINAGE AREA "RR"



EXHIBIT NO. 1
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

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.

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



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING MINUTES

Tuesday, February 27, 2024 – 5:30 PM

Fresno City Hall, Room 2165A & Zoom

1. CALL TO ORDER & ROLL CALL

The meeting was called to order by Chair Sponsler at 5:34 p.m.

Present – 3: James Sponsler (chair), Crystal Vasquez (vice chair), Albert Sanchez

Absent – 1: Debbie Darden

Committee Staff: Gabriela Olea, District 3 Council Office
Saul Perez, Planning and Development Department

2. APPROVAL OF AGENDA

On motion of Chair Sponsler, seconded by Committee Member Sanchez, the AGENDA was APPROVED. The motion carried by the following vote:

Aye – 3: James Sponsler (chair), Crystal Vasquez (vice chair), Albert Sanchez

Absent – 1: Debbie Darden

3. CONSENT CALENDAR

On motion of Chair Sponsler, seconded by Committee Member Sanchez, the AGENDA was APPROVED. The motion carried by the following vote:

Aye – 3: James Sponsler (chair), Crystal Vasquez (vice chair), Albert Sanchez

Absent – 1: Debbie Darden

4. UNSCHEDULED COMMUNICATIONS

Chair Sponsler informed the committee about changes to the procedures for project review.

5. PROJECT REVIEW

A. Development Permit Application No. P23-03784 and Planned Development Application No. P23-03785 was filed by Dan Zack of Zack Urban Solutions and pertains to the \pm 2.35 acres located at 741 W Belmont Ave (APN: 458-121-17) and 705 W Belmont Ave (APN: 458-121-19). The applicant proposes to construct a \pm 34,499 square foot K-8 charter school for the Golden Charter Academy, presently located at 1626 W Princeton Ave. The new campus in the Parkside neighborhood will have 480 students and 60 employees at maximum enrollment. There will be 19 classrooms which will be oriented along linear courtyards which facilitate ample outdoor play and learning. Both parcels are zoned NMX. Related Planned Development Application No. P23-03785 was filed in conjunction with this application, which proposes to modify multiple development standards of the Fresno Municipal Code to create an enhanced and innovative design for the school campus.

Robert Golden, Dan Zack, and Arthur Dyson, representatives for the project, were present for the meeting and presented the item.

The Committee had questions regarding air quality, school curriculum, enrollment, student safety, and transportation. Chair Sponsler, Vice Chair Vasquez, and Committee Member Sanchez recommended approval of the project. There were no committee members in opposition.

6. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON

Chief of Staff Olea updated the committee on pavement improvement projects that are in process.

Chair Sponsler expressed the need for traffic calming measures on Van Ness Boulevard, near the freeway entrances.

Vice Chair Vasquez expressed concerns about traffic flow on Weber Avenue.

7. ADMINISTRATIVE MATTERS

None.

8. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:16 p.m.

You can find the recording of the meeting at the following link:
<https://fresno.legistar.com/calendar.aspx>

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

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

May 31, 2024 Rev I

Brittany Martin, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED MAY 30, 2024, FOR THE PROPOSED GOLDEN CHARTER ACADEMY LOCATED AT 741 WEST BELMONT AVENUE.
TIS 24-002, P23-03784, P23-03785

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by Ruettgers & Schuler Civil Engineers for the proposed Golden Charter Academy Project located at 741 West Belmont Avenue, “project”, which plans to develop 480 student Charter School. The subject property is currently zoned as NMX (Neighborhood Mixed Use). The approximately 1.86-acre site is currently vacant.

The TIA evaluated the trip generation characteristics for the proposed project. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 11th Edition. The table below includes the weekday (ADT), AM and PM peak hour trips projected to be generated by proposed project as shown in the TIA.

Table 1 – Proposed Project Trip Generation from TIA

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Charter Elementary School (ITE Code 536)	480 Students	888	261	241	502	27	50	77
Totals		888	261	241	502	27	50	77

GENERAL COMMENTS and CONDITIONS

1. Transportation impact criteria are tiered based on a project's location. Four (4) Traffic Impact Zones (TIZ) have been identified in the General Plan. Each TIZ has specific criteria to be used in determining the level of analysis required for a project. The proposed project is located in Traffic Impact Zone (TIZ) III. This TIZ requires a traffic impact study if a project is projected to generate more than 100 trips during a peak hour. The proposed project is projected to generate at least 241 trips during the AM peak hour. The TIA submitted for this project is sufficient for the project as proposed.
2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

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

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


3. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at the time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
4. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
5. The proposed project shall pay the \$525 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic & Engineering Services Division, Traffic Planning Section.

To address healthy and safety concerns identified in the TIA, the following conditions shall be met:

1. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.
2. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

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

Sincerely,



Harmanjit Dhaliwal, PE
Assistant Director
Public Works Department, High-Speed Rail & Special Projects Division

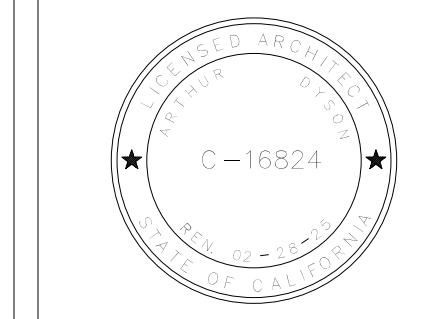
C: Copy filed with Traffic Impact Study
Jill Gormley, Assistant Director
Angela Reis, Chief Engineering Technician
Scott Tyler, City Traffic Engineer/Licensed Engineer Manager
Jason Camit, Chief Surveyor



Architecture
Planning
Interiors

Arthur Dyson F.A.I.A.
Architect C-16824

Dyson Lazen
Architects, Inc.
1295 N. Washburn Ave., Suite 101
Fresno, CA 93728
Phone 559.497.6370
Fax 559.498.4899
Web dysonlazen.com



Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

SITE PLAN
Date: 03/29/2024
Scale: As Indicated
Drawn: MR
Sheet: 23001
Title: G-101

SITE PLAN KEYNOTES

- 1 (E) CONCRETE PUBLIC WALKWAY
- 2 (E) CONCRETE GUTTER
- 3 (E) FIRE HYDRANT
- 4 (E) WOOD UTILITY POLE
- 5 (E) TRAFFIC SIGNAGE
- 6 NOT USED
- 7 (E) WATER SERVICE METER
- 8 (E) STREET LIGHT
- 9 (E) TRAFFIC SIGNAL
- 10 (E) STREET LIGHT ON WOOD POLE
- 11 (N) ASPHALT PAVING
- 12 (N) 27' X 10'-8" 3-CELL TRASH ENCLOSURE PER FRESNO DEPARTMENT OF PUBLICWORKS STANDARD DETAIL P-38A AND GATE PER P-35. PAINT ALL CMU WALL AND METAL PER SPECIFICATIONS.
- 13 (N) CONCRETE WALK, MAX. 2% CROSS SLOPE.
- 14 (N) CONCRETE PAVEMENT, MAX. 2% SLOPE IN ALL DIRECTIONS.
- 15 (N) CONCRETE PLANTER BOX
- 17 (N) CONCRETE MOVSTRIP
- 19 (N) CHILDRENS PLAY AREA
- 20 (N) STUDENT DROP-OFF / PICK-UP ZONE, PAINT CURB WHITE.
- 21 (N) 11-CAPACITY BIKE RACK, "PARK-IT" 11 GA. POWDER COATED STEEL BIKE RACKS BY TREETOP PRODUCTS (WWW.PARKITEKERRACKS.COM). INSTALL IN-SQUARE MOUNT.
- 22 (N) TURF / LANDSCAPING.
- 23 (N) WATER FEATURE.
- 24 (N) FIV 4 FDC AS NOTED.
- 25 (N) 20" MIN. WIDE PERMEABLE PAVERS RATED FOR 3000 PSI (GRASSCRETE PARTIALLY CONCEALED OR APP. EQ.). REFER TO FIRE ACCESS DRIVE NOTES ON SITE PLAN GENERAL NOTE L. PROVIDE EMERGENCY DRIVE APPROACH PER KEYNOTE 27.
- 26 (N) PUBLIC SIDEWALK PER FRESNO DEPARTMENT OF PUBLICWORKS STANDARD DETAIL P-5.
- 27 (N) CONCRETE EMERGENCY DRIVE APPROACH PER FRESNO DEPARTMENT OF PUBLICWORKS STANDARD DETAILS P-67 AND P-68. PROVIDE SIGN AT BOTH SIDES OF THE GATE TO READ "FIRE LANE" (IN 6" LETTERS) "VEHICLES REMOVED AT OWNER'S EXPENSE" (IN 2" LETTERS) "FRESNO POLICE DEPARTMENT @ (594) 621-7000" (IN 1" LETTERS).
- 28 (N) CONCRETE DRIVE APPROACH PER FRESNO DEPARTMENT OF PUBLICWORKS STANDARD DETAIL P-4.
- 29 (N) FIRE LANE MARKING PER SITE PLAN GENERAL NOTE N.
- 30 (N) 20" WIDE SLIDING GATE FOR FIRE DEPARTMENT VEHICLE ACCESS. PROVIDE APPROVED VEHICLE / FIRE BYPASS LOCK (X-1 KEYPED "BEST" PADLOCK MODEL 218700 SERIES OR X-1 KEYBOX OR ELECTRIC CYLINDER SWITCH MODEL 1A123). PURCHASE LOCKS THROUGH SIERRA LOCK & GLASS, 1560 N PALM AVE., FRESNO, CA 93728. (FPD DEVELOPMENT POLICY 403.002)
- 31 (N) CUSTOM WELDED FENCE AND GATES. SEE SHEET G-103.
- 32 (N) WELDED WIRE PERIMETER FENCING, AMERSTAR WIREWORKS PLUS, OR APP. EQ. SEE DETAIL 3/ SHEET G-103.
- 33 (N) PEDESTRIAN GATE. SEE SHEET A-003 DOOR SCHEDULE. ALL GATES ACROSS FIRE HOSE AND EQUIPMENT ACCESS POINTS SHALL BE A MIN. OF 4' CLEAR WIDTH.
- 34 (N) 20" WIDE ELECTRIFIED VEHICULAR GATE.
- 35 (N) GOLDEN CHARTER ACADEMY SCHOOL SIGN. SEE DTL. 1/ SHT. G-104.1 DTL. 1/ SHT. A-542.
- 36 (N) LOUVERED FENCE WITH OPERABLE AND STATIC LOUVERS, SEE SHEETS G-104 AND G-104.1.
- 37 (N) STAINLESS STEEL SCULPTURE (BY OWNER).
- 38 (N) WATER METER, SEE SITE UTILITY PLANS.

SITE PLAN LEGEND

	EXISTING CONCRETE PUBLIC WALKWAY		OCCUPANCY GROUP B
	EXISTING ASPHALT PAVING		OCCUPANCY GROUP E
	CONCRETE PAVING		OCCUPANCY GROUP A-2/A-3
	ASPHALT CONCRETE PAVING		PROPERTY LINE
	TURF/LANDSCAPING IMPROVEMENTS		SECTION LINE
	FH FIRE HYDRANT (EFH WHERE EXISTING)		EASEMENT
	FDC FIRE DEPARTMENT CONNECTION		ROOF LINE
	PIV POST INDICATOR VALVE		FIRE LANE
	FR FIRE RISER		STUDENT DROP OFF/PICK UP

ACCESSIBLE ROUTE

THIS SITE HAS BEEN VISITED BY THE ARCHITECT AND ALL AREAS, WITH THE EXCEPTION OF AREAS TO BE IMPROVED AND UPGRADED FOR ACCESSIBILITY ALONG ACCESSIBLE ROUTE HAVE BEEN VERIFIED TO BE IN CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PER ITEMS A, THRU F, BELOW. IN ADDITION, ALL NEW PROPOSED WORK SHALL MEET THESE REQUIREMENTS.

- A. PROVIDE A CONTINUOUS COMMON BARRIER FREE ACCESSIBLE ROUTE WHERE DESIGNATED BY DASHED LINE SYMBOL THAT SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES, W/ VERTICAL OFFSETS NOT GREATER THAN 1/2" AT 12" MAX SLOPE, AND LEVEL CHANGES NOT EXCEEDING 1/4" VERTICAL WITHIN THE SITE BOUNDARY FROM THE NEAREST PUBLIC WALKWAY AND ACCESSIBLE PARKING TO THE ENTRY.
- B. WALKWAYS SHALL BE 48" (MIN.) IN WIDTH, 5% (MAX.) SLOPE IN THE DIRECTION OF TRAVEL (EXCEPT APPROVED RAMPS) W/ NO STEPS WHERE ACCESS IS REQUIRED. CROSS SLOPE FOR WALKS SHALL NOT EXCEED 1:48. MAXIMUM DROP FROM PAVED SURFACES ADJACENT TO ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 4" VERTICAL UNLESS PROTECTED BY A MARKING CURB (6" MIN.), GUARD RAIL OR HANDRAIL.
- C. THE PATH SURFACE SHALL BE SLIP-RESISTANT, STABLE, FIRM AND SMOOTH.
- D. PASSING SPACES AT LEAST 60"x60" ARE TO BE LOCATED NOT MORE THAN 200 FEET APART. (CBC 11B-403.5.3)
- E. CONTINUOUS GRADIENTS SHALL HAVE 60" LEVEL AREAS NOT MORE THAN 400 FEET APART (CBC 11B-403.7)
- F. MAINTAIN ACCESSIBLE ROUTE FREE OF OVERHANG OBSTRUCTIONS TO 20" MIN. AND PROTRUDING OBJECTS GREATER THAN A 4 INCH PROJECTION FROM WALL OR EDGE AND 2" ABOVE FINISH GRADE (CBC 11B-204.4 11B-307).
- G. GATES, POSTS, OR OTHER BARRIERS APPROVED BY THE FIRE DEPARTMENT SHALL BE INSTALLED AT EACH ENTRANCE TO EMERGENCY VEHICLE ACCESS POINTS. (FPD DEVELOPMENT POLICY 403.002)
- H. REQUIRED FIRE APPARATUS ACCESS LANES SHALL BE PROVIDED YEAR-ROUND AND MAINTAINED WITH AN APPROVED ALL-WEATHER SURFACE, CAPABLE OF SUPPORTING 80,000 POUND VEHICLES. THE FIRE APPARATUS ACCESS LANES SHALL BE A MINIMUM OF 4' BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL, OR PER APPROVED ENGINEERING PLANS WITH A MINIMUM OF 24" OF CLEAR WIDTH OR OTHER APPROVED METHOD, WHICH WOULD PREVENT SHOULDER DEGRADATION. (FPD DEVELOPMENT POLICY 403.002)
- I. REGARDLESS OF PARKING CONFIGURATIONS, FIRE ACCESS DRIVE IS REQUIRED TO HAVE A MINIMUM CLEAR DRIVE WIDTH OF 30 FEET. THE FIRE MARSHAL (OR DESIGNEE) MAY REQUIRE INCREASES IN THESE WIDTHS. (FPD DEVELOPMENT POLICY 403.002)
- J. EMERGENCY VEHICLE ACCESS SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDE) AND STENCILING "FIRE LANE NO PARKING" IN 3" WHITE LETTERS ON THE MOST VERTICAL CURB AT LEAST EVERY 50'. IF NO CURB IS PRESENT, A MIN. 6" WIDE RED STRIPE SHALL BE PAINTED ALONG THE EDGE OF THE ROADWAY WITH "FIRE LANE" IN 3" WHITE LETTERS AT LEAST EVERY 50'. (FPD DEVELOPMENT POLICY 403.005)
- K. ALL TYPES OF VEHICLE ACCESS SHALL MAINTAIN A MIN. OF 13'-6" VERTICAL CLEARANCE OVER THE ENTIRE WIDTH OF THE ACCESS. (FPD DEVELOPMENT POLICY 403.002)
- L. ALL TYPES OF ACCESS SHALL NOT EXCEED A 10% GRADE OR CONTAIN ANY IRREGULARITY CREATING AN ANGLE OF APPROACH OR DEPARTURE IN EXCESS OF 10%, EXCEPT AS APPROVED BY THE FIRE MARSHAL (OR DESIGNEE). (FPD DEVELOPMENT POLICY 403.002)
- M. FIRE DEPT. CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS OR FACINGS APPROVED FIRE APPARATUS ACCESS ROADS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR OTHERWISE APPROVED BY THE FIRE CHIEF. (2022 CFC, SECTION 912.2.1)
- N. ALL PRIVATE STREETS AND DRIVEWAYS THAT ARE PROVIDED FOR COMMON ACCESS AND ARE REQUIRED FOR FIRE DEPARTMENT ACCESS SHALL BE CONSTRUCTED TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET. FOR DRIVES SEPARATED BY A MEDIAN, 15' MIN. LANES ARE REQUIRED.
- O. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4 1/2" OUTLETS SHALL FACE THE ACCESS LANE.

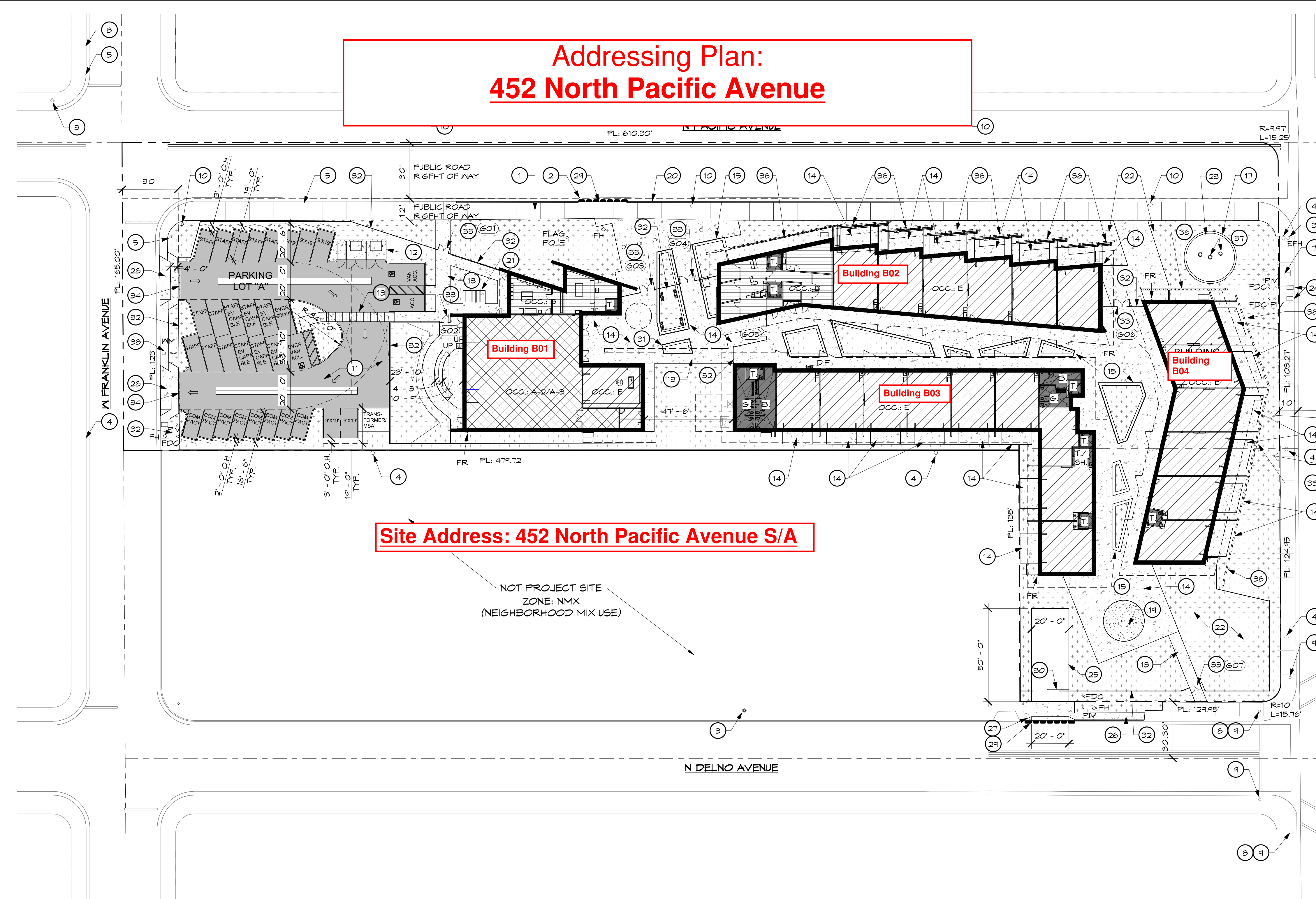
SITE PLAN GENERAL NOTES

- A. ANY SURVEY MONUMENTS WITHIN THE ARE OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- B. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- C. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-3444
- D. PROVIDE ADDRESS IDENTIFICATION AS REQUIRED BY THE FIRE CODE OFFICIAL AUTHORIZED TO REQUIRE APPROVED ADDRESS OR ZONE AREA IDENTIFICATION SIGNAGE AS NEEDED TO READILY DETERMINE THE BUILDING OR AREA OF A BUILDING PROTECTED BY FIRE DEPARTMENT CONNECTIONS. (2022 FMC, SECTION 10-8012.4.4.)
- E. MIN. SIZE OF ALL FIRE DEPARTMENT CONNECTIONS SHALL BE BASED UPON THE SYSTEM TYPE. NO CONNECTION SHALL BE LESS THAN 2 1/2" IN SIZE. (FPD DEVELOPMENT POLICY 403.025)
- F. ALL BUILDING OPENINGS SHALL BE ACCESSIBLE WITHIN 200' OF A PUBLIC STREET, PRIVATE DRIVEWAY, OR OTHER APPROVED ACCESS. (FPD DEVELOPMENT POLICY 403.002)
- G. EMERGENCY ACCESS SPACES ACROSS ENTRANCES THAT HAVE BEEN DESIGNED FOR USE BY FIRE AND POLICE PERSONNEL ONLY SHALL BE DESIGNATED ON THE PROJECT'S SITE PLAN PRIOR TO CONSTRUCTION OF THE PROJECT. (FPD DEVELOPMENT POLICY 403.005)
- H. FIRE HOSE FULL, AND EQUIPMENT ACCESS IS AN UNOBSTRUCTED WALKWAY WHICH PROVIDES CONTINUOUS ACCESS CONNECTING VEHICULAR ACCESS TO ALL BUILDING OPENINGS AND EXTERIOR STORAGE AREAS. THE WALKWAY REQUIRES UNOBSTRUCTED 36" HORIZONTAL CLEARANCE AROUND OPENINGS AND CONTINUOUS 1" VERTICAL CLEARANCE. (FPD DEVELOPMENT POLICY 403.002) REQUIRED WALKING ACCESS SHALL BE DESIGNED TO PREVENT SHARP TURNS AND OBSTACLES WHICH WOULD HINDER THE CARRYING OF HOSES, GROUND LADDERS AND OTHER HANDHELD EQUIPMENT.
- I. ALL REQUIRED FIRE HOSE AND EQUIPMENT ACCESS GATES SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE / FIRE BYPASS LOCKS ("BEST" PADLOCK MODEL 218700 SERIES) A KNOX PADLOCK MAY NOT BE USED. POLICE BYPASS LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK & GLASS, 1560 N PALM AVENUE, FRESNO, CA 93728.
- J. ALL PRIVATE STREETS AND DRIVEWAYS THAT ARE PROVIDED FOR COMMON ACCESS AND ARE REQUIRED FOR FIRE DEPARTMENT ACCESS SHALL BE CONSTRUCTED TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET. FOR DRIVES SEPARATED BY A MEDIAN, 15' MIN. LANES ARE REQUIRED.

Addressing Plan: 452 North Pacific Avenue

Site Address: 452 North Pacific Avenue S/A

NOT PROJECT SITE
ZONE: NMX
(NEIGHBORHOOD MIX USE)



PROPOSED SITE PLAN

SITE DATA

PROJECT ADDRESS: 741 W BELMONT AVE, FRESNO, CA 93728	AREA OF SITE: 4591211: 1.06 ACRES 4581211: 0.45 ACRES TOTAL: 2.31 ACRES
A.P.N.: 4581211 4591211	AREA: BUILDING AREA: 26,914 S.F. OVERHANG AREA: 12,739 S.F. TOTAL AREA: 39,644 S.F. INC. OVERHANG
ZONE: NMX (NEIGHBORHOOD MIXED USE) NMX (NEIGHBORHOOD MIXED USE)	

BUILDING SUMMARY													
BUILDING DESIGNATION	BUILDING USE/ NAME	CONSTRUCTION TYPE CBC TABLE 801	OCCUPANCY CLASSIFICATION CBC CHAPTER 3	ACTUAL BLDG. FLOOR AREA (SF)	ROOF O/H AREA	TOTAL BUILDING AREA W/ O/H	ALLOWABLE AREA CBC TABLE 506.2	ACTUAL HEIGHT (NO. OF STORIES)	ALLOWABLE HEIGHT CBC TABLE 504.3	OCCUPANCY SEPARATION CBC TABLE 508.4	BUILDING SEPARATION CBC 705.5	AUTOMATIC FIRE SPRINKLERS CBC SECTION 903.2.19	
CONSIDERED ONE BUILDING	A	ADMIN.	B	2,027		31,950	E.O.C.C. 30,000	60' (2)	E.O.C.C. 60' (2)	NON-SEPARATED	NO	YES	
		WEST CLASSROOM WING	A	4,934	6,961	21,639	A-2/A-3 O.C.C. 24,000	24' - 5" (1)	A-2/A-3 O.C.C. 60' (2)	NON-SEPARATED	NO	YES	
		MFR	E-2/A-3	4,159									
		CLASSROOM	E	423	6,268								
		KITCHEN / BUSINESS	B	1,187									
	EAST CLASSROOM WING	E	8,410										
B	NORTH CLASSROOM WING	V-B	E		5,215	2,424	16,991	30,000	18' - 4" (1)	60	N/A	NO	YES

* SECTION 908.4.2 MIXED USE ALLOWABLE BUILDING AREA CALCULATIONS

(E)	(A)	(B)
21,579	8,741	4,461
30,000	24,000	36,000
= 0.560	+ 0.281	+ 0.124
= 0.973	≤ 1	OK

PARKING SUMMARY		CODE COMPLIANCE				
PARKING LOT	TOTAL PARKING SPACES	ACCESSIBLE STALLS PER CBC TABLE 11B-209.2	EV CHARGING STATION PER CALGREEN TABLE 5.106.5.3.1	ACCESSIBLE EVCS PER CBC 11B-228.3	EV CAPABLE SPACES (INC. EVCS) PER CALGREEN TABLE 5.106.5.3.1	BICYCLE PARKING CALGREEN 5.106.4.1
A	33	REQUIRED 2 (1 VAN)	2	1 VAN	B	4
		PROVIDED 2 (1 VAN)	2	1 VAN	B	11

LEGAL DESCRIPTION

APN: 458-121-17

THE LAND DESCRIBED HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 5 WELHE TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 25 OF RECORDS OF SURVEYS, FRESNO COUNTY OF RECORDS.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

- PARCEL 1:
THE NORTH 10 FEET OF THE WEST HALF OF SAID LOT 5.
- PARCEL 2:
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 4.91 FEET TO A TANGENT POINT, THENCE SOUTHWESTERLY (THROUGH AN ANGLE OF 84° 45' 13") ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10 FEET, A DISTANCE OF 19.66 FEET TO A TANGENT POINT 4.95 FEET SOUTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF THE PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1, THENCE NORTHERLY ALONG THE WEST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 4.95 FEET TO THE POINT OF THE BEGINNING.

APN: 458-121-19

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

VOLUNTARY PARCEL MERGER 2004-20, AS DOCUMENT NUMBER 2010-0031622 OF OFFICIAL RECORDS OF FRESNO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 5 WELHE HOME TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 25 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.3 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG NORTH LINE OF SAID LOT 5 A DISTANCE OF 195.00 FEET; THENCE LEAVING SAID NORTH LINE OF 5, SOUTH A RIGHT ANGLE 195.00 FEET; THENCE EAST A RIGHT ANGLE 195.00; THENCE NORTH A RIGHT ANGLE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING, THEREFROM ALL THAT PORTION OF SAID LOT 5 DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH 10 FEET OF THE EAST HALF OF SAID 5, LESS THE EAST 30.3 FEET, FOR ROAD PURPOSES.

PARCEL 2: BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1, THENCE WESTERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 10.05 FEET TO A TANGENT POINT; THENCE SOUTHEASTERLY THROUGH AN ANGLE OF 90° 13' 55" ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10 FEET A DISTANCE OF 15.76 FEET TO A POINT 10.05 FEET SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1, THENCE NORTHERLY ALONG THE EAST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 10.05 FEET TO THE POINT OF THE BEGINNING.

APPL. NO. P23-03784 EXHIBIT AP DATE 08/19/2024

PLANNING REVIEW BY:

TRAFFIC ENG. BY:

COND. APPROVED BY:

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



SUBJECT: Conditions of Approval for **P23-03784**

DATE: August 23rd, 2024

TO: Brittany Martin, Planner II
Planning and Development Department

FROM: Braulio Flores, Engineer II
Public Works Department, Land Planning Section

ADDRESS: 741 West Belmont Avenue

APN: 458-121-17, -19

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>Tract Map, Parcel Map, Lot Line Adjustment Full off-site improvements are required for the existing lot of record. The parcel configuration depicted for the proposed development does not conform to record information. A Lot Line Adjustment or Parcel Merger is required; provide recorded documentation prior to Building Permits. -OR- Resubmit a new application of the proposed project within the existing lot of record.</p>	Brittany Martin	Planning and Development Department (559) 621-8059 Brittany.martin@fresno.gov
<p>CFD Annexation Request Package (CFD 9; up to 4-month processing time) -AND/OR- Private Maintenance Covenant</p>	Adrian Gonzalez	(559) 621-8693 Luis.Gonzalez@fresno.gov
<p>Traffic Impact Study (TIS) A Traffic Impact Study was required. Comply with the City Traffic Engineer's mitigation measures based on the TIS. https://www.fresno.gov/publicworks/traffic-engineering/#tab-2</p>	Jill Gormley	Public Works Department (559) 621-8792 Jill.Gormley@fresno.gov

<p>Deeds (up to 2-month processing time)</p> <p>Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jason Camit for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits.</p>	<p>Jason Camit</p>	<p>Public Works Department (559) 621-8681 Jason.Camit@fresno.gov</p>
<p>FAX: When a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Coordinate all conditions of approval between Public Works and FAX.</p>	<p>Jeff Long</p>	<p>Fresno Area Express 559-621-1436 Jeff.Long@fresno.gov</p>

ATTENTION:

Provide corrections as noted on Exhibit "A-1".

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

A. GENERAL REQUIREMENTS

1. **Property Lines:** Identify, revise and dimension existing and proposed property lines.
2. **Easements:** Identify, revise and dimension existing and proposed easements.
3. **Scope of work:** Identify all items as existing, proposed, to remain, or to be removed.
4. **Vicinity Map:** Provide 4 major streets (1/2 square mile) with a north arrow.
5. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - c. Two working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
 - d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>

- e. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
- f. 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 work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
- g. Submit street lighting plans to the Public Works Department.
<https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
- h. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
- i. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- j. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
- k. All development shall take place in accordance with all city laws and regulations.

B. OFFSITE INFORMATION:

- 1. **Streets:** Identify and provide the name of all adjacent streets.
- 2. **Section and Center Lines:** Identify section and/or center lines.
- 3. **Public Street Improvements:**
 - a. **Sidewalk drains**
 - b. **Drive approaches**
 - c. **Curb ramps**
 - d. **Streetlights**
 - e. **Street tree wells**
- 4. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.

C. ONSITE INFORMATION:

- 1. **Walls or Fencing:** Identify walls and fences complete with height and type of material.
- 2. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
- 3. **Parking lot:**
 - a. **Vehicle overhang:** Provide a **2'/3'** overhang. No obstructions over **6"** permitted. **Curbs and /or Wheel Stops:** Identify locations.

- b. **Paving:** Identify limits
- c. **Visibility triangles:** Identify the required 12' visibility triangle at all approaches and alleys.
- d. **Driveway throat length:** Revise site plan to provide a minimum throat length of **20'** from the back of the public easement.

4. **Gates:**

Commercial:

- a. If proposed, provide a minimum of **20'** or length of largest vehicle to access site, measured from the gate to the back of walk/right-of-way/pedestrian easement or,
- b. Provide a gate operational statement on the site plan stating that the gate shall be locked/unlocked from private property or parked on-street without blocking the public 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 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.

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

Belmont Avenue: 4-Lane Collector

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

1. Dedication Requirements:
 - a. Dedicate an easement for public street purposes, to accommodate a **12'** sidewalk pattern, within the limits of this application, per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.
2. Construction Requirements:
 - a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A-1"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - b. Remove the existing sidewalk and construct a **12'** commercial concrete sidewalk with tree wells per to *Public Works Standards P-5 and P-8*, within the limits of this application per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.
 - c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
 - d. Construct a street lighting system to *Public Works Standard E-1A* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A* and **E-8** for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17* and **E-18** or as approved by the City Engineer **-OR-** Provide a photometric study to see if the existing streetlights on the north side of Belmont provides a sufficient amount of illumination.

Pacific Avenue: 2-Lane Collector

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

1. Dedication Requirements:
 - a. If not existing, dedicate an easement for public street purposes within the limits of this application, in accordance with the City of Fresno Director's Determination **No.18, 15-C-5091**.
2. Construction Requirements:
 - a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A-1"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards 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 street lighting system to *Public Works Standard E-1A* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B*, and **E-8** for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as

detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer.

- c. Construct a concrete curb ramp per *Public Works Standards P-24* through **P-27, P-28, and P-32**. **-OR-** Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.

Franklin Avenue: Local

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

1. Construction Requirements:

- a. Construct driveway approaches to *Public Works Standards P-2* and **P-6**, as approved on the site plan. Construct permanent paving as needed per *Public Works Standard P-48*. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A-1"**.
- b. Remove the existing sidewalk and construct a **10'** commercial concrete sidewalk with tree wells per to *Public Works Standards P-5* and **P-8**, within the limits of this application.
- c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
- d. Construct a concrete curb ramp per *Public Works Standards P-24* through **P-27, P-28, and P-32**. **-OR-** Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.
- e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Delno Avenue: Local

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

1. Dedication Requirements:

- a. Dedicate an easement for public street purposes, to accommodate a **12'** sidewalk pattern, within the limits of this application, per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.

2. Construction Requirements:

- a. Remove existing driveway approaches not identified for utilization or reduce excessive width as noted on **Exhibit "A-1"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards 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 concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.
- c. Remove the existing sidewalk and construct a **12'** commercial concrete sidewalk with tree wells per *Public Works Standards P-5* and **P-8**, within the

- limits of this application per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.
- d. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
 - e. Construct a concrete curb ramp per *Public Works Standards P-24 through P-27, P-28, and P-32*. **-OR-** Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.
 - f. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

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

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

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

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

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **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.

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

Questions relative to these conditions may be directed to Braulio Flores (559) 621-8806 Brulio.Flores@fresno.gov in the Public Works Department, Land Planning Section.

MAINTENANCE REQUIREMENTS OF PUBLIC IMPROVEMENTS

The Property Owner for commercial, industrial and multi-family developments shall be responsible for providing maintenance for certain required public improvements located within and adjacent to the public streets on the perimeter associated with their development and as approved by the Public Works Department.

1. The Property Owner's Maintenance Requirements:

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

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

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within public street rights-of-way, required public trail easements, and landscape easements located between required sound walls and adjacent to public streets; including without limitation, median islands (1/2 if frontage is only on one side) and parkways. **(Major and Local Public Streets)**
- All amenities such as benches, drinking fountains, trash receptacles, City required fencing and low voltage lighting, as approved by the Public Works Department for officially designated and required public trails.
- Tree trimming only of required street trees within public street easements along **Major and Local Public Street frontages.**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, median capping and maintenance bands (1/2 if frontage is only on one side), and traffic calming structures in the street rights-of-way. **(Major Public Streets)**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island curbing and hardscape, street paving and street name signage. **(Local Public Streets)**
- All costs associated with the street lights (including repair and replacement) within public street rights-of-way. **(Major and Local Public Streets)**

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

- A. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works

Department, Land Planning & Subdivision Inspection Section for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.

- **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans as applicable) are considered technically correct.
- The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**
- The annexation process takes from three to four months and **SHALL** be completed prior to building permit approvals. The review and approval of Landscape and Irrigation Plans are required to be approved by the Public Works Department prior to the completion of the annexation process.
- Public improvements not listed above will require special approval by the Public Works Department Director or his designee.

-OR-

B. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in a Private Maintenance Covenant for the required Services associated with this development or as approved by the City Engineer.

Any change to this development that would affect these conditions shall require a revision of this letter.

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

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

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

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

For any questions regarding these conditions please contact Adrian Gonzalez at (559) 621-8693 / Luis.Gonzalez@fresno.gov

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city-controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
 - f. Choose appropriate trees from the list of Approved Street Trees. <https://www.fresno.gov/publicworks/developer-doorway/#tab-5>

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Homeowner's Association.
2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works Street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.

- a. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.
- b. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
- c. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the sidewalk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.
- d. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
- e. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
- f. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

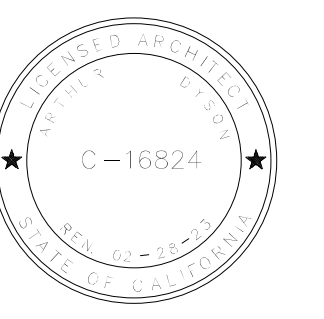
MEDIAN ISLAND LANDSCAPE REQUIREMENTS

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

OUTLOTS

1. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

Submit all landscape and irrigation plans, to the scale of 1" = 20', to dpwplansubmittal@fresno.gov for plan review, prior to the installation of any landscaping within the right-of-way.



SITE PLAN KEYNOTES

- 1 (E) CONCRETE PUBLIC WALKWAY
- 2 (E) CONCRETE GUTTER
- 3 (E) FIRE HYDRANT
- 4 (E) WOOD UTILITY POLE
- 5 (E) TRAFFIC SIGNAGE
- 6 (E) 8" FIRE SERVICE DETECTOR CHECK
- 7 (E) 2" DOMESTIC WATER SERVICE METER
- 8 (E) METAL STREET LIGHT
- 9 (E) TRAFFIC SIGNAL
- 10 (N) ASPHALT PAVING
- 11 (N) 6CA/FGZ SIGN
- 12 (N) OPERABLE LOUVERS
- 13 (N) STAINLESS STEEL SCULPTURE
- 14 (N) CONCRETE PAD
- 15 (N) CONCRETE PLANTER BOX
- 16 (N) CONCRETE WALKWAY
- 17 (N) CONCRETE MONSTRUP
- 18 (N) CONCRETE PILLARS
- 19 (N) CHILDRENS PLAY AREA
- 20 (N) BIKE RACKS
- 21 (N) FENCE
- 22 (N) TURF AREA
- 23 (N) WATER FEATURE
- 24 (N) FIV 4 FDC
- 25 (N) 20' MIN. FIRE ACCESS DRIVE
- 26 (N) P-54 EMERGENCY ONLY DRIVE APPROACH PER PW STD P-67
- 27 (N) CONCRETE DRIVE APPROACH PER PW STD P-2 AND P-6
- 28 (N) WASTE BIN
- 29 (N) TRASH ENCLOSURE
- 30 (N) SLIDING GATE FOR FIRE DEPARTMENT ACCESS
- 31 (N) CONCRETE PLANTER BOX
- 32 (N) FENCE
- 33 (N) PEDESTRIAN GATE.

SITE PLAN LEGEND

- [Symbol] EXISTING CONCRETE PUBLIC WALKWAY
- [Symbol] EXISTING ASPHALT PAVING
- [Symbol] ASPHALT PAVING IMPROVEMENTS
- [Symbol] TURF/LANDSCAPING IMPROVEMENTS
- [Symbol] BUILDING 'A' (NEW CONSTRUCTION)
- [Symbol] BUILDING 'B' (NEW CONSTRUCTION)
- [Symbol] BUILDING 'C' (NEW CONSTRUCTION)
- [Symbol] PROPERTY LINE
- [Symbol] ROOF LINE
- [Symbol] SECTION LINE

ACCESSIBLE ROUTE

THIS SITE HAS BEEN VISITED BY THE ARCHITECT AND ALL AREAS, WITH THE EXCEPTION OF AREAS TO BE IMPROVED AND UPGRADED FOR ACCESSIBILITY ALONG ACCESSIBLE ROUTES HAVE BEEN VERIFIED TO BE IN CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PER ITEMS A, THRU F, BELOW. IN ADDITION, ALL NEW PROPOSED WORK SHALL MEET THESE REQUIREMENTS.

- A. PROVIDE A CONTINUOUS COMMON BARRIER FREE ACCESSIBLE ROUTE WHERE DESIGNATED BY DASHED LINE SYMBOL THAT SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES, W/ VERTICAL OFFSETS NOT GREATER THAN 1/2" AT 1/2" MAX SLOPE, AND LEVEL CHANGES NOT EXCEEDING 1/4" VERTICAL WITHIN THE SITE BOUNDARY FROM THE NEAREST PUBLIC WALKWAY AND ACCESSIBLE PARKING TO THE ENTRY.
- B. WALKWAYS SHALL BE 48" (MIN.) IN WIDTH, 5% (MAX.) SLOPE IN THE DIRECTION OF TRAVEL (EXCEPT APPROVED RAMPS) W/ NO STEPS WHERE ACCESS IS REQUIRED. CROSS SLOPE FOR WALKS SHALL NOT EXCEED 1/4%. MAXIMUM DROFF FROM PAVED SURFACES ADJACENT TO ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 4" VERTICAL UNLESS PROTECTED BY A WARNING CURB (6" MIN.), GUARD RAIL OR HANDRAIL.
- C. THE PATH SURFACE SHALL BE SLIP-RESISTANT, STABLE, FIRM AND SMOOTH.
- D. PASSING SPACES AT LEAST 60"x60" ARE TO BE LOCATED NOT MORE THAN 200 FEET APART, (CBC 11B-403.5.3)
- E. CONTINUOUS GRADIENTS SHALL HAVE 60" LEVEL AREAS NOT MORE THAN 400 FEET APART. (CBC 11B-403.7)
- F. MAINTAIN ACCESSIBLE ROUTE FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN A 4" INCH PROJECTION FROM WALL OR EDGE AND 21" ABOVE FINISH GRADE (CBC 11B-204.4 11B-507).

SITE NOTES

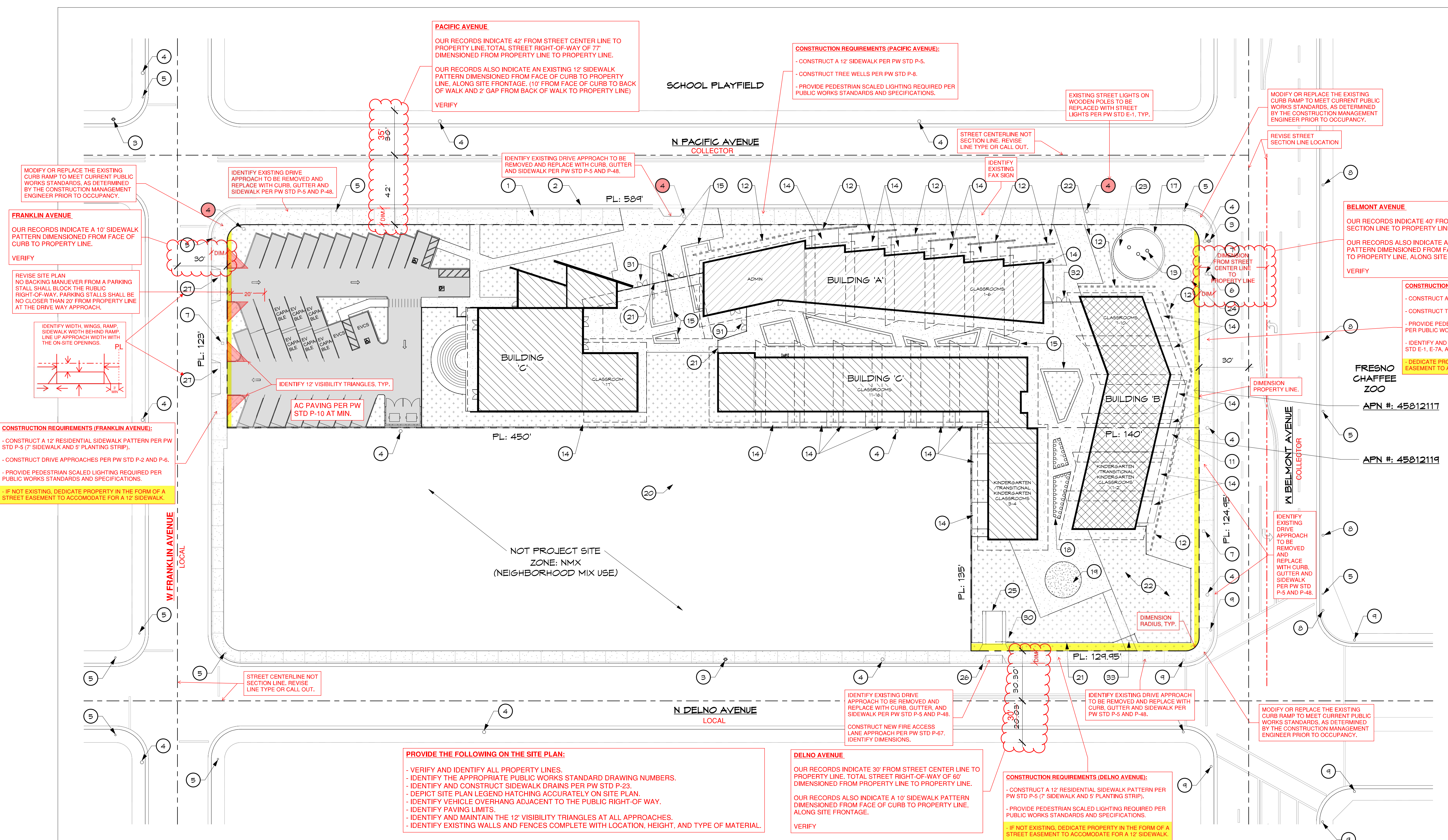
- A. ANY SURVEY MONUMENTS WITHIN THE ARE OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
- B. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREETS IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- C. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444

- PROVIDE THE FOLLOWING GENERAL NOTES:**
1. 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.
 2. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 3. 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 WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER PMC 13.211.
 4. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
 5. PROVIDE A 4" MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
 6. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
 7. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
 8. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.

APPL. NO. P23-03784 EXHIBIT A-1 DATE 11/8/2024

BRALUIOF
PW LAND PLANNING SECTION
CP1 - REVIEWED REVISIONS REQ'D
BRALUIO.FLORES@FRESNO.GOV
2024.06.20 14:15:49-07'00"

CITY OF FRESNO DARM DEPT



CONSTRUCTION REQUIREMENTS (FRANKLIN AVENUE):
- CONSTRUCT A 12' RESIDENTIAL SIDEWALK PATTERN PER PW STD P-5 (7' SIDEWALK AND 5' PLANTING STRIP).
- CONSTRUCT DRIVE APPROACHES PER PW STD P-2 AND P-6.
- PROVIDE PEDESTRIAN SCALED LIGHTING REQUIRED PER PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- IF NOT EXISTING, DEDICATE PROPERTY IN THE FORM OF A STREET EASEMENT TO ACCOMMODATE FOR A 12' SIDEWALK.

CONSTRUCTION REQUIREMENTS (DELNO AVENUE):
- CONSTRUCT A 12' RESIDENTIAL SIDEWALK PATTERN PER PW STD P-5 (7' SIDEWALK AND 5' PLANTING STRIP).
- PROVIDE PEDESTRIAN SCALED LIGHTING REQUIRED PER PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- IF NOT EXISTING, DEDICATE PROPERTY IN THE FORM OF A STREET EASEMENT TO ACCOMMODATE FOR A 12' SIDEWALK.

PROVIDE THE FOLLOWING ON THE SITE PLAN:
- VERIFY AND IDENTIFY ALL PROPERTY LINES.
- IDENTIFY THE APPROPRIATE PUBLIC WORKS STANDARD DRAWING NUMBERS.
- IDENTIFY AND CONSTRUCT SIDEWALK DRAINS PER PW STD P-23.
- DEPICT SITE PLAN LEGEND HATCHING ACCURATELY ON SITE PLAN.
- IDENTIFY VEHICLE OVERHANG ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
- IDENTIFY PAVING LIMITS.
- IDENTIFY AND MAINTAIN THE 12' VISIBILITY TRIANGLES AT ALL APPROACHES.
- IDENTIFY EXISTING WALLS AND FENCES COMPLETE WITH LOCATION, HEIGHT, AND TYPE OF MATERIAL.

PROPOSED SITE PLAN

SCALE: 1" = 30' - 0"

SITE DATA

PROJECT ADDRESS:
741 N BELMONT AVE, FRESNO, CA 93728

APN:
45812117 458-121-17
45812119 458-121-19

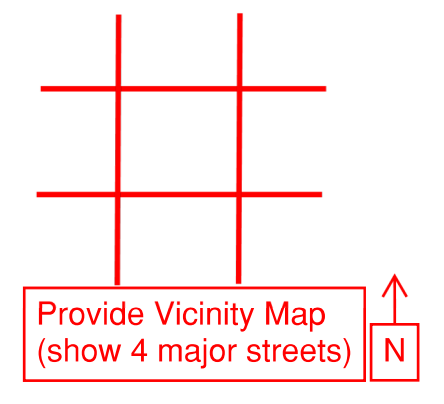
ZONE:
NMX (NEIGHBORHOOD MIXED USE)
NMXX (NEIGHBORHOOD MIXED USE)

BUILDING DESIGNATION	BUILDING USE/NAME	OCCUPANCY CLASSIFICATION CBC CHAPTER 3	CONSTRUCTION TYPE CBC TABLE 601	ACTUAL BLDG. FLOOR AREA (SF)	ACTUAL BLDG. ROOF O/H AREA	TOTAL BUILDING AREA W/ O/H	ALLOWABLE AREA CBC TABLE 506.2	ACTUAL HEIGHT	ALLOWABLE HEIGHT CBC TABLE 504.3	OCCUPANCY SEPARATION CBC TABLE 508.4	BUILDING SEPARATION	AUTOMATIC FIRE SPRINKLERS CBC SECTION 903.2.19
A	ADMIN.	B		1,190	1,745	2,935	38,000	21' - 6"	60	NO	YES	YES
(a)/(b)	WEST CLASSROOM WING	E	V-B	+ 5,490	+ 2,142	+ 7,632	38,000		60	N/A		YES
B	(b) NORTH CLASSROOM WING	E		+ 12,680	+ 3,937	+ 16,622	38,000	18' - 4"	60	N/A		YES
C	MFR	A-3		14,444	1,417	15,861	26,000	24' - 5"	60	NO	NO	YES
(a)	EAST CLASSROOM WING	E	V-B				38,000		60			

(a) NON-SEPARATED OCCUPANCY TO MEET REQUIREMENTS OF CBC SECTION 508.3 AND FOLLOW THE MOST RESTRICTIVE OCCUPANCY ALLOWANCES

(b) BUILDINGS CONSIDERED TO BE ONE BUILDING

PARKING LOT	TOTAL PARKING SPACES	CODE COMPLIANCE			
		ACCESSIBLE STALLS PER CBC TABLE 11B-208.2	EV CHARGING STATION PER CALGREEN TABLE 5.106.5.3.1	EV CAPABLE SPACES (INC. EVCS) PER CALGREEN TABLE 5.106.5.3.1	ACCESSIBLE EVCS PER CBC 11B-228.3
A	33	REQUIRED 2 (1 VAN)	2	0	1 VAN
		PROVIDED 2 (1 VAN)	2	0	1 VAN



Provide Vicinity Map (show 4 major streets)

LEGAL DESCRIPTION (APN: 458-121-17)

THE LAND DESCRIBED HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 5 WEIHE TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 25 OF RECORDS OF SURVEYS, FRESNO COUNTY OF RECORDS.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

PARCEL 1: THE NORTH 10 FEET OF THE WEST HALF OF SAID LOT 5.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 9.91 FEET TO A TANGENT POINT; THENCE SOUTHWESTERLY THROUGH AN ANGLE OF 84° 48' 19" ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 10 FEET, A DISTANCE OF 19.66 FEET TO A TANGENT POINT 9.95 FEET SOUTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF THE PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE WEST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 9.95 FEET TO THE POINT OF THE BEGINNING.

LEGAL DESCRIPTION (APN: 458-121-19)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

VOLUNTARY PARCEL MERGER 2009-20, AS DOCUMENT NUMBER 2010-0031622 OF OFFICIAL RECORDS OF FRESNO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 5 WEIHE TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 25 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.3 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG NORTH LINE OF SAID LOT 5 A DISTANCE OF 135.00 FEET; THENCE LEAVING SAID NORTH LINE OF 5, SOUTH A RIGHT ANGLE 150.00 FEET; THENCE EAST A RIGHT ANGLE 135.00, THENCE NORTH A RIGHT ANGLE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING, THEREFROM ALL THAT PORTION OF SAID LOT 5 DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH 10 FEET OF SAID 5, LESS THE EAST 30.3 FEET, FOR ROAD PURPOSES.

PARCEL 2: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 10.05 FEET TO A TANGENT POINT; THENCE SOUTHEASTERLY THROUGH AN ANGLE OF 40° 18' 59" ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10 FEET A DISTANCE OF 15.76 FEET TO A POINT 10.05 FEET SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE EAST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 10.05 FEET TO THE POINT OF THE BEGINNING.