

Exhibit H



2600 Fresno Street, Third Floor  
Fresno, California 93721-3604  
(559) 621-8277 FAX (559) 498-1026

Planning and Development Department  
Jennifer K. Clark, AICP, Director

July 24, 2023

Please reply to:  
Rob Holt  
[Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov)

Brian Saltikov  
Living Spaces  
[brian.saltikov@livingspaces.com](mailto:brian.saltikov@livingspaces.com)  
(Sent via email only)

**SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. P22-04122 FOR PROPERTY LOCATED AT THE EAST SIDE OF NORTH ABBY STREET, SOUTH OF EAST MINARETS AVENUE (APN: 303-201-27)**

On July 24, 2023, the Planning and Development Department Director approved Development Permit Application No. P22-04122. Development Permit Application No. P22-04122 authorizes the construction of an approximately 104,867 sq. ft. furniture showroom including a new parking lot, landscaping, and a solid waste enclosure. The project is located in the CR/UGM/cz (*Commercial – Regional/Urban Growth Management/conditions of zoning*) zone district.

An Initial Study and Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA). A Notice of Intent to Adopt a Mitigated Negative Declaration was filed on May 5, 2023. The approval of this project is subject to compliance with the following Conditions of Approval:

**CONDITIONS OF APPROVAL**

**PART A – ITEMS TO BE COMPLETED**

**The following items are required prior to issuance of building permits or certificate of occupancy:**

Planner to check when completed		
<input type="checkbox"/>	1.	Development and/or operations shall take place in accordance with Exhibits A, O, L-1, L-2, F, E-1 and E-2 dated November 22, 2022; and Exhibit A (redlined site plan from Traffic Planning) dated December 21, 2022. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record prior to issuance of building permits (see directions below).
<input type="checkbox"/>	2.	Pay the required fees as stated in the memoranda from the Fresno Metropolitan Flood Control District (FMFCD), dated December 13, 2022, <b>prior to issuance of building permits</b> . Provide proof of payment.
<input type="checkbox"/>	3.	Project shall comply with requirements for screening of mechanical and electrical equipment in accordance with Section 15-2011 of the FMC. Should corrections an/or revisions to site plan, floor, plan, and elevations result in changes, all exterior

		mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts. Roof access ladders shall be screened from Major Streets. Fire sprinkler risers should be designed for interior installation whenever possible where an exterior location would be visible from a Major Street. Where site conditions dictate an exterior location for the sprinkler riser, a three-foot clear space shall be provided between the screening materials and the riser. The alarm bell and fire department connection shall be installed so that they are visible from the street.
<input type="checkbox"/>	4.	Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Please provide a photometric site and/or floor plan, where applicable, or other proof of compliance prior to issuance of building permits.
<input type="checkbox"/>	5.	Landscaping must be in place before issuance prior to occupancy. A Hold on Occupancy shall be placed on the proposed improvements until such time that landscaping has been approved and verified for proper installation by the Planning Division. (Include this note on the site and landscape plans.)
<input type="checkbox"/>	6.	Prior to granting of occupancy, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division. (Include this note on the site and landscape plans.)

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

Planner to check when completed		
<input type="checkbox"/>	1.	<b>Department of Public Utilities (sewer, water, solid waste):</b> Comply with all of the requirements included within the attached Public Utilities Department memorandum dated December 13, 2022.
<input type="checkbox"/>	2.	<b>Fire Department:</b> Comply with all of the requirements included within the attached Fire Department memorandum dated December 14, 2022.
<input type="checkbox"/>	3.	<b>Fresno Metropolitan Flood Control District (FMFCD):</b> Comply with all of the requirements included within the attached FMFCD memorandum dated December 13, 2022.
<input type="checkbox"/>	4.	<b>Fresno Irrigation District (FID):</b> Comply with all of the requirements included within the attached FID memorandum dated December 16, 2022.

<input type="checkbox"/>	5.	<b>Public Works, ROW Landscaping:</b> Comply with all of the requirements included within the attached Department of Public Works, Engineering memorandum dated December 19, 2022.
<input type="checkbox"/>	6.	<b>Public Works, Traffic Planning:</b> Comply with all of the requirements included within the attached Department of Public Works, Traffic Planning memorandum and Exhibit A (redlined site plan) dated December 21, 2022.
<input type="checkbox"/>	7.	<b>Public Works – Impact Fees:</b> Comply with all of the requirements included within the attached Department of Public Works, Development Impact Fees memorandum dated December 9, 2022.
<input type="checkbox"/>	8.	<b>Fresno Area Express (FAX)</b> Comply with all of the requirements included within the attached FAX memorandum dated December 19, 2022.
<input type="checkbox"/>	9.	<b>Fresno County Environmental Health Division</b> Comply with all of the requirements included within the attached Fresno County Environmental Health Division memorandum dated December 13, 2022.
<input type="checkbox"/>	10.	<b>Pacific, Gas &amp; Electric (PG&amp;E)</b> Comply with all of the requirements included within the attached PG&E memorandum dated December 12, 2022.
<input type="checkbox"/>	11.	<b>San Joaquin Valley Air Pollution Control District (SJVAPCD)</b> Comply with all of the requirements included within the attached SJVAPCD memorandum dated December 15, 2022.

**PART C – PLANNING DEVELOPMENT CODE STANDARDS**

1) **Planning/Zoning/Environmental Compliance Requirements**

- a) Development and operation shall take place in accordance with the attached “Notes and Requirements for Entitlement Applications” as applicable.
- b) Development shall take place in accordance with the policies of the Fresno General Plan, Woodward Park Community Plan, and with the Commercial – Regional planned land use designation.
- c) Development shall take place in accordance with the CR (*Commercial – Regional*) zone district, and all other applicable sections of the Fresno Municipal Code (FMC), unless otherwise noted herein.
- d) Property development standards and operational conditions are contained in Articles 12 (*Commercial Districts*), 20 (*General Site Requirements*), 23 (*Landscape*), 24 (*Parking and Loading*), 25 (*Performance Standards*), and Section 15-2737 (*Large-Format Retail*)



of the FMC. Any project revisions, development and operation must comply with these property development standards and operational conditions.

- e) Development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.

## 2) Miscellaneous Requirements

- a) Building plans and permits are required.
- b) Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
  - i) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
  - ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
  - iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- c) Approval of this site plan may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the Development Permit process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this site plan or subsequent amendments or revisions.

## **APPEALS**

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans, ordinances and policies; those determined to be required through the interdepartmental/interagency review process; and those determined through the environmental assessment process as necessary to mitigate adverse effects on the health, safety and welfare of the community. The conditions of approval may also include requirements for development and use that would, on the whole, enhance the project and its relationship to the neighborhood and environment.

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed but will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so

by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received at the Planning and Development Department by **June 19, 2023**. The written request should be addressed to Jennifer K. Clark, Director, include the application number referenced above, and delivered to the Planner.

### **COMPLIANCE REVIEW PROCESS**

**Please Note:** To complete the compliance review process for building permits relative to planning and zoning issues, please upload electronic PDF copies of the corrected, final site plan, elevations, landscape, and irrigation plans, operational statement, any fees and title reports for required covenants, and any required studies or analyses into the compliance record for final review and approval into the compliance record at least 15 days before applying for building permits.

**The compliance record number for this application is P23-02527.** These documents can be uploaded electronically to the citizen access portal at [www.fresno.gov/faaster](http://www.fresno.gov/faaster). Contact Planner once any corrected exhibits are uploaded.

It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the "corrected exhibits" are approved by the Development Services Division, please place these exhibits in the plan check set and contact Rob Holt at [Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov) to schedule an appointment to stamp and signoff these exhibits.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be substituted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

### **EXPIRATION**

The exercise of rights granted by these special permits must be commenced by **July 24, 2026**, (three years from the date of approval). An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,



Rob Holt, Supervising Planner  
Development Services Division  
Planning and Development Department

Enclosures: Exhibits A, O, L-1, L-2, F, E-1 and E-2 dated November 22, 2022  
Department and Other Agency Comments



PLAN REVISIONS		
NO.	DATE	REVISION

**O'DELL ENGINEERING**  
 1165 Scenic Drive, Suite A  
 Modesto, CA 95350  
 odellengineering.com

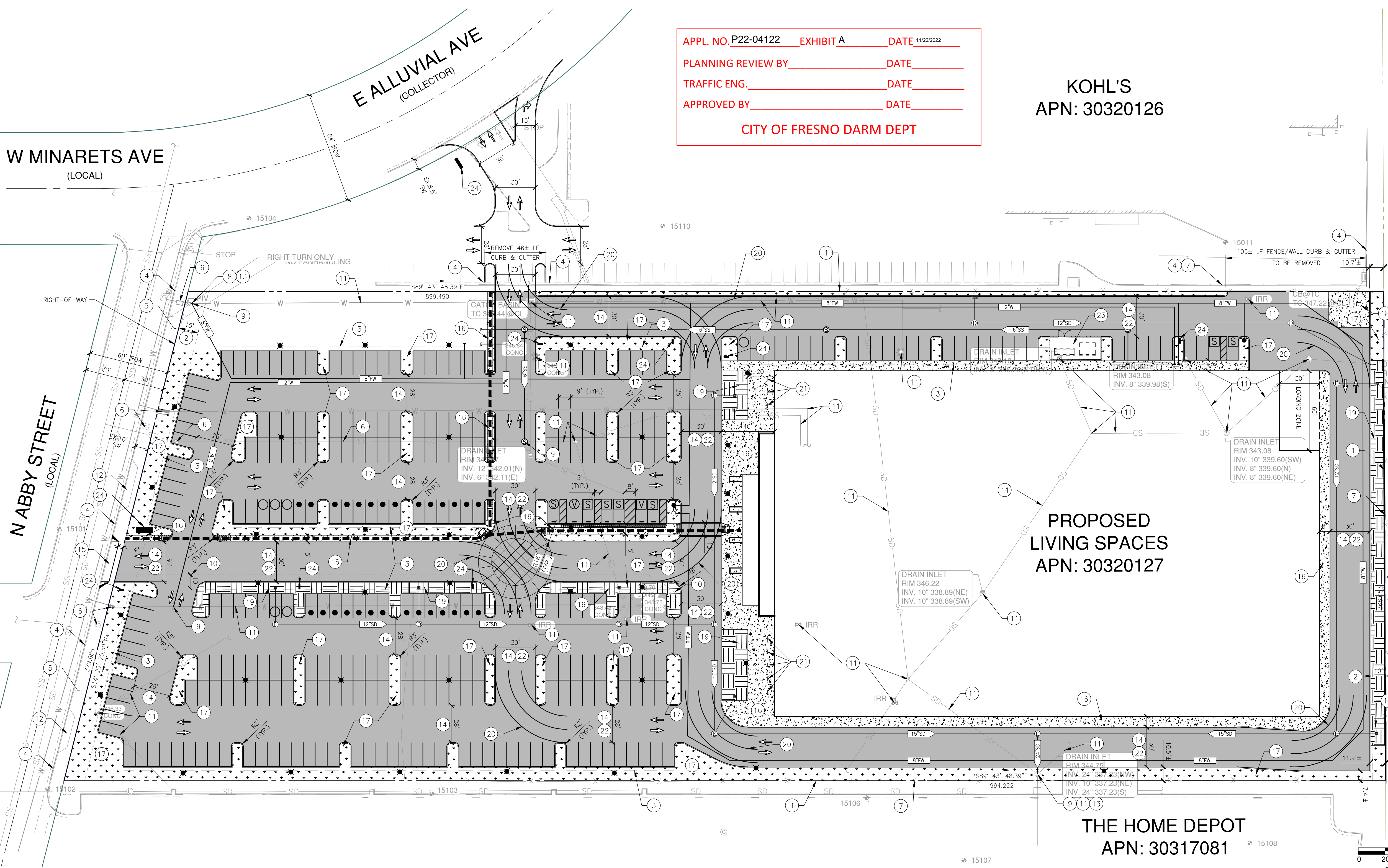
PRELIMINARY SITE PLANS  
**LIVING SPACES**  
 7354 N. ABBY STREET  
 FRESNO, CALIFORNIA

APPL. NO. P22-04122 EXHIBIT A DATE 11/22/2022  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

**KOHL'S**  
 APN: 30320126

**PROPOSED LIVING SPACES**  
 APN: 30320127

**THE HOME DEPOT**  
 APN: 30317081



**SITE PLAN NOTES**

- EX. PROPERTY LINE.
- SETBACK FROM PROPERTY LINE.
- 3'-0" OVERHANG ON CONTINUOUS CURB.
- EX. CONCRETE CURB TO REMAIN.
- EX. PUBLIC SIDEWALK TO REMAIN.
- EX. UTILITY TO REMAIN.
- EX. FENCE/WALL TO REMAIN.
- EX. POST INDICATOR VALVE TO REMAIN.
- LOCATION OF CONNECTION INTO EXISTING UTILITY.
- EX. POLE EASEMENT TO BE ABANDONED ALONG WITH ALL UTILITY LINES AND STRUCTURES.
- EX. UTILITY TO BE REMOVE.
- EX. DRIVEWAY TO BE REMOVED AND REPLACED WITH CONTINUE CONCRETE AND VERTICAL CURB PER CITY STANDARD DETAIL P-9.
- STARTING AT PROPERTY LINE, PROTECT IN PLACE 5 LF OF EX. UTILITY FOR FUTURE USE.
- CONSTRUCT NEW AC PAVING PER CITY STANDARD DETAILS P-41, P-42, & P-43.
- LOCATION OF NEW DRIVEWAY PER CITY STANDARD DETAIL P-2.
- LOCATION OF NEW CONCRETE FLATWORK 5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE.
- LOCATION OF NEW LANDSCAPE & IRRIGATION - SEE LANDSCAPE PLANS.
- LOCATION OF NEW TRASH ENCLOSURE.
- BIORETENTION AREA, SIZE TO BE DETERMINED BY CITY OF FRESNO REQUIREMENTS.
- FIRE TRUCK TURNING RADIUS OUTLINE.
- LOCATION OF BICYCLE PARKING.
- FIRE LANE
- LOCATION OF GENERATOR AREA
- LOCATION OF PROPOSED SIGN, SEE SIGN PACKAGE PLAN

**PUBLIC WORKS GENERAL NOTES**

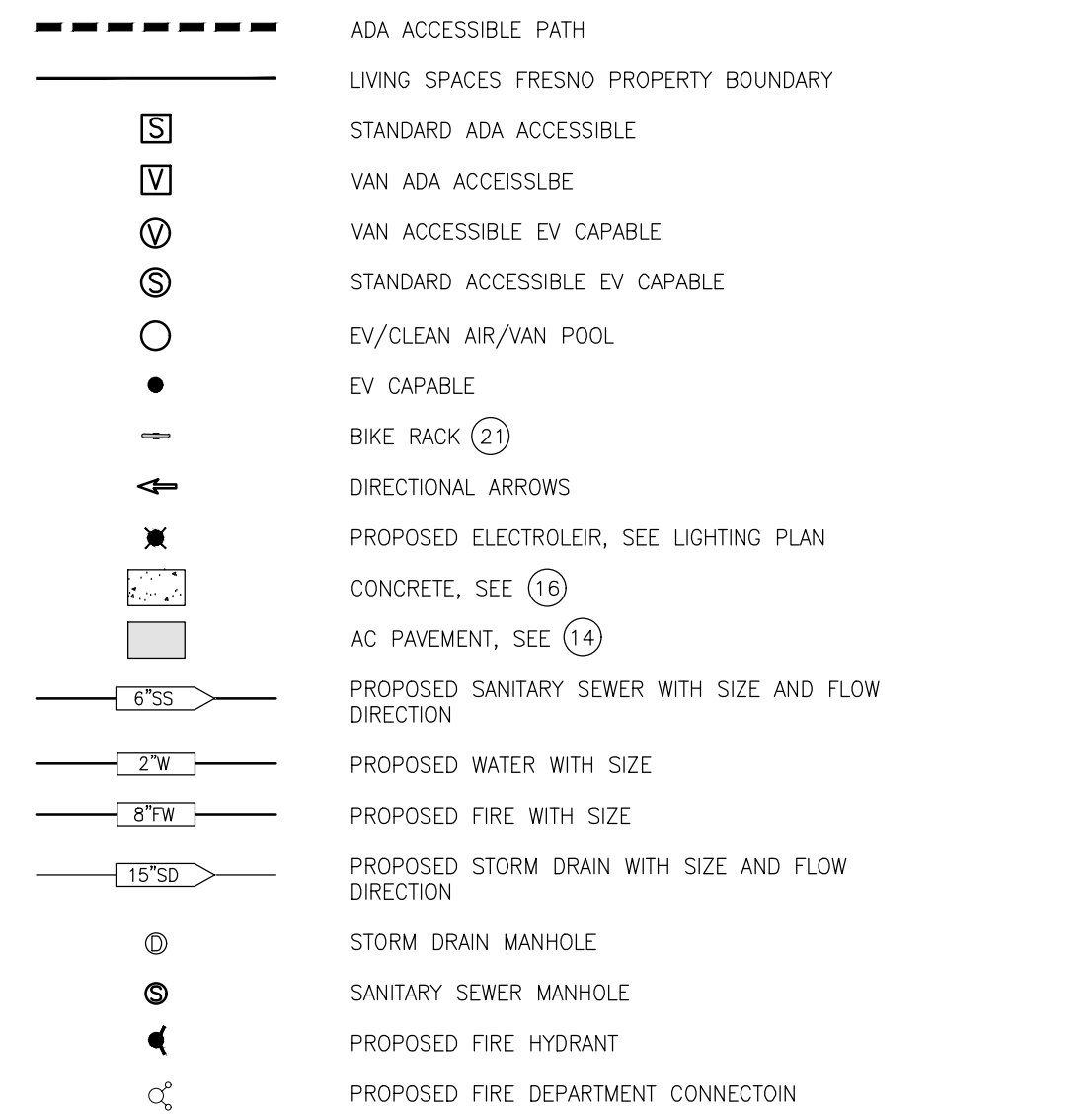
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- 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.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- FOR STANDARD DRAWINGS VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/cityoffresnostandarddrawings2016feb.pdf)
- FOR TRAFFIC PLANNING'S WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING MANUAL AND TRAFFIC STUDY CHECKLIST VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/TRAFFIC-ENGINEERING/#TAB-2](https://www.fresno.gov/publicworks/traffic-engineering/#tab-2)
- TRAFFIC PLANNING CHECKLIST LINK: [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF)
- FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-8792 OR VIA EMAIL AT [JILL.GORMLEY@FRESNO.GOV](mailto:JILL.GORMLEY@FRESNO.GOV).

**SITE PLAN**



LIVING SPACES, FRESNO PARKING AREA	
SITE AREA:	338,450 SF
BUILDING AREA (EXISTING):	0 SF
BUILDING AREA (PROPOSED):	104,867 SF
PAVEMENT AREA:	210,970 SF
LANDSCAPE AREA:	36,648 SF
FLOOR AREA RATIO:	0.31
BUILDING COVERAGE:	31%
EX. PLANNED LAND USE:	COMMERCIAL-REGIONAL
PROPOSED ZONING DESIGNATION:	CR/UGM-c2
ADJACENT ZONING DESIGNATION:	CR/UGM-c2
TOTAL PARKING STALLS REQUIRED:	140 STALLS
*PARKING STALL REQUIREMENT IS PER THE CITY OF FRESNO MUNICIPAL CODE SECTION 15-2409: "1 PER 750 SQ. FT. OF FLOOR AREA FOR APPLIANCE AN FURNITURE STORES."	
TOTAL PARKING STALLS PROVIDED:	298 STALLS
PROVIDED STANDARD PARKING STALLS:	255 STALLS
PROVIDED ADA STALLS:	7 STALLS
PROVIDED ADA STALLS:	7 STALLS
REQUIRED EV CAPABLE STALLS:	30 STALLS
PROVIDED EV CAPABLE STALLS:	30 STALLS
REQUIRED CLEAN AIR:	36 STALLS
PROVIDED CLEAN AIR:	36 STALLS
*EV COUNT INCLUDES 1 VAN, 1 STD. & 1 AMBULATORY ACCESSIBLE STALL	
*CLEAN AIR COUNT INCLUDES PROVIDED EV STALLS	
RATIO OF PARKING STALLS TO FLOOR AREA:	1 STALL/352 SF
REQUIRED ANCHORED BICYCLE STALLS:	8
PROVIDED ANCHORED BICYCLE STALLS:	8
BIKE LOCKERS WILL BE PROVIDED INSIDE THE BUILDING	

**LEGEND OF PROPOSED SITE FEATURES:**



**GENERAL NOTES**

- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY - A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF THE SECTION 10-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY - THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED - IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS - AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONSTRUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED - ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 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.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
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITH THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATIOND BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
  - ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP TO REMAIN.
  - ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER; FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION @ 621-5300 TO ARRANGE AND COORDINATE WORK.
  - SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
  - SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
  - CONTACT THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION, (559) 561-8693 REGARDING THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT OF WAY. IF AN ENCROACHMENT COVENANT IS REQUIRED, PROVIDE EVIDENCE OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY, OBTAIN THE CITY ENGINEER'S APPROVAL FOR THE REQUIRED STREET CONSTRUCTION PLANS. CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF FRESNO, PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS AND SPECIFICATIONS. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT OF WAY (INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. WHEN PREPARING STREET PLANS AND/OR TRAFFIC CONTROL PLANS, FOR ALL REQUIRED WORK, IN A SINGLE PACKAGE, TO THE CITY OF FRESNO'S TRAFFIC AND ENGINEERING SERVICES DIVISION. THE CITY ENGINEER SHALL DETERMINE IF UTILITY POLES, STREETLIGHTS, ETC. REQUIRE RELOCATION.
  - ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
  - IF FENCING IS NOT REQUIRED OR EXISTING ALONG PROPERTY LINES ABUTTING PAVED AREAS AND SUCH PAVED AREAS ARE NOT DOCUMENTED FOR COMMON INGRESS-EGRESS USES, A MINIMUM 6 INCH HIGH CURB SHALL BE PLACED A MINIMUM OF 3 FEET FROM THE PROPERTY LINE.
  - SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE.

**CONTACT INFORMATION**

OWNER: RIVER PARK PROPERTIES II, A CALIFORNIA LIMITED PARTNERSHIP  
 265 E RIVER PARK CIR STE 150  
 FRESNO, CA 93720  
 APPLICANT: LIVING SPACES FURNITURE LLC  
 14501 ARTESIA BLVD.  
 LA MIRADA, CA 90638  
 CONTACT: BRIAN SALTIKOV  
 (714) 713-9931

DESIGNED: JJB  
 DRAWN: JJB/JH  
 CHECKED: KS  
 SCALE: AS SHOWN  
 DATE: 11/16/2022  
 JOB NO.: 40920  
 FILE NO.: 40920-SITE PLAN-SP.DWG



**NOT FOR CONSTRUCTION**

H:\40920-Living Spaces (Fresno)\Planning\Plan\04920-Site Plan-SP.dwg jbraymanusa 1611216 11/16/2022



## Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

### Project Description:

Living Spaces - Fresno is being submitted by Brian Saltikov of Living Spaces on behalf of Living Spaces and pertains to 8 acres of property located at 7354 North Abby St. APN: 303-201-27 and is zoned CR/UGM-cz with a planned land use of Retail

The applicant is requesting authorization to:

Develop and undeveloped lot

The proposed development will consist of

104,867 SF Furniture Showroom with Accessory Uses

The existing site currently consists of undeveloped lot with 0 existing parking spaces

The proposed hours of operation are from 10am to 9pm on Monday - Friday

Other facts pertinent to this project are as follows: 9am to 9pm Saturday and Sunday

Please see attached Project Narrative

APPL. NO.	<u>P22-04122</u>	EXHIBIT	<u>0</u>	DATE	<u>11/22/2022</u>
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

- Project Narrative:** (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)



PO BOX 2309  
Buena Park, CA 90621

APPL. NO. P22-04122 EXHIBIT O DATE 11/22/2022  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT

Cit of Fresno  
Planning and Development Department  
Development Services Division  
2600 Fresno St., Third Floor, Room 3043  
Fresno, CA 93721

**RE: Development Application Review, Living Spaces Furniture – 7354 North Abby St.**

To Whom It May Concern:

Living Spaces Furniture is pleased to submit a Development Application for a new ground-up project for an approximate 105,000 SF furniture showroom in the city of Fresno. Living Spaces Furniture is a rapidly growing retail furniture company founded in 2003 in Southern California and currently operates thirty stores, including five distribution centers, located in major metro areas in California, Nevada, Arizona, and Texas.

**Building Layout and Use.** The building will include a retail furniture showroom, small café serving prepackaged meals and offering beer and wine to approximately 30 – 40 guests (we will apply for a Type 41 ABC license), a kids room providing entertainment such as movies, video games and a play structure, a receiving/storage area, small kitchen, and employee areas. The entrance to the building is on the west elevation. The loading dock and customer pick up (CPU) will be located on the northeast corner of the building. An enclosure will house a back-up generator, electrical equipment, and dumpsters at the northeast elevation.

**Employees.** The furniture store will employ approximately 70 to 100 full-time and part-time employees. Approximately 40 employees will be on the site during a typical business day and 55 employees during peak hours of operation.

**Hours of Operation.** The hours of operation are 10 am to 9 pm Monday through Friday and 9 am to 9 pm on Saturdays and Sundays. The café is open from 12 pm to 8 pm daily. Living Spaces is closed Easter, Thanksgiving Day, and Christmas Day. Peak periods are on the weekends between noon and 6 pm and during holidays (Black Friday, Memorial Day, etc.).

**Store Deliveries.** Each day, the store will receive deliveries of furniture from either or Rialto, CA or Fremont, CA Distribution Center. All deliveries will be made at the loading area located on the northeast corner of the building. Approximately two to three daily deliveries of inventory will be made using 26-foot box trucks and, occasionally, a 53-foot trailer. These deliveries occur in the early morning before business hours. Food service deliveries occur 1-2 times weekly, prior to business opening as well.

**Customer Furniture Deliveries and Customer Pick-Up (CPU).** Customers will have the option to pick up furniture from the store or have furniture delivered to their home or business. Customers electing to pick up their furniture from the store will do so at the CPU area on the northeast side of the building. At the CPU area, customers park their vehicles in a designated parking stall adjacent to the receiving area and furniture will be loaded into their vehicle. CPU hours are 12 noon to 9 pm daily. Approximately 15 customer pick-ups would occur on weekdays and 40 pick-ups on weekends.

We look forward to working with the City of Fresno on this project. Please don't hesitate to contact me for any clarifications or additional information at [brian.saltikov@livinspaces.com](mailto:brian.saltikov@livinspaces.com), or 714.713.9931.

Sincerely,

Brian Saltikov  
Senior Project Manager  
Real Estate Development  
Living Spaces

APPL. NO.	P22-04122	EXHIBIT	O	DATE	11/22/2022
PLANNING REVIEW BY	_____	DATE	_____		
TRAFFIC ENG.	_____	DATE	_____		
APPROVED BY	_____	DATE	_____		
CITY OF FRESNO DARM DEPT					



PLAN REVISIONS		
NO.	DATE	REVISION

**O'DELL**  
ENGINEERING  
1165 Scenic Drive, Suite A  
Modesto, CA 95350  
odellengineering.com

**PRELIMINARY PLANS  
LIVING SPACES  
7354 N. ABBY STREET  
FRESNO, CALIFORNIA**

**PRELIMINARY  
LANDSCAPE  
PLAN**

APPROVED: \_\_\_\_\_  
DESIGNED: VR  
DRAWN: VR  
CHECKED: JN  
SCALE: \_\_\_\_\_  
DATE: 11/15/2022  
JOB NO.: 40920  
FILE NO.: 40920-CP.DWG

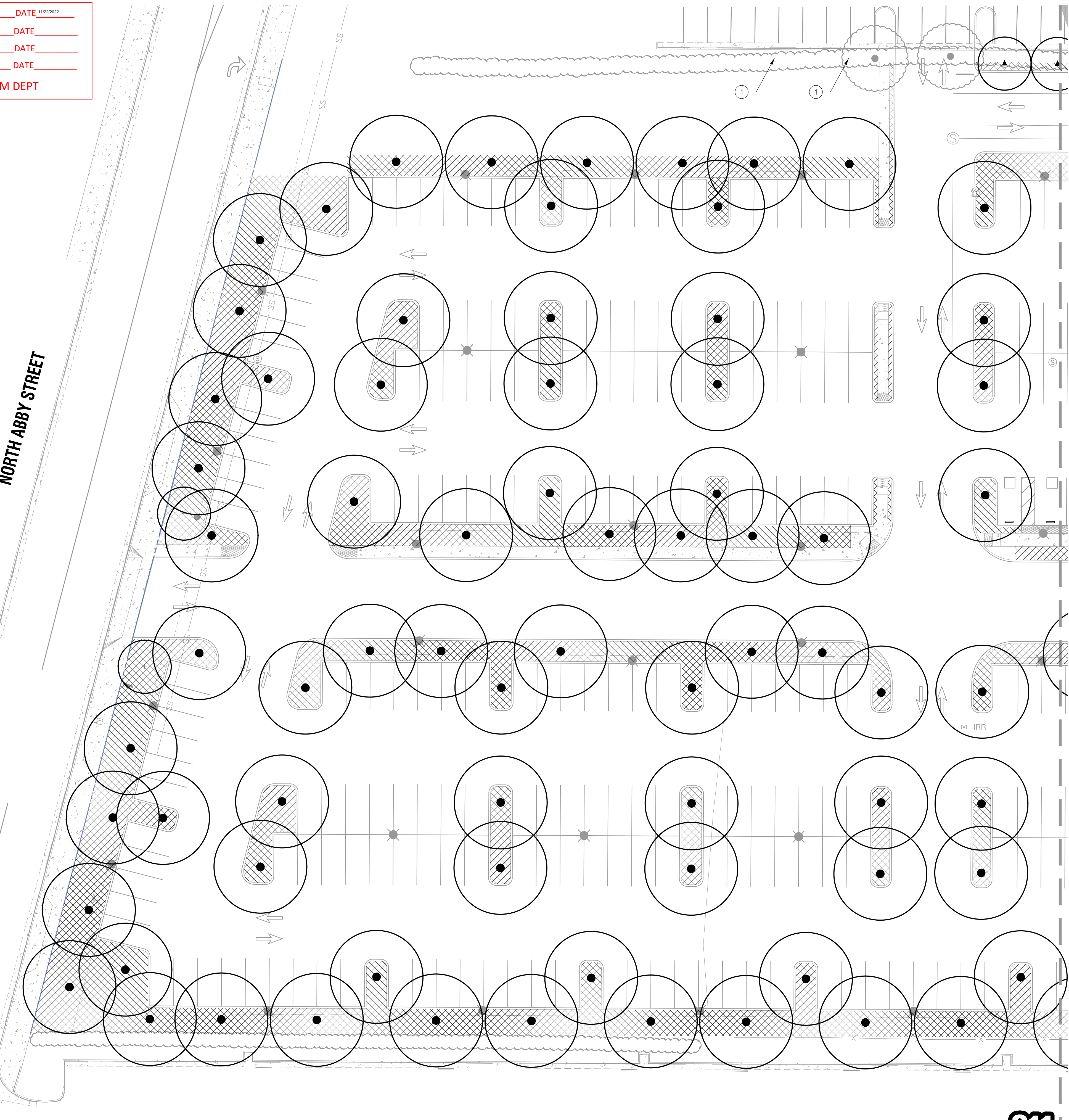
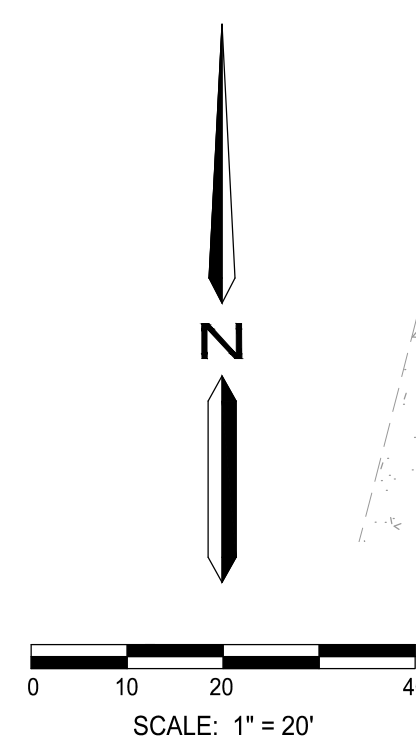
SHEET NO.  
**1**  
OF  
**2**

PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
	LAGERSTROEMIA X 'MUSKOGREE'	LIGHT LAVANDER CRAPE MYRTLE
	QUERCUS ROBER 'PYRAMICH'	SKYMASTER ENGLISH OAK
	ULMUS PARVIFOLIA	LACEBARK ELM
	EXISTING TREES TO BE REMOVED	

APPL. NO. P22-04122 EXHIBIT L-1 DATE 11/22/2022  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**

SHRUBS					
SHRUB AREA					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		LOW
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL		LOW
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	5 GAL		LOW
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	5 GAL		LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL		LOW
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL		LOW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL		LOW
	LAVATERA MARITIMA	TREE MALLOW	5 GAL		LOW
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	5 GAL		LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		LOW
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL		LOW
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL		LOW
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL		LOW
	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL		LOW
	TULBAGHIA VIOLACEA 'VARIEGATA'	STRIPE CAPE GARLIC	5 GAL		LOW
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL		LOW
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL		LOW
	FICUS PUMILA	CREEPING FIG	5 GAL		MODERATE

SURFACE PARKING AREA SHADE REQUIREMENTS								
Tree Size	15 Year Diameter	S.F. @ 100% Coverage Plan Symbol-1		S.F. @ 75% Coverage Plan Symbol-.75		S.F. @ 50% Coverage Plan Symbol-.5		Total Shade Coverage
		Qty.	Total S.F.	Qty.	Total S.F.	Qty.	Total S.F.	
>20' Diam.	20'	0	0	0	0	72	11,304	0
>30' Diam.	30'	39	27,573	34	18,020	26	9,204	0
>35' Diam.	35'	0	0	0	0	0	0	0
Total Area Shaded by Trees =								66,101 S.F.
Total Paved Surface Parking Area =								81,440 S.F.
Shade Area Required By CalGreen, Section 5.106.12.1 Shade Tree Standards and per City of Fresno Municipal Code Section 15-2421 Parking Lot Landscape and 15-2422 Parking Lot Trees =								40,720 S.F.
Total Area Shaded by Trees =								66,101 S.F.
Total Percent of Surface Parking Area Shaded by Trees (50% required) =								81%
Number of trees used to meet the 50% shade requirement per City of Fresno Municipal Code Section 15-2421 Parking Lot Landscape and 15-2422 Parking Lot Trees								171
Number of trees required to meet the 50% shade requirement per City of Fresno Municipal Code Section 15-2421 Parking Lot Landscape and 15-2422 Parking Lot Trees								As many trees needed to meet 50% shade coverage.



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLANTING PLANS.



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PLAN REVISIONS		
NO.	DATE	REVISION



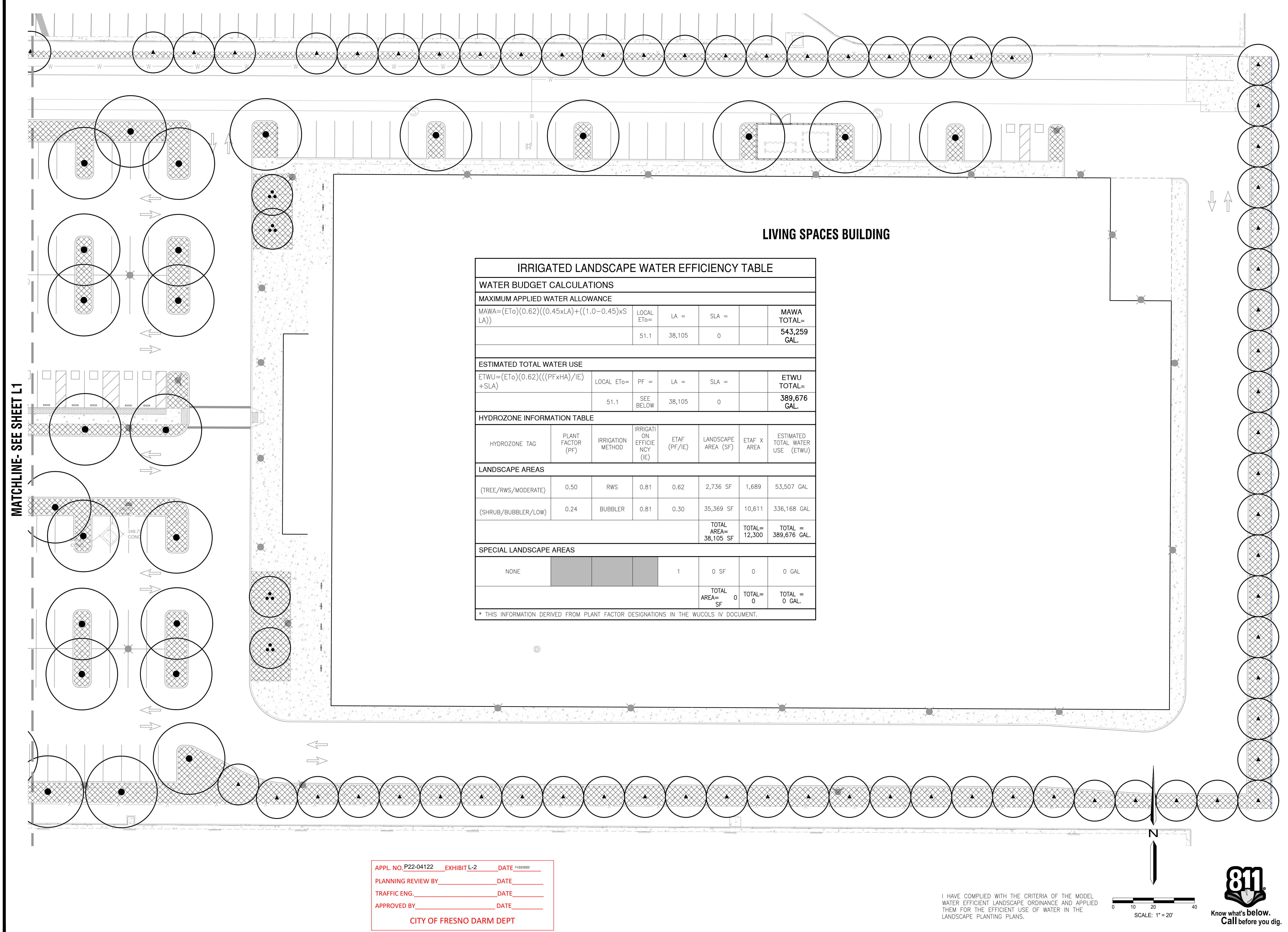
1165 Scenic Drive, Suite A  
Modesto, CA 95350  
odellengineering.com

PRELIMINARY PLANS  
**LIVING SPACES**  
7354 N. ABBY STREET  
FRESNO, CALIFORNIA

**PRELIMINARY LANDSCAPE PLAN**

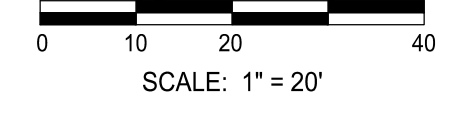
APPROVED: \_\_\_\_\_  
DESIGNED: VR  
DRAWN: VR  
CHECKED: JN  
SCALE: \_\_\_\_\_  
DATE: 11/15/2022  
JOB NO.: 40920  
FILE NO.: 40920-CP.DWG

SHEET NO.  
**2**  
OF  
**2**



APPL. NO. P22-04122 EXHIBIT L-2 DATE 11/22/2022  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLANTING PLANS.

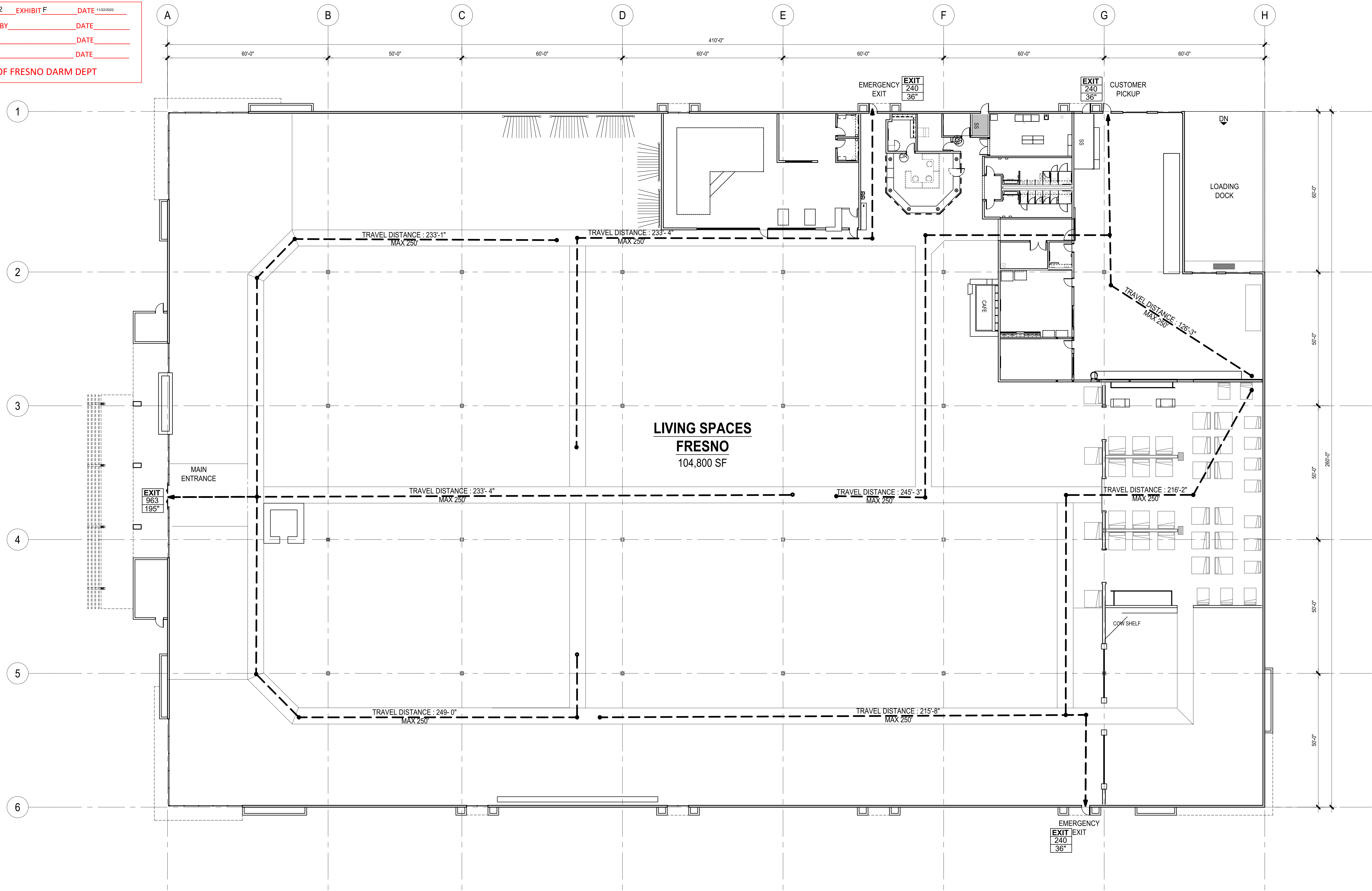


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MATCHLINE- SEE SHEET L1



APPL. NO. P22-04122 EXHIBIT F DATE 11/22/2022  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

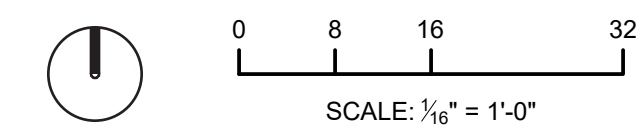


Architecture + Planning  
 888.456.5849  
 ktgy.com

Living Spaces  
 14501 Artesia Blvd.  
 La Mirada, CA 90638

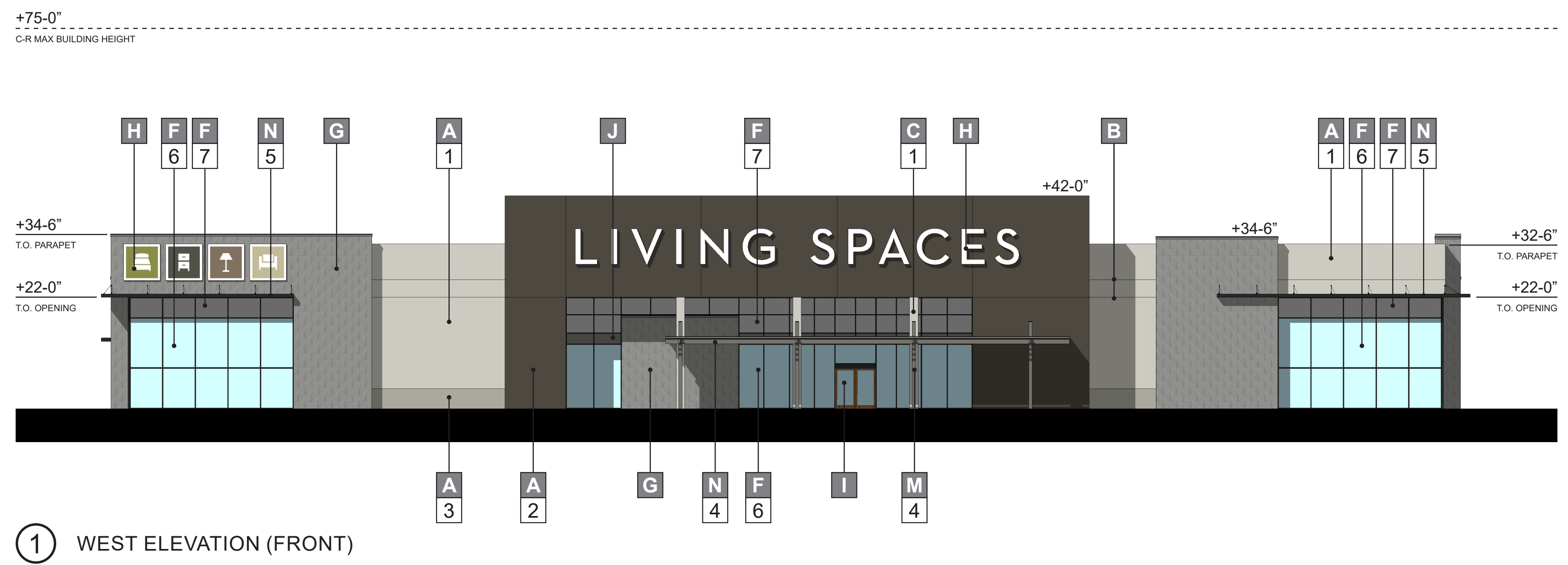
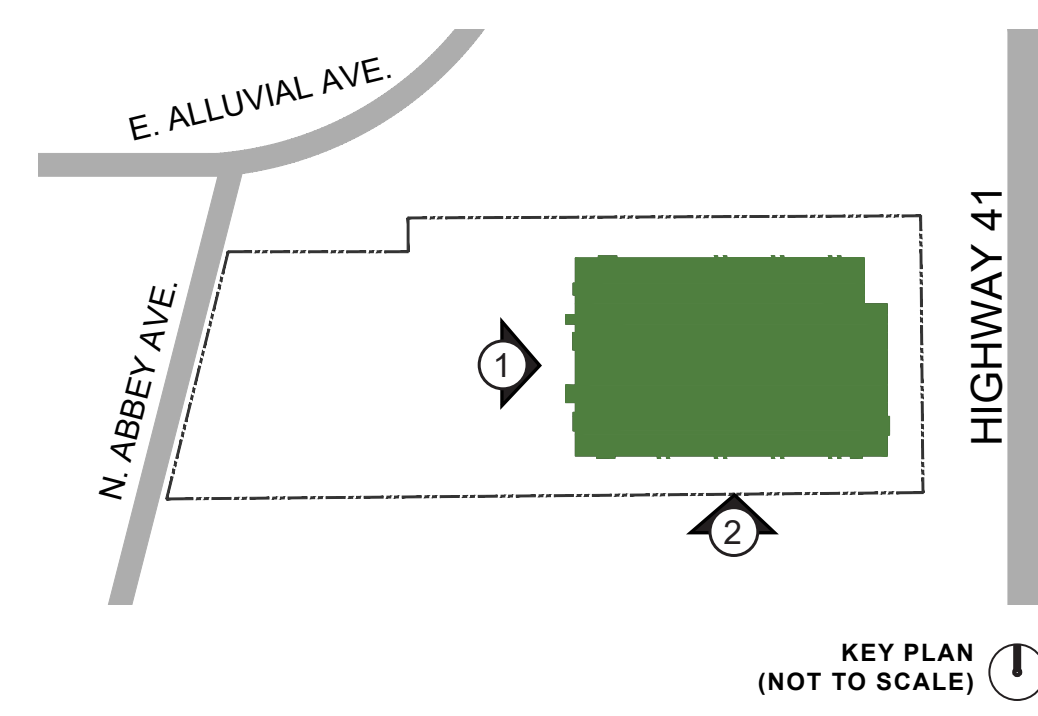
**LIVING SPACES FRESNO**  
 7354 N. ABBY ST., FRESNO, CA 93720  
 # 2022-0509

PLANNING DEVELOPMENT APPLICATION  
 NOVEMBER 17, 2022

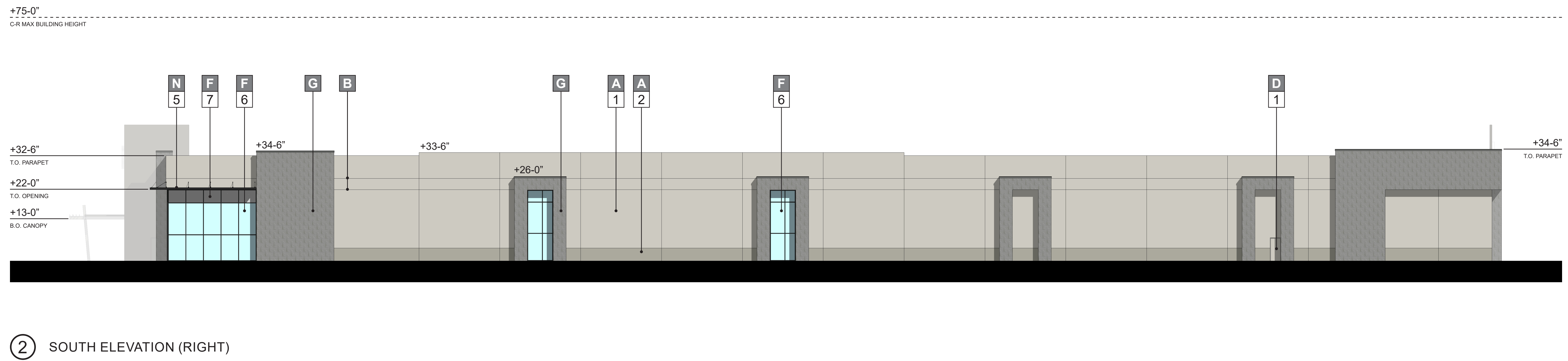


FLOOR PLAN

APPL. NO. P22-04122 EXHIBIT E-1 DATE 11/22/2022  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT



1 WEST ELEVATION (FRONT)



2 SOUTH ELEVATION (RIGHT)

NOTE:  
 1. SIGNAGE IS CONCEPTUAL AND WILL BE UNDER A SEPARATE PERMIT.  
 2. RTU WILL BE SCREENED BY PARAPETS

MATERIALS				FINISHES					
A	CONCRETE PANEL	F	ALUMINUM STOREFRONT: ARCADIA-AB8 "BLACK"	K	METAL ROLL-UP DOOR	1	PAINT: SHERWIN WILLIAMS-SW7015 "REPOSE GRAY"	6	GLASS: VISION
B	REVEAL	G	STONE VENEER (CORONADO-8" CLASSIC JERUSALEM "SILVER ASH")	L	LIGHT FIXTURE	2	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"	7	GLASS: REEDED
C	STUCCO	H	TENANT SIGNAGE (REFER TO SIGNAGE PACKAGE)	M	METAL COLUMN	3	PAINT: SHERWIN WILLIAMS-SW7017 "DORIAN GRAY"		
D	DOOR	I	MAIN ENTRANCE DOOR: HUNTER DOUGLAS-8461 "REGATTA TEAK"	N	METAL CANOPY	4	PAINT: SHERWIN WILLIAMS-SW7019 "GAUNTLET GRAY"		
E	TENANT SIGNAGE	J	METAL PANEL: (REYNOBOND ACM "PEWTER")			5	METAL COLOR: MAPES-AB13 "EXTRA DARK BRONZE"		

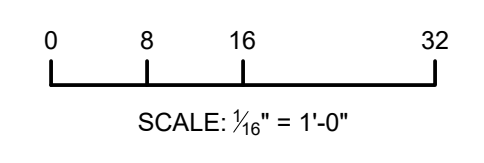


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 888.456.5849  
 ktgy.com

Living Spaces  
 14501 Artesia Blvd.  
 La Mirada, CA 90638

**LIVING SPACES FRESNO**  
 7354 N. ABBY ST., FRESNO, CA 93720  
 # 2022-0509

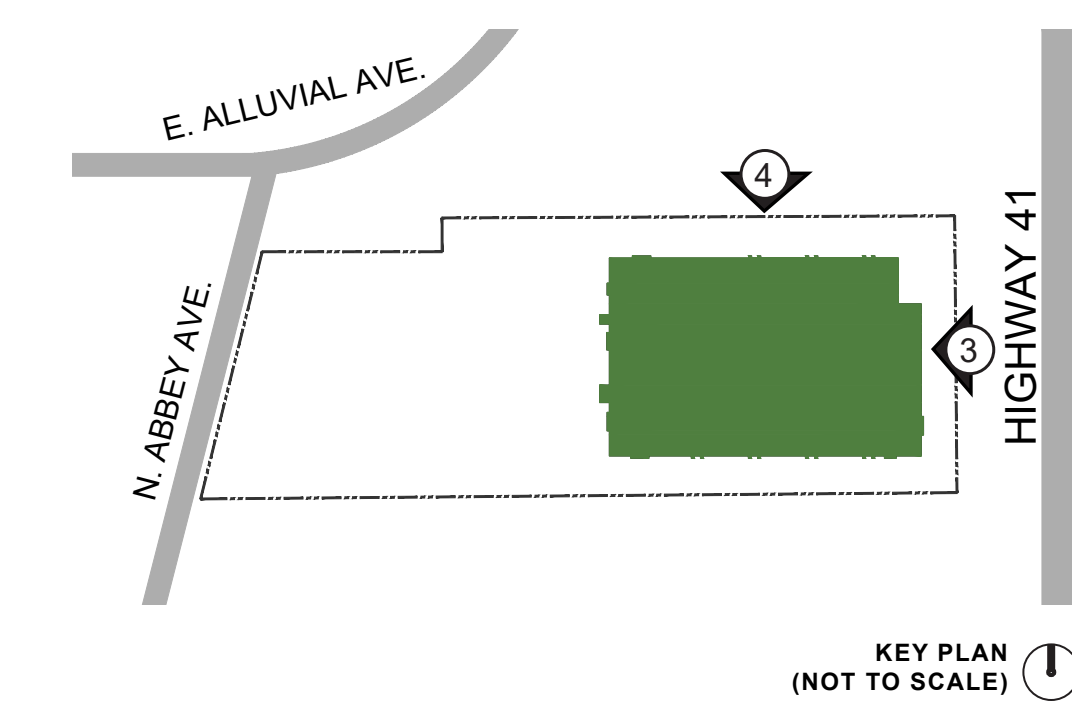
PLANNING DEVELOPMENT APPLICATION  
 NOVEMBER 17, 2022



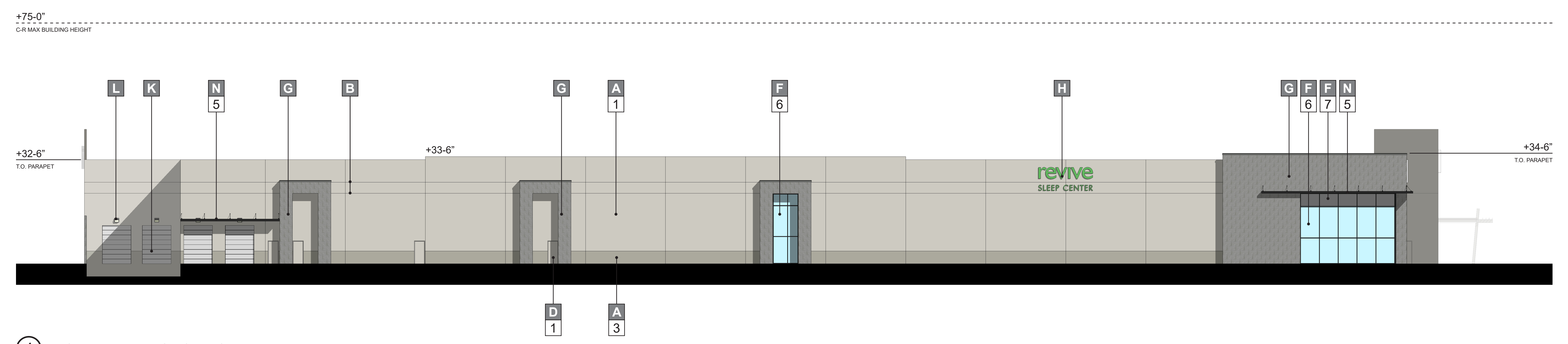
ELEVATIONS



APPL. NO. P22-04122 EXHIBIT E-2 DATE 11/22/2022  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT



3 EAST ELEVATION (REAR)



4 NORTH ELEVATION (LEFT)

NOTE:  
 1. SIGNAGE IS CONCEPTUAL AND WILL BE UNDER A SEPARATE PERMIT.  
 2. RTU WILL BE SCREENED BY PARAPETS

MATERIALS			FINISHES						
A	CONCRETE PANEL	F	ALUMINUM STOREFRONT: ARCADIA-AB8 "BLACK"	K	METAL ROLL-UP DOOR	1	PAINT: SHERWIN WILLIAMS-SW7015 "REPOSE GRAY"	6	GLASS: VISION
B	REVEAL	G	STONE VENEER (CORONADO-8" CLASSIC JERUSALEM "SILVER ASH")	L	LIGHT FIXTURE	2	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"	7	GLASS: REEDED
C	STUCCO	H	TENANT SIGNAGE (REFER TO SIGNAGE PACKAGE)	M	METAL COLUMN	3	PAINT: SHERWIN WILLIAMS-SW7017 "DORIAN GRAY"		
D	DOOR	I	MAIN ENTRANCE DOOR: HUNTER DOUGLAS-8461 "REGATTA TEAK"	N	METAL CANOPY	4	PAINT: SHERWIN WILLIAMS-SW7019 "GAUNTLET GRAY"		
E	TENANT SIGNAGE	J	METAL PANEL: (REYNOBOND ACM "PEWTER")			5	METAL COLOR: MAPES-AB13 "EXTRA DARK BRONZE"		



## DEPARTMENT OF PUBLIC UTILITIES

### MEMORANDUM

**DATE:** December 13, 2022

**TO:** MINDI MARIBOHO – Development Services Coordinator  
Planning & Development Department – Current Planning

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

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P22-04122 LIVING SPACES  
(FURNITURE SHOWROOM) APN 303-201-27 (Note: cross-reference to  
P22-04472)**

### General Requirements

#### **Water Service Requirements**

The Project is located within the Pinedale County Water District service area, and it is anticipated that Pinedale County Water District will provide **water** services (potable water and fire protection) to the proposed development. The applicant shall contact the Pinedale County Water District for water service conditions and/or restrictions.

#### **Sewer Service Requirements**

The Project is located within the Pinedale County Water District service area, and it is anticipated that Pinedale County Water District will provide **sewer** service to the proposed development. The applicant shall contact the Pinedale County Water District for sewer service conditions and/or restrictions.

### Solid Waste Requirements

The following 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 Allied Waste at (559) 275-1551 or (800) 493-4285.
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

DPU CONDITIONS OF APPROVAL FOR P22-04122 LIVING SPACES (FURNITURE SHOWROOM) APN 303-201-27 (Note: cross-reference to P22-04472)

December 13, 2022

Page 2 of 2

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. The proposed Project will generate 133.8 cubic yards per week per the proposed use and square footage of the buildings. Therefore, this location will require 6 (six) 2-cell trash enclosures, designed to accommodate separate facilities containing 2 (two) – 4 cu. yd. bins, one for trash and one for recycling collection to be constructed to current (Public Works Standard Specifications) Solid Waste Standards (P-33, P-34, and P-95) to be serviced twice a week.
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. Developer 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. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

Developer 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 developer installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.



2600 Fresno Street  
Fresno, California 93721-3604  
www.fresno.gov

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## **Fire Department**

December 14, 2022  
Steven Robinson

### **Comments**

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.

All back checks are performed electronically through the Accela Program (FAASTER portal). You must submit the following documentation to the Building Department: 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.

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

If you have questions and would like more information regarding FFD Development Policies please see the following: <https://www.fresno.gov/fire-training/manuals-and-forms/>

1. The Fire Department Connection (FDC) show on the site plan at the front of the building (N. Abby side) next to the hydrant must be removed from the fire water main and located on the fire sprinkler supply lateral piping. Show the revised location on the site plan.
2. Show the fire department riser on the site plan. Clarify if a fire pump is being proposed, if so show the location on the site plan.
3. Show the fire alarm bell on the face of the N. Abby side of the building.

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

**PUBLIC AGENCY**

ROBERT HOLT  
DEVELOPMENT SERVICES/PLANNING  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

BRIAN SALTIKOV, LIVING SPACES  
14501 ARTESIA BLVD.  
LA MIRADA, CA 90638

PROJECT NO: **2022-04122**

ADDRESS: **7354 N. ABBY ST.**

APN: **303-201-27**

SENT: **December 13, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CN	\$0.00	NOR Review	\$272.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,381.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$0.00</b>		<b>Total Service Charge: \$1,653.00</b>		

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 2/28/23 based on the site plan submitted to the District on 11/22/22 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. 2022-04122**



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 3

FR  
DPA  
No. 2022-04122

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. 2022-04122

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: 12/13/2022 9:49:54 AM



Anthony Zaragoza  
Engineer III

Digitally signed by Anthony Zaragoza Date: 12/7/2022 1:44:32 PM

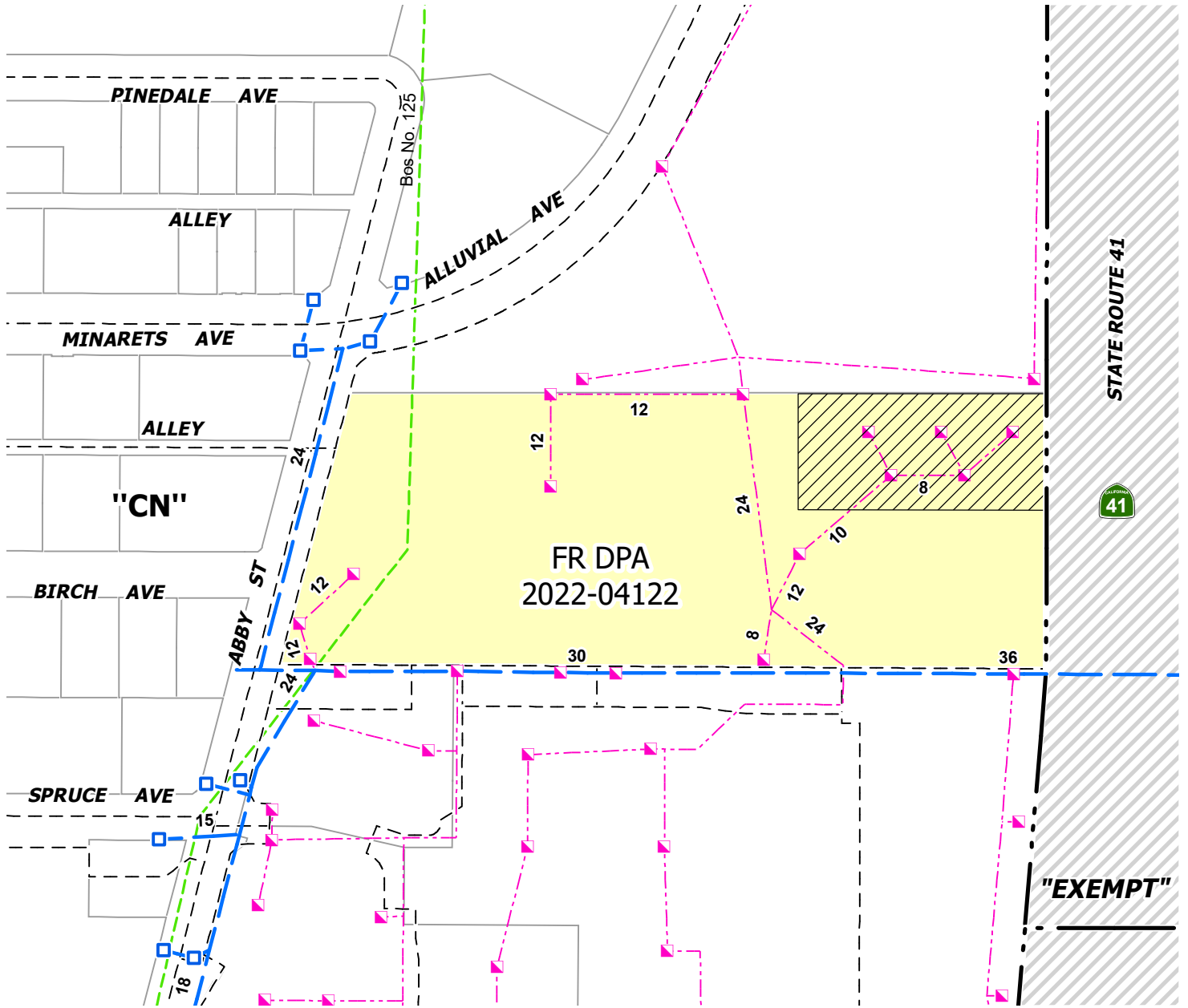
CC:

RIVER PARK PROPERTIES II

265 E. RIVER PARK CIR., #150

FRESNO, CA 93720

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



**LEGEND**

- Existing Master Plan Facilities
- Private Facilities
- Existing FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- Existing Flood Easement
- Limits Of FR DPA 2022-04122



**FR DPA 2022-04122**  
**DRAINAGE AREA "CN"**

**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**



## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

A private storm drain system currently exists within the area of the proposed project as shown on Exhibit No. 1 as Private Facilities. The Private Facilities connect to the District's Master Plan facilities. Drainage from the site shall be directed towards these facilities. The developer of FR DPA 2022-04122 shall relocate and/or remove the Private Facilities as required to avoid the proposed project. Any private facilities in conflict with the proposed project will require a Release of Liability Agreement with the District.

There is an existing Flood Easement within the area of the proposed project as shown on Exhibit No. 1. The existing flood easement area, or portions of it, may be quitclaimed if developed in conformance with District Standards. The District requests that the grading engineer contact the District as early as possible to review grading and quitclaim options.

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](http://www.fresnofloodcontrol.org) or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.



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

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

December 16, 2022

Robert Holt  
Development and Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Development Permit Application No. P22-04122  
S/E Blackstone and Alluvial avenues

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. P22-04122 for which the applicant proposes to construct an approximately 105,000 sq. ft. furniture showroom building, APN: 303-201-27. FID has the following comments:

1. FID does not own or operate any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's Bullard No. 124 pipeline runs westerly along the south side of Alluvial Avenue and crosses Fresno Street approximately 900 feet northeast of the subject property, crosses Blackstone Avenue approximately 900 feet northwest of the subject property, and crosses Alluvial Avenue approximately 700 feet north and again 1,900 feet northwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Fresno Street, Alluvial Avenue, Blackstone Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. For informational purposes, FID's Enterprise-Holland Colony No. 122 pipeline runs southwesterly, crosses Herndon Avenue approximately 3,400 feet southeast of the subject property, and crosses Fresno Street approximately 2,000 feet southeast of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Herndon Avenue, Fresno Street, or in the vicinity of this facility, FID requires it review and approve all plans.
4. For informational purposes, a FMFCD pipeline known as the Bos No. 125 runs southwesterly traversing the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this facility. FID recommends that FMFCD be contacted should there be any work performed in the vicinity of this pipeline.

\\fdfs01\Eng\Agencies\FresnoCity\Development Permit Application\P22-04122\P22-04122 FID Comments.doc

**BOARD OF DIRECTORS**

President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF  
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH



5. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with minimal to no water use, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
  
6. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

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](mailto:jlandrith@fresnoirrigation.com).

Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment





0 330 660  
 Feet  
 1 inch = 666.46 feet

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:\Vfids\02202713 FID Master.mxd  
 Spatial Reference  
 Name: NAD 1983 StatePlane California IV FIPS 0404

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



FRESNO IRRIGATION DISTRICT



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**DEPARTMENT OF PUBLIC WORKS**

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**TO:** Robert Holt, Planner III  
Planning & Development Department

**FROM:** Adrian Gonzalez, Senior Engineering Technician  
Public Works, Traffic Operations and Planning Division

**DATE:** December 19, 2022

**SUBJECT:** P22-04122; 7354 North Abby Street (APN: 303-201-27) located on the east side of North Abby Street, south of East Alluvial Avenue. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, landscape easements, outlots and median islands:

## **GENERAL REQUIREMENTS**

### **STREET TREE REQUIREMENTS**

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
  - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
  - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
  - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
  - d. 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.
  - e. There are no designated street trees for any of the streets on this project. Please choose appropriate trees from the list of Approved Street Trees.

Please submit all landscape and irrigation plans to: [dpwplansubmittal@fresno.gov](mailto:dpwplansubmittal@fresno.gov) for plan review to the scale of 1" =20' prior to the installation of any landscaping within the right-of-way.





**SUBJECT:** Conditions of Approval for **P22-04122**

**DATE:** December 21, 2022

**TO:** Robert Holt, Planner III  
Planning and Development Department

**FROM:** Louise Gilio, Traffic Planning Supervisor  
Public Works Department, Traffic Planning Section

**ADDRESS:** 7354 North Abby Street

**APN:** 303-201-27

<b>ATTENTION:</b>		
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.		
<b>To be completed:</b>	<b>Point of Contact</b>	<b>Department and Contact Information</b>
<p><b>Cross Access Agreement</b> The proposal to access the adjacent parcel will require a cross access agreement. Either remove access or obtain a cross access agreement through Planning and Development.</p>	<p>Robert Holt</p>	<p>Planning and Development Department (559) 621-8056 <a href="mailto:Robert.Holt@fresno.gov">Robert.Holt@fresno.gov</a></p>

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

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

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

When permanent facilities are not available or adequate from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per *Public Works Standard P-97* for review and approval from Public Works. Coordinate with the Public Works Department (Scott Tyler at [Scott.Tyler@fresno.gov](mailto:Scott.Tyler@fresno.gov)) and Development Department (Kevin Rein at [Kevin.Rein@fresno.gov](mailto:Kevin.Rein@fresno.gov)).

**Abby Street: Local**

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

1. Construction Requirements:
  - a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works 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 driveway approach to *Public Works Standards P-2* and *P-6*, as approved on the site plan. Construct permanent paving as needed per *Public Works Standard P-48*.
  - c. Saw cut **5' x 6'** tree wells per modified Public Works Standard *P-8*. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the Standard Specification, Section 26-2.11(C) and Assembly Bill 1881.
  - d. Construct an underground street lighting system to *Public Works Standard E-1* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-9A, E-9B* for Locals. **-OR-** Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
  - e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Scott Tyler at (559) 621-8654 or at [Scott.Tyler@fresno.gov](mailto: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](mailto: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, 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.

Coordinate drainage requirements with Public Works Engineering Services and Planning and Development Commercial Operations.

Make corrections, as noted on **Exhibit "A"**.

**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 **New Growth Area**; therefore, pay all applicable growth area fees and citywide regional street impact fees. / Contact the Public Works Department, Frank Saburit at (559) 621-8797.

**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](http://www.fresnocog.org). Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

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

Questions relative to these conditions may be directed to Louise Gilio (559) 621-8678 or [Louise.Gilio@fresno.gov](mailto:Louise.Gilio@fresno.gov) in the Public Works Department, Traffic Planning Section.



PRELIMINARY SITE PLANS  
**LIVING SPACES**  
 7354 N. ABBY STREET  
 FRESNO, CALIFORNIA

DELETE DUPLICATE NOTES, TYP

SITE PLAN

CONTACT INFORMATION

OWNER: RIVER PARK PROPERTIES II, A CALIFORNIA LIMITED PARTNERSHIP  
 265 E RIVER PARK CIR STE 150  
 FRESNO, CA 93720

APPLICANT: LIVING SPACES FURNITURE LLC  
 14501 ARTESIA BLVD.  
 LA MIRADA, CA 90638  
 CONTACT: BRIAN SALTIKOV  
 (714) 713-9931

DESIGNED: JJB  
 DRAWN: JJB/JH  
 CHECKED: KS  
 SCALE: AS SHOWN  
 DATE: 11/16/2022  
 JOB NO.: 40920  
 FILE NO.: 40920-SITE PLAN-SP.DWG

SHEET NO. 1 OF 1  
**CP1**

SITE PLAN NOTES

- EX. PROPERTY LINE.
- SETBACK FROM PROPERTY LINE.
- 3'-0" OVERHANG ON CONTINUOUS CURB.
- EX. CONCRETE CURB TO REMAIN.
- EX. PUBLIC SIDEWALK TO REMAIN.
- EX. UTILITY TO REMAIN.
- EX. FENCE/WALL TO REMAIN.
- EX. POST INDICATOR VALVE TO REMAIN.
- LOCATION OF CONNECTION INTO EXISTING UTILITY.
- EX. POLE EASEMENT TO BE ABANDONED ALONG WITH ALL UTILITY LINES AND STRUCTURES.
- EX. UTILITY TO BE REMOVE.
- EX. DRIVEWAY TO BE REMOVED AND REPLACED WITH CONCRETE AND VERTICAL CURB PER CITY STANDARD DETAIL P-2.
- STARTING AT PROPERTY LINE, PROTECT IN PLACE 5 LF OF EX. UTILITY FOR FUTURE USE.
- CONSTRUCT NEW AC PAVING PER CITY STANDARD DETAILS P-21, P-22, & P-23.
- LOCATION OF NEW DRIVEWAY PER CITY STANDARD DETAIL P-2, P-6 AND P-48.
- LOCATION OF NEW CONCRETE FLATWORK 5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE.
- LOCATION OF NEW LANDSCAPE & IRRIGATION - SEE LANDSCAPE PLANS.
- LOCATION OF NEW TRASH ENCLOSURE.
- BIORETENTION AREA, SIZE TO BE DETERMINED BY CITY OF FRESNO REQUIREMENTS.
- FIRE TRUCK TURNING RADIUS OUTLINE.
- LOCATION OF BICYCLE PARKING.
- FIRE LANE.
- LOCATION OF GENERATOR AREA.
- LOCATION OF PROPOSED SIGN. SEE SIGN PACKAGE PLAN.

PUBLIC WORKS GENERAL NOTES

- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, BEFORE OCCUPANCY.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- 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.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- FOR STANDARD DRAWINGS VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/APN-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF](https://www.fresno.gov/publicworks/apn-content/uploads/sites/17/2016/09/cityoffresnostandarddrawings2016feb.pdf)
- FOR TRAFFIC PLANNING'S WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING-MANUAL AND TRAFFIC STUDY CHECKLIST VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/TRAFFIC-ENGINEERING/#TAB-2](https://www.fresno.gov/publicworks/traffic-engineering/#tab-2)
- TRAFFIC PLANNING CHECKLIST LINK: [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/APN-CONTENT/UPLOADS/SITES/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-13.PDF](https://www.fresno.gov/publicworks/apn-content/uploads/sites/17/2019/04/traffic-planning-checklist-04-13.pdf)
- FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-8792 OR VIA EMAIL AT [JILL.GORMLEY@FRESNO.GOV](mailto:JILL.GORMLEY@FRESNO.GOV).

**ADD NOTES:**

- 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.
- Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the Standard Specification, Section 26-2.11(C) and Assembly Bill 1881.

SCALE: 1" = 40'

CONTACT INFORMATION

OWNER: RIVER PARK PROPERTIES II, A CALIFORNIA LIMITED PARTNERSHIP  
 265 E RIVER PARK CIR STE 150  
 FRESNO, CA 93720

APPLICANT: LIVING SPACES FURNITURE LLC  
 14501 ARTESIA BLVD.  
 LA MIRADA, CA 90638  
 CONTACT: BRIAN SALTIKOV  
 (714) 713-9931

TO BE UNDERGROUNDED. IDENTIFY ON PLAN, IF NOT APPLICABLE, DELETE.

IDENTIFY PROPOSED WORK OR DELETE. IDENTIFY EXISTING STREET LIGHTS.

**NOT FOR CONSTRUCTION**



APPL. NO. P22-04122 EXHIBIT A DATE 11/22/2022

PL  
 TR  
 AP

CITY OF FRESNO DARM DEPT

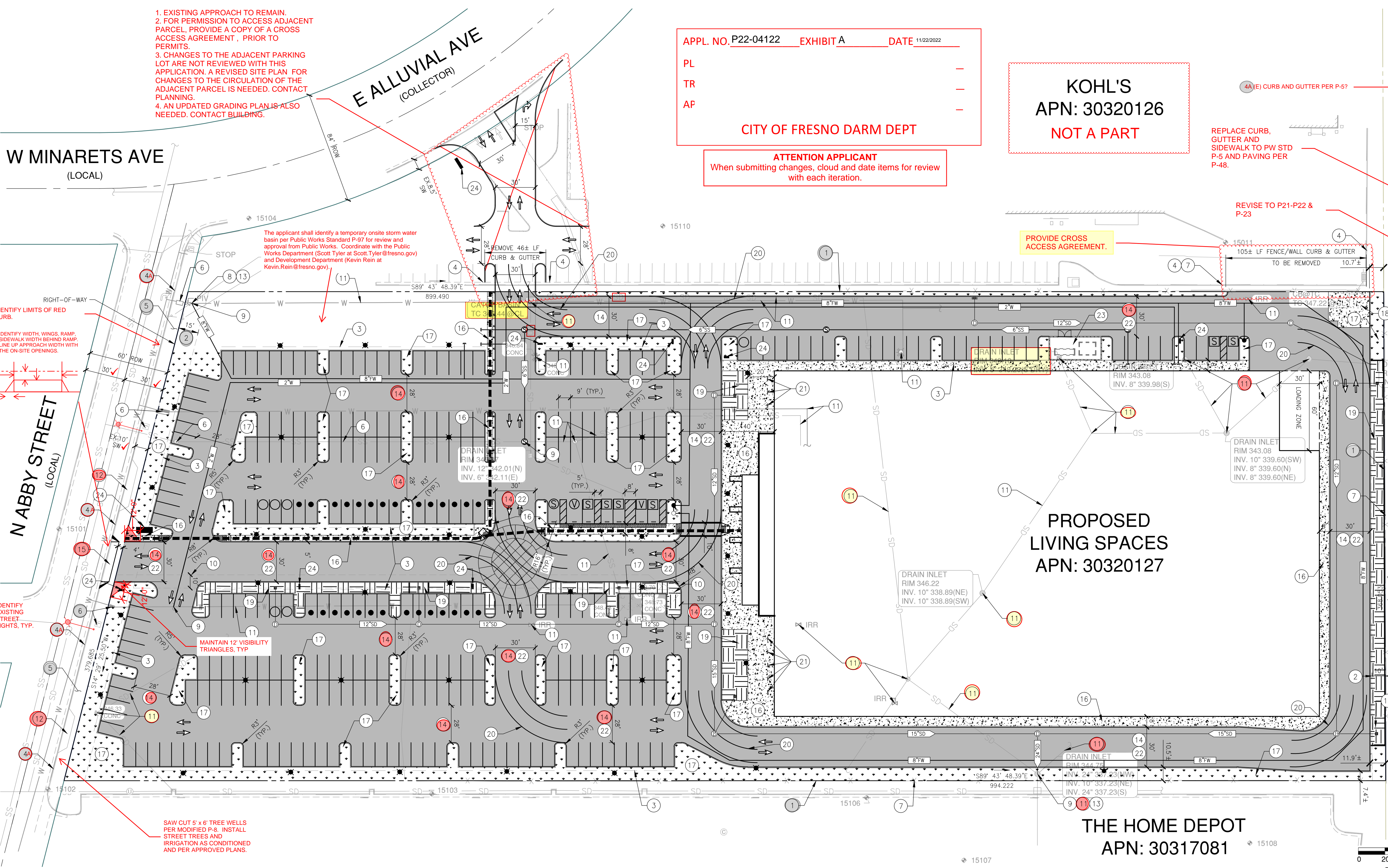
KOHL'S  
 APN: 30320126  
 NOT A PART

ATTENTION APPLICANT  
 When submitting changes, cloud and date items for review with each iteration.

PROVIDE CROSS ACCESS AGREEMENT.

PROPOSED LIVING SPACES  
 APN: 30320127

THE HOME DEPOT  
 APN: 30317081



LIVING SPACES FRESNO PARKING AREA

SITE AREA:	338,450 SF
BUILDING AREA (EXISTING):	0 SF
BUILDING AREA (PROPOSED):	104,867 SF
PAVEMENT AREA:	210,970 SF
LANDSCAPE AREA:	36,648 SF
FLOOR AREA RATIO:	0.31
BUILDING COVERAGE:	31%
EX. PLANNED LAND USE:	COMMERCIAL-REGIONAL
PROPOSED ZONING DESIGNATION:	CR/UGM-c2
ADJACENT ZONING DESIGNATION:	CR/UGM-c2
TOTAL PARKING STALLS REQUIRED:	140 STALLS
*PARKING STALL REQUIREMENT IS PER THE CITY OF FRESNO MUNICIPAL CODE SECTION 15-2409.1, PER 750 SQ. FT. OF FLOOR AREA FOR APPLIANCE AN FURNITURE STORES.*	
TOTAL PARKING STALLS PROVIDED:	298 STALLS
PROVIDED STANDARD PARKING STALLS:	255 STALLS
PROVIDED ADA STALLS:	7 STALLS
PROVIDED ADA STALLS:	7 STALLS
REQUIRED EV CAPABLE STALLS:	30 STALLS
PROVIDED EV CAPABLE STALLS:	30 STALLS
REQUIRED CLEAN AIR:	36 STALLS
PROVIDED CLEAN AIR:	36 STALLS
*EV COUNT INCLUDES 1 VAN, 1 STD & 1 AMBULATORY ACCESSIBLE STALL	
*CLEAN AIR COUNT INCLUDES PROVIDED EV STALLS	
RATIO OF PARKING STALLS TO FLOOR AREA:	1 STALL/352 SF
REQUIRED ANCHORED BICYCLE STALLS:	8
REQUIRED ANCHORED BICYCLE STALLS:	8
BIKE LOCKERS WILL BE PROVIDED INSIDE THE BUILDING	

LEGEND OF PROPOSED SITE FEATURES:

	ADA ACCESSIBLE PATH
	LIVING SPACES FRESNO PROPERTY BOUNDARY
	STANDARD ADA ACCESSIBLE
	VAN ADA ACCESSIBLE
	VAN ACCESSIBLE EV CAPABLE
	STANDARD ACCESSIBLE EV CAPABLE
	EV/CLEAN AIR/VAN POOL
	EV CAPABLE
	BIKE RACK (21)
	DIRECTIONAL ARROWS
	PROPOSED ELECTROLINER, SEE LIGHTING PLAN
	CONCRETE, SEE (16)
	AC PAVEMENT, SEE (14)
	PROPOSED SANITARY SEWER WITH SIZE AND FLOW DIRECTION
	PROPOSED WATER WITH SIZE
	PROPOSED FIRE WITH SIZE
	PROPOSED STORM DRAIN WITH SIZE AND FLOW DIRECTION
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION

GENERAL NOTES

- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY - A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF THE SECTION 10-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY - THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED - IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS - AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONSTRUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED - ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 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 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.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITH THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATION BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
  - ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP TO REMAIN.
  - ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER; FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION @ 621-5300 TO ARRANGE AND COORDINATE WORK.
  - SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
  - SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
  - CONTACT THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (559) 561-8693 REGARDING THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT OF WAY. IF AN ENCROACHMENT COVENANT IS REQUIRED, PROVIDE EVIDENCE OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY, OBTAIN THE CITY ENGINEER'S APPROVAL FOR THE REQUIRED STREET CONSTRUCTION PLANS. CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF FRESNO, PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS AND SPECIFICATIONS. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT OF WAY (INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. WHEN PREPARING STREET PLANS AND/OR TRAFFIC CONTROL PLANS, FOR ALL REQUIRED WORK, IN A SINGLE PACKAGE, TO THE CITY OF FRESNO'S TRAFFIC AND ENGINEERING SERVICES DIVISION. THE CITY ENGINEER SHALL DETERMINE IF UTILITY POLES, STREETLIGHTS, ETC. REQUIRE RELOCATION.
  - ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
  - IF FENCING IS NOT REQUIRED OR EXISTING ALONG PROPERTY LINES ABUTTING PAVED AREAS AND SUCH PAVED AREAS ARE NOT DOCUMENTED FOR COMMON INGRESS-EGRESS USES, A MINIMUM 6 INCH HIGH CURB SHALL BE PLACED A MINIMUM OF 3 FEET FROM THE PROPERTY LINE.
  - SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE. IDENTIFY SIDEWALK DRAINS OR BASIN.



# 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:** Furniture Store / Showroom - 7354 N. Abby Street

**A.P.N.** 303-201-27

**Planned Land Use:** Regional Commercial

**Current Zoning:** CR/UGM/cz

**Site Area:** +/- 7.77 acres

**Building Area:** +/- 104,867

**Entitlement:** P22-04122

**Estimate Date:** December 9, 2022

### WATER CONNECTION CHARGES

*Water provided by Pinedale County Water District*

### SEWER CONNECTION CHARGES

*Sewer provided by Pinedale County Water District*

### CITYWIDE/REGIONAL IMPACT FEES

	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Comm. Retail	104,867	Sq.Ft.	\$602.00	\$63,129.93	[7]
Citywide Police Facilities Impact Fee	Comm. Retail	104,867	Sq.Ft.	\$886.00	\$92,912.16	[7]
Citywide Regional Street Charge	Comm. Retail	7.77	AC	\$15,769.00	\$122,525.13	[6]
New Growth Area Major Street Charge	Comm. Retail	1.34	AC	\$50,710.00	\$67,951.40	[6]
Citywide Traffic Signal Charge	Home Improvement	104,867	Sq.Ft.	\$1,439.00	\$150,903.61	[6]

**Total Citywide/Regional Impact Fees** **\$497,422.24**

**Total Fees and Charges** **\$497,422.24**

# 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 City of Fresno Department of Finance, Utilities Billing & Collection Division (559-621-6765).**

**[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: December 9, 2022**

**(559) 621-8797**

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



&  
2600 Fresno Street  
Fresno, California 93721-3604  
www.fresno.gov

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## **Fresno Area Express (FAX)**

December 19, 2022

### **Comments**

1. Protect in place Bus Stop #2266 (SE Alluvial – Abby).





&  
2600 Fresno Street  
Fresno, California 93721-3604  
www.fresno.gov

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## **Fresno County Environmental Health Division**

December 13, 2022

### **Comments**

1. The applicant will need to submit an operational statement that includes how the pre-packed meals will be prepared, maintained, served and stored. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
2. Prior to issuance of building permits, the applicant will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. The applicant shall apply for and obtain permits 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.
3. Prior to alcohol sales, the applicant shall first obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information
4. Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5. The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
6. 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.

7. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

December 12, 2022

Robert Holt  
City of Fresno  
2600 Fresno St  
Fresno, CA 93721

Re: Living Spaces Furniture Showroom  
7354 Abby Street, Fresno, CA 93720

Dear Robert Holt,

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

PG&E operates underground electric distribution facilities within an easement on this property as indicated on the project plans. Said easement was recorded at 1997-093313 of Fresno County records. PG&E's easement prohibits the erection or construction of any buildings or structures within the easement area.

The proposed signage, bio-retention area, and overhang are in conflict and impact PG&E's easement area.

Please contact PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for any modification or relocation requests, or for any additional services you may require. For distribution easement quitclaims, please contact the PG&E Fresno Land office at [LandServReqFresno@pge.com](mailto:LandServReqFresno@pge.com). Please note, quitclaim requests are considered on a case-by-case basis and are not guaranteed.

You may also contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782. 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 [alexa.gardea@pge.com](mailto:alexa.gardea@pge.com).

Sincerely,



Alexa Gardea  
Land Management  
916-760-5738

December 15, 2022

Robert Holt  
City of Fresno  
Department of Planning  
2600 Fresno Street  
Fresno, CA 93721

**Project: Living Spaces Furniture Showroom - P22-04122**

**District CEQA Reference No: 20221588**

Dear Mr. Holt:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Permit (DP) referenced above from the City of Fresno (City). Per the DP, the project consists of constructing a 105,000 square foot furniture showroom building (Project). The Project is located at 7354 N. Abby St. in Fresno CA.

The District offers the following comments regarding the Project:

**1) 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 (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, PM2.5 standards.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed any of the following significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: <https://www.valleyair.org/transportation/GAMAQI.pdf>. The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions.

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

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**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



### **1a) 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, including the latest tier equipment.

### **1b) Operational Emissions**

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts:

<https://www.valleyair.org/transportation/GAMAQI.pdf>.

*Recommended Mitigation Measure:* At a minimum, project related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at:

<http://www.valleyair.org/transportation/Mitigation-Measures.pdf>.

### **1c) Recommended Model for Quantifying Air Emissions**

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: [www.caleemod.com](http://www.caleemod.com).

## **2) 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.

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.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

[http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls)

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. This step will ensure all components are addressed when performing the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the project-related health impacts would exceed the District’s significance threshold of 20 in a million for carcinogenic risk, or 1.0 for either the Acute or Chronic Hazard Indices.

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](mailto: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 in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww3.arb.ca.gov/ch/handbook.pdf>.

### **3) 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 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: [www.valleyair.org/ceqa](http://www.valleyair.org/ceqa).

### **4) Voluntary Emission Reduction Agreement**

Criteria pollutant emissions may result in emissions exceeding the District's significance thresholds, potentially resulting in a significant impact on air quality. When a project is expected to have a significant impact, the District recommends the environmental review also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for this Project.

A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated.

Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of old farm tractors.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

#### **5) Vegetative Barriers and Urban Greening**

There are businesses located north and south 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., businesses).

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 commercial development, gas-powered commercial lawn and garden equipment have the potential to result in an increase of NO<sub>x</sub> and PM<sub>2.5</sub> 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: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

## **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) Electric Vehicle Chargers**

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit [www.valleyair.org/grants/chargeup.htm](http://www.valleyair.org/grants/chargeup.htm) for more information.

## **9) 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: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm). 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.



**9a) 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.

**9b) 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 2,000 square feet of commercial development.

The purpose of District Rule 9510 is to reduce the growth in both NO<sub>x</sub> 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<sub>x</sub> 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. One AIA application should be submitted for the entire Project. It is preferable for the applicant to submit an AIA application as early as possible in the City's approval process so that proper mitigation and clean air design under ISR can be incorporated into the City's analysis.

Information about how to comply with District Rule 9510 can be found online at:  
<http://www.valleyair.org/ISR/ISRHome.htm>.

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

District staff is available to provide assistance with determining if the Project OR future development projects will be subject to Rule 9510, and can be reached by phone at (559) 230-5900 or by email at [ISR@valleyair.org](mailto:ISR@valleyair.org).

**9c) District Rule 9410 (Employer Based Trip Reduction)**

The Project may be subject to District Rule 9410 (Employer Based Trip Reduction) if the project would result in employment of 100 or more “eligible” employees. District Rule 9410 requires employers with 100 or more “eligible” employees at a worksite to establish an Employer Trip Reduction Implementation Plan (eTRIP) that encourages employees to reduce single-occupancy vehicle trips, thus reducing pollutant emissions associated with work commutes. Under an eTRIP plan, employers have the flexibility to select the options that work best for their worksites and their employees.

Information about District Rule 9410 can be found online at:  
[www.valleyair.org/tripreduction.htm](http://www.valleyair.org/tripreduction.htm).

For additional information, you can contact the District by phone at 559-230-6000 or by e-mail at [etrip@valleyair.org](mailto:etrip@valleyair.org)

**9d) 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:  
<http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

**9e) 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:  
<http://www.valleyair.org/rules/currntrules/r4601.pdf>

**9f) 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://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:  
[http://www.valleyair.org/busind/comply/pm10/compliance\\_pm10.htm](http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm)

**9g) 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).

**10) 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 Patrick Chimienti by e-mail at [patrick.chimienti@valleyair.org](mailto:patrick.chimienti@valleyair.org) or by phone at (559) 230-6139.

Sincerely,

Brian Clements  
Director of Permit Services

A handwritten signature in blue ink, appearing to read "Mark Montelongo".

For: Mark Montelongo  
Program Manager