Exhibit N
Conditions of Approval for
Development Permit P21-02699

City of FRESNO

Planning and Development Department

2600 Fresno Street, Room 3043
Fresno, California 93721-3604
(559) 621-8277
www.fresno.gov

Jennifer K. Clark, AICP, HDFP
Director

October 04, 2023

Paul Starn
Scannell Properties
phstarn@gmail.com
(Sent via email only)

Please Reply to:
Steven Martinez
Steven.Martinez@fresno.gov

SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. P21-02699 & RELATED VESTING TENTATIVE PARCEL MAP NO. 2021-09 FOR PROPERTY LOCATED AT 2740 WEST NIELSEN AVENUE (APNs: 458-020-71 & 458-020-72)

The Planning Commission has approved Development Permit Application No. P21-02699 & Vesting Tentative Parcel Map Application No. 2021-09 for Scannell Properties pertaining to ± 48.03 total acres of property located at the address noted above. The subject property is zone IH (*Heavy Industrial*).

Approval of the Development Permit (P21-02699) authorizes the development the site with four (4) office/warehouse buildings with a total gross floor area of approximately ± 901,438 square feet and additional on- and off-site improvements including but not limited to associated parking lot, trash enclosures, landscaping, curbs, gutters, and sidewalks. Approval the Vesting Tentative Parcel Map No. 2021-09 (Accela Record P21-05820) authorizes the subdivision of the 48.03-acre subject property into four (4) parcels: Parcel A ± 11.68 acres, Parcel B ± 5.38 acres, Parcel C ± 5.14 acres, and Parcel D ± 26.15 acres.

The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as construction of public facilities and infrastructure in accordance with the standards, specification and policies of the City of Fresno in order to facilitate the development of the subject property.

The Environmental Impact Report prepared for this project, State Clearinghouse (SCH) No. 2022050265, has determined the project will not have significant and unavoidable impacts with incorporated mitigation. The approval of this project is subject to compliance with the following Conditions of Approval.

CONDITIONS OF APPROVAL

Planner to check box when completed:		
☐	1.	Development shall take place in accordance with Plan Exhibits O; A-1 through A-8; E-1 through E-7; L-1 through L-3; and F-1 through F-4 dated October 26, 2021. Transfer all red line notes, comments, conditions, etc. to the corrected plan exhibits and **submit to planner Steven Martinez**. All revisions to plans shall be called out with a cloud or delta. ☐ Exhibits A-1 through A-8: **[ ]** Verify accuracy of General Notes.

		[ ] Add Existing Zoning to appropriate tables. IH – Heavy Industrial **[ ]** Add street direction to address. **[ ]** Correct Max Building Height: 60'. Revise. **[ ]** Pursuant to FMC Section 15-2016(D)(1): Enclosures shall be constructed per City standards. Identify which standard this project will utilize. **[ ]** Pursuant to FMC Section 15-2016(D)(6): Enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc. Demonstrate compliance. **[ ]** Pursuant to FMC Section 15-2429: Provide compliant Short-Term and Long-Term Bike Parking. The number of bike stalls shall be calculated using the California Green Building Standards Code. **[ ]** Standard Parking Stalls: (-) Pursuant to the FMC Parking Manual, the standard dimension for a stall with a continuous concrete curbs is 9'x18'. (-) Pursuant to the FMC Parking Manual, the minimum required drive-aisle clearance is 27'. (-) Pursuant to the FMC Parking Manual, the 3' vehicle overhang shall not encroach into the required 4' path of travel. Revise for compliance. ☐ Exhibit L: **[ ]** Update plans to reflect overall site changes and incorporate Planning Conditions.
	2.	Landscaping must be in place prior issuance of occupancy and/or final inspection. A Hold on Occupancy/Final Inspection 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.)
	3.	Prior to granting of occupancy/final inspection, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division. (Include this note on the site and landscape plans)
	4.	**EIR Mitigation Measures** Development and operations shall comply with all project specific mitigation measures identified in the attached Mitigation Monitoring and Reporting Program checklist prepared for the related Environmental Impact Report (SCH No. 2022050265).
☐	5.	**Public Works Traffic Planning:** Comply with Public Works Traffic Planning memorandum and redlined Exhibits A-1 thru A-3, check print 1 both dated June 13, 2022. For questions, please contact Andreina Aguilar at andreina.aguilar@fresno.gov or at (559) 621-8674.
☐	6.	**Public Works Traffic Impact Study (TIS) Review:** Comply with attached Department of Public Works TIS Memorandum dated June 9, 2022 enclosed.

☐	7.	**Fire Department:** 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/ Show the location of the fire department connections. Fire department connections shall not be installed within five (5) feet of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025) Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2019 CFC, Section 912.2.1. Note on site plan: Fire department connections shall be located within forty (40) feet of a fire apparatus access lane. (FFD Development Policy 405.025) Note on site plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size. (FFD Development Policy 405.025) Note on site plan: Address Identification. For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. FMC Section 10-50912.2.3 For identification, mark the fire lanes on site plan. Show on site plan how turns in private drives for fire apparatus access shall have minimum 44-foot centerline turn radius. Note on site plan: Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002). Show dimensions of lanes on site plan: All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to

		a minimum unobstructed width of 20 feet. For drives separated by a median, 15 foot minimum lanes are required. Note on site plan: Where roof eaves are more than 30 feet in height, measured from grade, 26-foot driveways shall be located directly adjacent to at least one long side of the building. The aerial fire apparatus access shall extend at least 45 feet beyond each end of the building. This allows for access to the corners of the building and to accommodate a set up area out of the collapse zone. Aerial fire apparatus access shall comply with all access and turnaround requirements. (FFD Development Policy 403.002) Note on site plan: Aerial fire apparatus access (near edge) shall be located a minimum 15 feet and a maximum 30 feet away from the building. (FFD Development Policy 403.002) Note on site plan: Aerial fire apparatus points shall be located on the long side of the building. (FFD Development Policy 403.002) Note on site plan: Provide sign(s) (17" x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-7000." Note on site plan: All types of access shall not exceed a 10 percent grade or contain any irregularity creating an angle of approach or departure in excess of 10 percent, except as approved by the Fire Marshal (or designee). (FFD Development Policy 403.002) 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.
☐	8.	**Department of Public Utilities (Sewer, Water, and Solid Waste Divisions)** Comply with attached DPU Memorandum dated November 15, 2021 and updated Memorandum dated September 28, 2023 enclosed.
☐	9.	**Public Works Street Trees / Engineering:** Comply with attached Department of Public Works Street Trees Memorandum dated November 5, 2021 enclosed.
☐	10.	**Public Works CFD:** Comply with attached Department of Public Works CFD Memorandum dated January 10, 2022 enclosed.
	11.	**Fresno County Environmental Health:** • Applicants proposing to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the

		California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. • The project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code. • 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. • 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. The following comments pertain to the demolition of any existing structure(s): • Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties. • In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints. • If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information. • If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements: California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (560) 620-5600. United States Environmental Protection Agency, Region 9, at (415) 947-8000. State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
	12.	**Fresno Unified School District:** Comply with attached FUSD Memorandum dated October 29, 2021 enclosed.
	13.	**Airports:** Airspace Protection > Airspace review required for any objects (temporary or permanent) over 70 feet tall.
	14.	**Building & Safety Division:** The following items require a separate process with additional fees and timelines, in addition to the Development Permit Application process. **1.** Demolition permit is required for all structures being removed from the site. **2.** Building, Grading and Utility plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project.

		• Verify the proposed area for all buildings comply with the building type of construction. Unlimited area buildings are required to be surrounded by 60' yards. • Provide building code analysis for each building on the construction plans submitted for permits.
	15.	**Public Works, Land Division Impact Fees:** Development and Impact Fee Estimate dated November 9, 2021 enclosed.
	16.	**San Joaquin Valley Air Pollution Control District:** Comply with attached SJVAPCD Memorandum dated November 16, 2021 enclosed.
	17.	**Fresno Irrigation District:** Comply with attached Fresno Irrigation District Memorandum dated November 22, 2021 enclosed.
	18.	**Fresno Metropolitan Flood Control District:** See FMFCD Notice of Requirements (NOR) dated November 17, 2021 enclosed. NOR Review fees & Grading Plan Review fees are due. Drainage Fees are due. Please provide receipt of payment.
	19.	**Vesting Tentative Parcel Map No. 2021-09** Comply with attached Vesting Tentative Parcel Map No. 2021-09 Conditions of Approval dated October 4, 2023 enclosed.

PART B – OTHER REQUIREMENTS

1) Planning / Zoning / Environmental Compliance Requirements

a) Development shall take place in accordance with the policies of the Fresno General Plan and in accordance with the Heavy Industrial planned land use designation.

b) Development shall take place in accordance with the IH (*Heavy Industrial*) zone district and all other applicable sections of the Citywide Development Code, Chapter 15 of the Fresno Municipal Code (FMC).

c) Development and operations shall comply with the final approved operational statement.

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

e) Property development standards and operational conditions are contained in Articles 14 (*Public and Semi-Public Districts*), 20 (*General Site Requirements*), 23 (*Landscape*), 24 (*Parking and Loading*) and 25 (*Performance Standards*). Any project revisions, development and operation must comply with these property development standards and operational conditions.

f) Development shall take place in accordance with the attached "General Notes and Requirements for Entitlement Applications" where applicable.

2) Miscellaneous Requirements

a) 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; and

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.

b) Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications.

c) The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

APPEALS

Please be advised that this project is 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 include requirements for development 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.

Pursuant to FMC Section 15-5017, this approval commences a 15-day appeal period. Discretionary conditions of approval may be appealed but will ultimately be deemed mandatory unless appealed in writing within 15 days. The appeal shall identify the decision being appealed and shall clearly and concisely state the reasons for the appeal and signed by the person making the appeal including the accompanied appeal applicable fee.

Action by the Planning Commission is final unless appealed to the City Council in accordance with Section 15-5017 of the FMC. An appeal must be received from the Councilmember of the district in which the project is located or by the Mayor by the end of business on **October 19, 2023.** Once the 15-day appeal period has ended, and no appeals are received or filed, the approval will be final.

COMPLIANCE PROCESS

Please Note: To complete the compliance process, submit **an electronic copy** of the corrected site plan and corrected elevations to ***Steven Martinez*** in the Planning and Development Department for final review and approval at least 15 days prior to final sign off. These documents can be uploaded electronically to the citizen access portal at https://lmsaca.fresno.gov/CitizenAccess/Default.aspx.

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.

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by **October 4, 2026** (three years from the date of approval), pursuant to FMC Section 15-5013. 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 contact me at the email above.

Sincerely,

Steven Martinez

Steven Martinez - Planner
City of Fresno - Planning and Development Department

Enclosures:

- Plan Exhibits O; A-1 through A-8; E-1 through E-7; L-1 through L-3; and F-1 through F-4 dated October 26, 2021
- Department of Public Works Traffic Planning Conditions of Approval dated June 13, 2022
- Department of Public Works Traffic Planning Check Print 1 redlined exhibits dated June 13, 2022
- Public Works TIS Review Memorandum dated June 9, 2022
- Department of Public Utilities Memorandum dated November 15, 2021
- Department of Public Utilities Updated Solid Waste Memorandum dated September 28, 2023
- Department of Public Works Street Trees Memorandum dated November 15, 2021
- Department of Public Works CFD Memorandum dated January 10, 2022
- Fresno Unified School District Memorandum dated October 29, 2021
- Development and Impact Fee Estimate dated November 9, 2021
- San Joaquin Valley Air Pollution Control District Memorandum dated November 16, 2021
- Fresno Irrigation District Memorandum dated November 22, 2021
- Fresno Metropolitan Flood Control District Notice of Requirements dated November 17, 2021
- Vesting Tentative Parcel Map No. 2021-09 Conditions of Approval dated October 4, 2023
- General Notes and Requirements for Entitlement Applications
- Mitigation Monitoring and Reporting Program prepared for related Environmental Impact Report (SCH No. 2022050265).

Operational Statement

Scannell Properties

2740 W Nielsen Ave Fresno, CA 93706

The proposed project site is located at 2740 W Nielsen Ave Fresno, CA 93706 (APN: 458-020-72 & 458-020-71). The project is located within General Plan Land Use is Heavy Industrial and the Existing Land Use is Heavy Industrial. The site is not located in a Community Plan Area. The site is on a 48.03 AC and Building Coverage of the property is 18,900 SF/AC.

Scannell has conceptually master planned a Class A Industrial warehouse and distribution business park. Scannell plans to not only serve the community but bring newly created jobs, tax revenues to the city, and revitalize the NW Fresno industrial market. Scannell's current master plan showcases single and multitenant buildings ranging from 80,000 SF to 400,000 SF.

The proposed project helps implement the Fresno General Plan by accommodating the broadest range of industrial uses including manufacturing, assembly, wholesaling, distribution, and storage activities that are essential to the development of a balanced economic base.

The Site will be composed of four (4) buildings spaces. The first building is 468,760 SF, building two (2) consist of 248,820 SF, building three (3) consist of 96,250 SF, and Building four (4) consist of 93,950 SF. The proposed hours of operations are 24/7. Suggested hours are due because this is a speculative development. Given the wide range of clients Scannell works with, it is safe to assume that there will be some users that will operate on a typical 9-5 schedule and others that will be around the clock. Due to this project is a speculative development, the number of employees and expected daily visitors will greatly depend on the nature of each business and operation. The site improvements and operation are consistent with zoning and impacts are not anticipated. Security measures will be taken upon each prospective that may elect to place camera in order to monitor their space. The lot was authorized for creation and perfected through the completion of a Lot Line Adjustment.

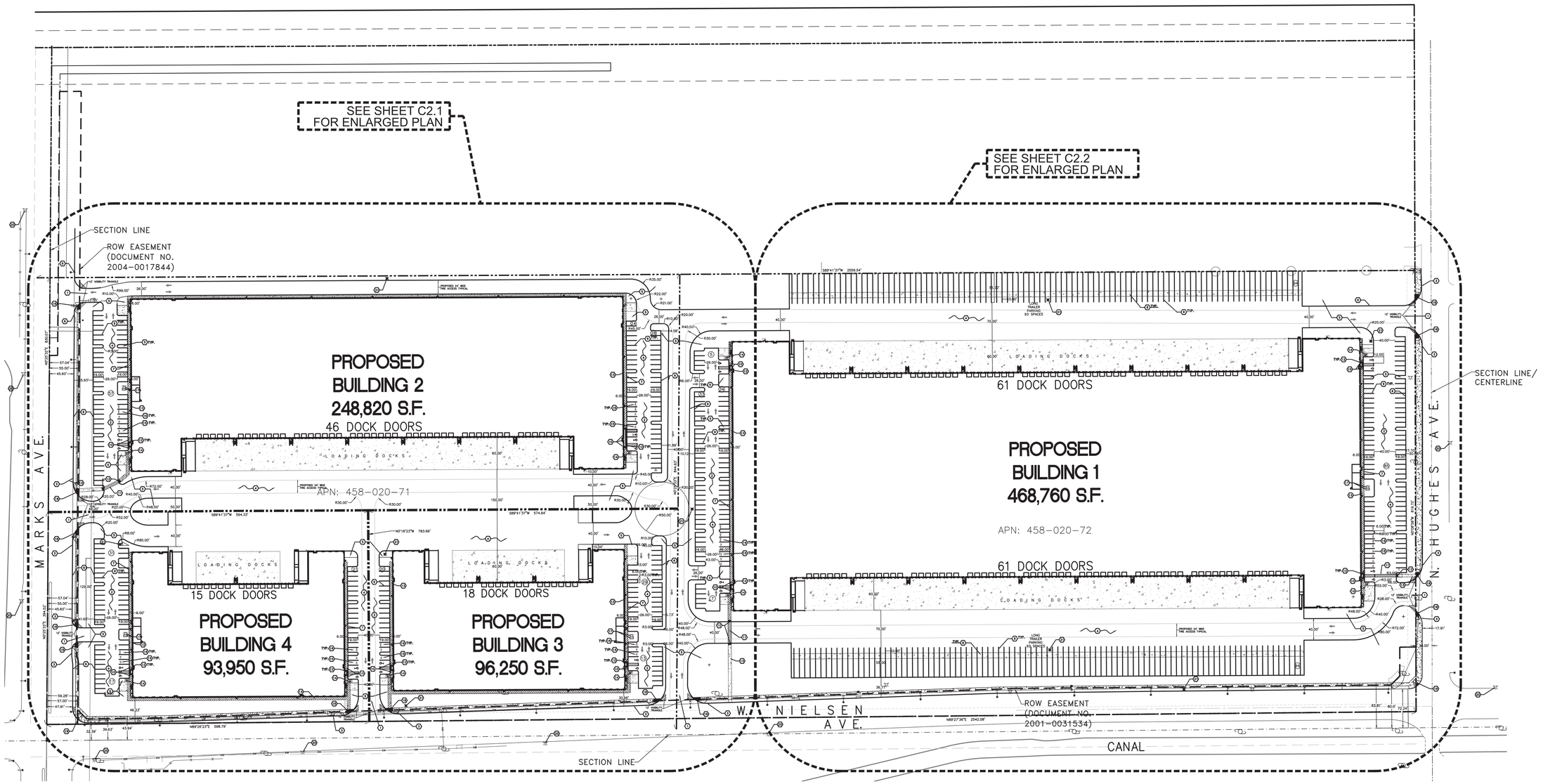
APPL. NO. P21-02699 EXHIBIT O DATE 10/26/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



GENERAL NOTES:

Verify accuracy of notes.

1. DEMOLISH AND DISPOSE ALL ANY AFFECTED EXISTING STRUCTURES, SLABS, PAVEMENT, SIDEWALKS, SEPTIC TANKS, WELLS, VEGETATION (INCLUDING TREES), WALLS, AND FENCES WITHIN THE PROJECT BOUNDARY.
2. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
3. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT. SUBMIT FOR SIGN REVIEW.
4. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
5. THE PROJECT WILL BE SUBJECT TO SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT REGULATION VIII TO REDUCE pm-10 EMISSIONS. IN ADDITION AN ASBESTOS SURVEY WILL BE REQUIRED FOR DISTRICT REGULATIONS. ANY REMOVAL TO BE BY A CERTIFIED CONTRACTOR PER CAL-OSHA REGS.
6. NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPE AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPT THE BACKFLOW PREVENTION DEVICE), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGE OF THE BUILDINGS. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS APPROVED.
7. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF 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. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR. PRIOR TO OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT.
8. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
9. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
10. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR ON STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS OR RAMPS.
11. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS TO NOT CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPT. OF PUBLIC WORKS.
12. 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.
13. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENT AS DETERMINED BY THE CONSTRUCTION MANAGEMENT DIVISION PRIOR TO OCCUPANCY (559-621-5600).
14. IF A BACKFLOW PREVENTION DEVICE IS REQUIRED, CONTACT WATER DIVISION AT 498-4671 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE OWNER'S EXPENSE, BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
15. 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.
16. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED. AUTHORITY FMC 11-209.
17. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
18. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011, AND RES. NO. 78-522/88-229.
19. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
20. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
21. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
22. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
23. FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWE AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
24. OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT.
25. PRIOR TO OCCUPANCY, THE APPLICANT SHALL COMPLETE AND SUBMIT A HAZARDOUS MATERIALS BUSINESS PLAN OFR EXEMPTION TO THE FRESNO COUTY DEPARTMENT OF PUBLIC HEALTH, ENVIRONMENTAL DIVISION. CONTACT THE CERTIFIED UNIFIED PROGRAM AGENCY AT (55) 600-3217FOR MORE INFORMATION. PROVIDE PROOF TO THE PLANNER THAT THIS HAS BEEN COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS.
26. FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4 1/2" OUTLET SHALL FACE THE ACCESS LANE.

APPL. NO. P21-02699 EXHIBIT A-1 DATE 10/20/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

FIRE DEPARTMENT NOTES

1. INSTALL ON SITE HYDRANT(S) WITH A MINIMUM 8" MAIN AND A FIRE FLOW OF 1500 GPM.
2. RESIDENTIAL OR COMMERCIAL. PUBLIC AND PRIVATE HYDRANTS FOR SINGLE FAMILY HOMES AND COMMERCIAL SITES ARE SPACED A MAXIMUM OF 600 FEET APART. PUBLIC HYDRANTS IN COMMERCIAL AREAS SPACED 450 FEET APART.
3. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4½" OUTLET SHALL FACE THE ACCESS LANE.
4. ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10' OF THE FIRE HYDRANT.
5. TWO MEANS OF INCRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
6. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
7. TURNS IN PRIVATE DRIVES FOR FIRE APPARATUS ACCESS SHALL HAVE MINIMUM 44 FOOT CENTERLINE TURN RADIUS.
8. VERTICAL ACCESS IS REQUIRED FOR AERIAL TRUCK LADDER SET UP WHERE BUILDINGS OR PORTIONS OF BUILDINGS ARE MORE THAN 30 FEET IN HEIGHT AT THE EAVES, MEASURED FROM THE NATURAL GRADE. 26' (MINIMUM) DRIVEWAYS SHALL BE LOCATED ADJACENT TO AT LEAST ONE (LONG) SIDE OF SUCH BUILDING. THE DRIVEWAY SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND A MAXIMUM OF 30 FEET FROM THE BUILDING. THE DRIVE SHALL EXTEND 45' BEYOND EACH END OF THE BUILDING TO ALLOW FOR ACCESS TO THE CORNERS OF THE BUILDING AND TO ACCOMMODATE A SET UP AREA OUT OF THE COLLAPSE ZONE.
9. ACCESS DRIVES SHALL HAVE THEIR CURBS PAINTED RED AND STENCILED FIRE LANE EVERY 50' OR APPROVED FIRE LANE SIGNS POSTED AT 50 FOOT INTERVALS. DRIVEWAYS SHALL BE IN ALIGNMENT TO ACCOMMODATE THE USE OF FIRE DEPARTMENT AERIAL APPARATUS. VERTICAL ACCESS DRIVEWAY'S (NEAR EDGE OR BACK OF PARKING STALLS) SHALL BE LOCATED AT LEAST 15 FEET, BUT NOT MORE THAN 30 FEET FROM THE BUILDING.
10. A MINIMUM 20' CLEAR OPENING IN VEHICLE GATES IS REQUIRED FOR EMERGENCY VEHICLE ACCESS.
11. PROVIDE APPROVED POLICE/FIRE BYPASS LOCK ("BEST" PADLOCK MODEL 21B700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 1W7B2) ON DRIVE ACCESS GATE/S.
12. PROVIDE SIGN(S) (17"X22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING-VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300."
13. PRIVATE HYDRANTS MUST BE INSTALLED. HYDRANT LOCATIONS SHALL BE COORDINATED SO THAT THEY ARE NOT POSITION IN THE OUTSIDE SWEEP OF ANY TURN RADIUS.
14. WITH ROLLED CURBS, ALL FIRE HYDRANTS SHALL BE PROVIDED WITH APPROVED PROTECTIVE BOLLARDS.

PROPOSED SITE DATA:

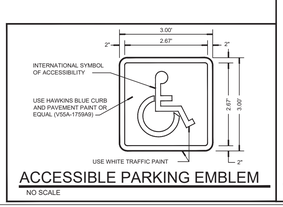
SITE AREA	48.03 ACRES
TOTAL LAND NET AREA:	43.39% (18,900 SF/AC)
BUILDING COVERAGE:	

BUILDING AREA

BUILDING 1	468,760 SF
BUILDING 2	248,820 SF
BUILDING 3	96,250 SF
BUILDING 4	93,950 SF
	907,780 SF
TOTAL BUILDING AREA	

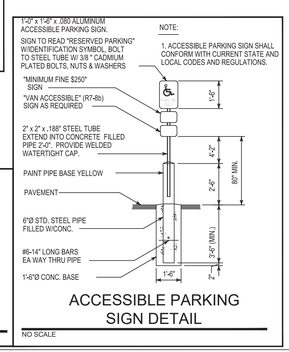
PARKING COUNT SUMMARY

EMPLOYEE PARKING PROVIDED:	
AUTOMOBILE	
TOTAL STANDARD SPACES	406 SPACES
ACCESSIBLE SPACES	
REQUIRED	9 SPACES
PROVIDED	20 SPACES
EV SPACES	
REQUIRED	24 SPACES
PROVIDED	26 SPACES
CAV SPACES	
REQUIRED	32 SPACES
PROVIDED	40 SPACES
BICYCLE SPACES	
REQUIRED	20 SPACES
PROVIDED	20 SPACES
55' TRAILER STALLS	157 SPACES



ACCESSIBLE PARKING EMBLEM

NO SCALE



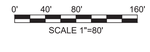
ACCESSIBLE PARKING SIGN DETAIL

NO SCALE

PROPERTY INFORMATION

ADDRESS:	2740 NIELSEN AVE. FRESNO, CA
APN:	458-020-71 & 72
SITE ACREAGE:	48.03 ACRES
BUILDING AREA:	907,780 S.F.
EXISTING LAND USE DESIGNATION:	HEAVY INDUSTRIAL
Existing Zoning:	IH - Heavy Industrial





LEGEND :

- EXISTING PROPERTY LINE (LLA NO. 2013-06)
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- SECTION LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE HARDSCAPE
- PROPOSED PAVEMENT HARDSCAPE
- EXISTING STREET SIGN
- EXISTING POWER POLE
- EXISTING METAL STREET LIGHT
- EXISTING CONCRETE CURB
- EXISTING CONCRETE
- EXISTING FENCE
- EXISTING ELECTRIC OVERHEAD



LOCATION MAP (NTS)

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE
FRESNO CALIFORNIA 93722

93722
TEL: 559 276-2790
FAX: 559 276-0850
email: WWW.LARSANDERSEN.COM

Owner:

SCANNELL PROPERTIES

294 Grove Lane East
Suite 140 Wayzata, MN 55391
Phone: 612-280-4088

Project:

2740 Nielsen Ave.
Fresno, CA

Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

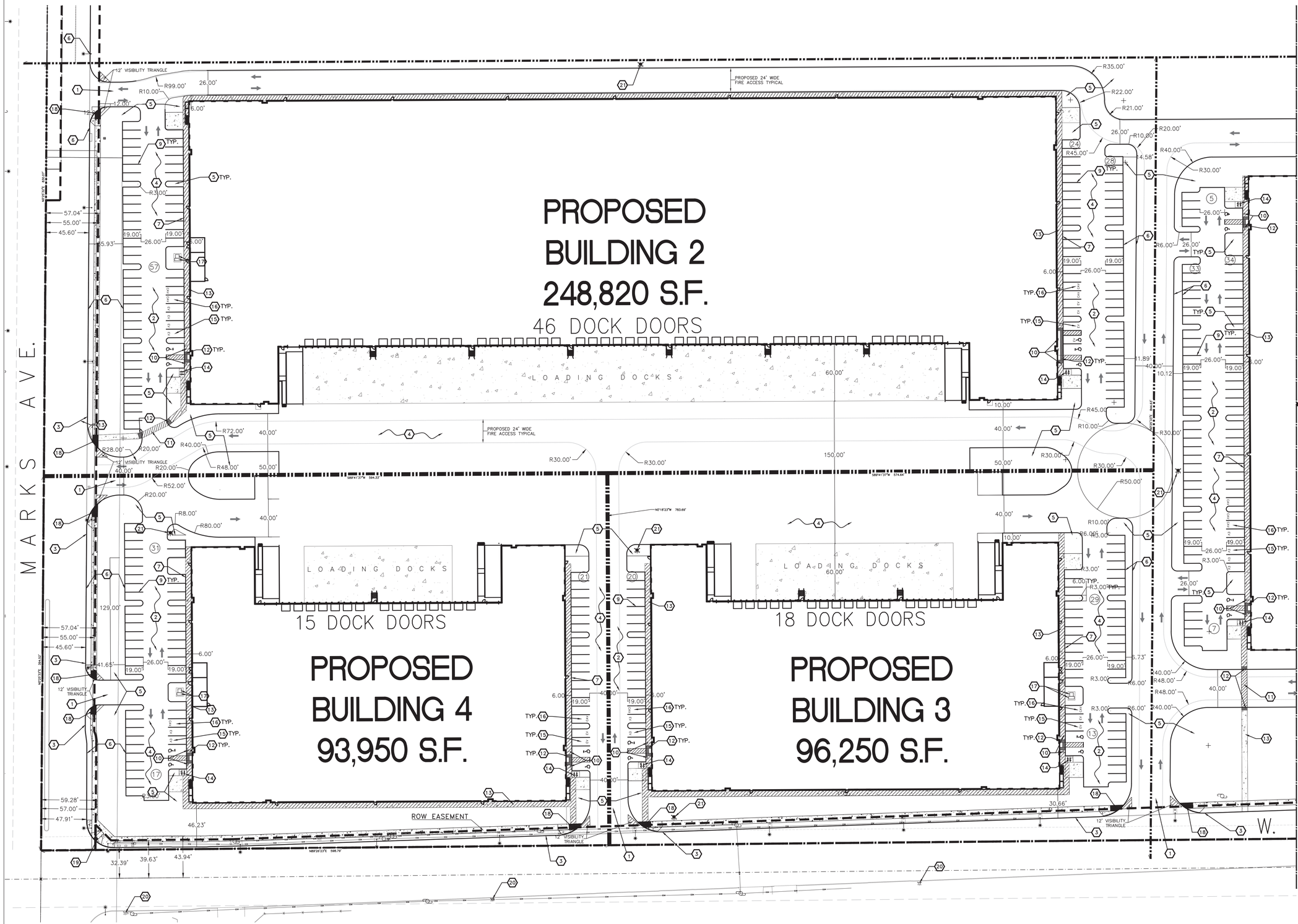
Title:

OVERALL SITE PLAN

Project Number: 20097
Drawn by: DB
Date: 10/14/2021
Revision:

Sheet:

C1.1



KEY NOTES:

1. DESIGN AND CONSTRUCT 30' WIDE STREET DRIVEWAY APPROACH PER P.W. STD. P-76
2. DESIGN AND CONSTRUCT PARKING LOT PAVING PER CITY OF FRESNO STANDARD DRAWING NO. P-21, P-22 & P-23
3. PROVIDE 10' OF RED CURBING (3 COATS) BOTH SIDES OF DRIVEWAY APPROACH.
4. PROPOSED ASPHALT CONCRETE PAVEMENT. PER CITY OF FRESNO STD. DWG P-21, P-22 & P-23
5. PROPOSED LANDSCAPE AREA.
6. PROPOSED CONCRETE CURB. (GUTTER WHERE REQUIRED)
7. PROPOSED EDGE OF ASPHALT PAVEMENT WITH CONTINUOUS CONRETE CURB.
8. PROPOSED CONCRETE PAVEMENT.
9. PROPOSED 4" WIDE PAINT STRIPING PER FED-EX STD.
10. PROPOSED ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET 1.
11. PROPOSED STRIPED CROSSWALK. 4" WHITE STRIPES @ 36" O.C. WITH BLUE BORDER ON ASPHALT PAVING.
12. PROPOSED 3' WIDE (MIN.) TRUNCATED DOMES
13. PROPOSED 6'-0" WIDE CONCRETE SIDEWALK FLUSH WITH ADJACENT ASPHALT PAVING. 4" WHITE STRIPES @ 36" O.C. WITH BLUE BORDER. 4' CLEAR MIN. ACCESSIBLE ROUTE.
14. PROPOSED BICYCLE RACK LOCATION (10 BICYCLES) W/ CONCRETE PAD
15. PROPOSED ELECTRIC VEHICLE CHARGING STALLS WITH EV STRIPING
16. PROPOSED DESIGNATED PARKING FOR CLEAN AIR VEHICLES
17. PROPOSED TRANSFORMER PAD/ TAP BOX.
18. PROPOSED CURB RAMP PER CITY OF FRESNO STANDARD DRAWING NO. P-28
19. PROPOSED CURB RAMP PER CITY OF FRESNO STANDARD DRAWING NO. P-29
20. EXISTING FIRE HYDRANT
21. PROPOSED FIRE HYDRANT

LEGEND :

- EXISTING PROPERTY LINE (LLA NO. 2013-06)
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
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- PROPOSED PAVEMENT HARDSCAPE
- EXISTING STREET SIGN
- EXISTING POWER POLE
- EXISTING METAL STREET LIGHT
- EXISTING CONCRETE CURB
- EXISTING CONCRETE
- EXISTING FENCE
- EXISTING ELECTRIC OVERHEAD

PROPERTY INFORMATION

ADDRESS:	2740 NIELSEN AVE. FRESNO, CA
APN:	458-020-71 & 72
SITE ACREAGE:	48.03 ACRES
BUILDING AREA:	907,780 S.F.
EXISTING LAND USE DESIGNATION:	HEAVY INDUSTRIAL

0' 20' 40' 80'
SCALE 1"=40'

APPL. NO. P21-02699 EXHIBIT A-2 DATE 10/26/2021
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE
FRESNO CALIFORNIA 93722
93722
TEL: 559 276-2790
FAX: 559 276-0850
email: WWW.LARSANDERSEN.COM

Owner:

SCANNELL PROPERTIES

294 Grove Lane East
Suite 140 Wayzata, MN 55391
Phone: 612-280-4088

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

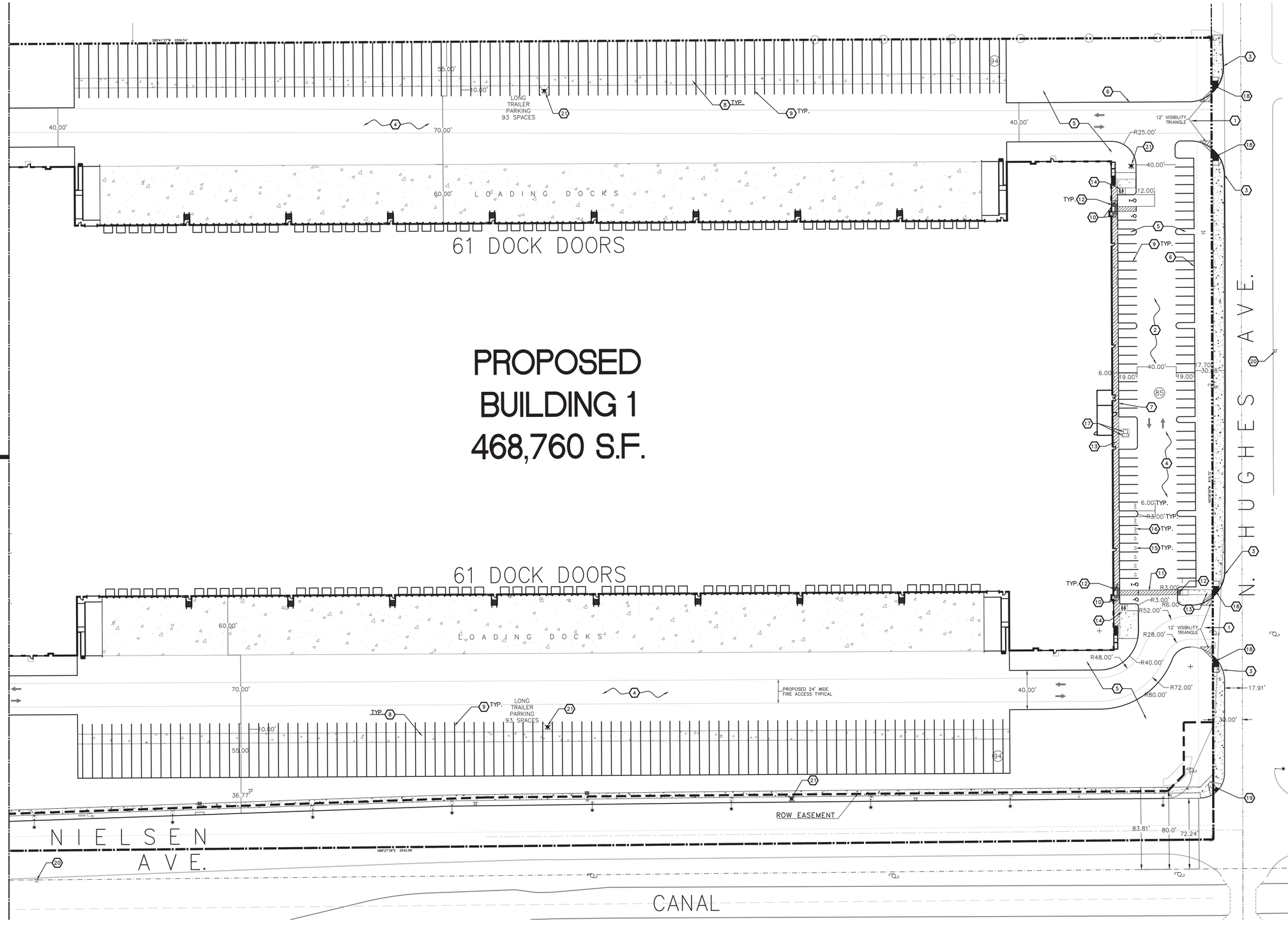
Title:

SITE PLAN

Project Number:	20097
Drawn by:	DB
Date:	10/14/2021
Revision:	

Sheet:

C2.1



KEY NOTES:

1. DESIGN AND CONSTRUCT 30' WIDE STREET DRIVEWAY APPROACH PER P.W. STD. P-76
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20. EXISTING FIRE HYDRANT
21. PROPOSED FIRE HYDRANT

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- EXISTING PROPERTY LINE (LLA NO. 2013-06)
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- EXISTING STREET SIGN
- EXISTING POWER POLE
- EXISTING METAL STREET LIGHT
- EXISTING CONCRETE CURB
- EXISTING CONCRETE
- EXISTING FENCE
- E OH — EXISTING ELECTRIC OVERHEAD

PROPERTY INFORMATION

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APN:	458-020-71 & 72
SITE ACREAGE:	48.03 ACRES
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SCALE 1"=40'

APPL. NO. P21-02699 EXHIBIT A-3 DATE 10/26/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE
FRESNO CALIFORNIA 93722
93722
TEL: 559 276-2790
FAX: 559 276-0850
email: WWW.LARSANDERSEN.COM

Owner:

SCANNELL PROPERTIES

294 Grove Lane East
Suite 140 Wayzata, MN 55391
Phone: 612-280-4088

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title:

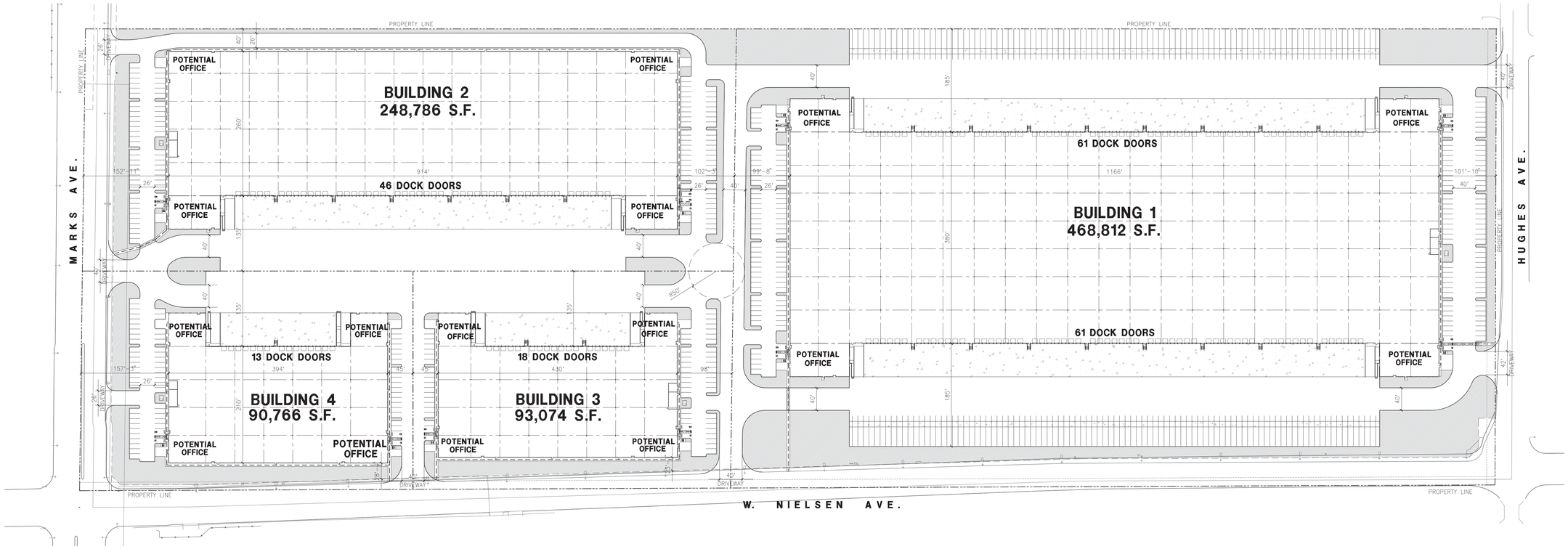
SITE PLAN

Project Number:	20097
Drawn by:	DB
Date:	10/14/2021

Revision:

Sheet:

C2.2



MASTER SITE PLAN A
scale: 1" = 80'-0"

SCALE: 1" = 80'-0"
0 80' 160' 240'
TRUE NORTH
PLAN NORTH

PROPERTY OWNER/APPLICANT

SCANNELL PROPERTIES
3468 MT DIABLO BLVD
SUITE B115
LAFAYETTE, CA 94549

ADDRESS OF THE PROPERTY

2740 W. NIELSEN AVENUE, FRESNO, CA

ASSESSOR'S PARCEL NUMBER

–
–

LEGAL DESCRIPTION

Complete

–
–
–
–

ZONING

ZONING DESIGNATION – HEAVY INDUSTRIAL

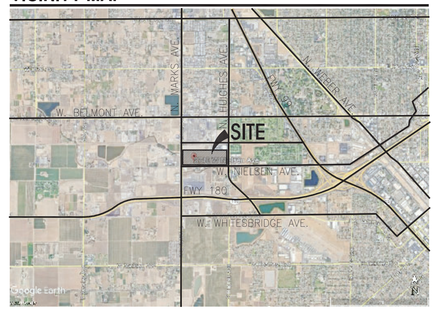
APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2116
ATTN: TYNEISE BEYER

PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
SITE AREA					
Gross Site					
In sq. ft					**2,091,988**
In acres					**48.03**
Net Site					
In sq. ft	1,059,168	484,560	208,430	204,969	**1,957,127**
In acres	24.32	11.12	4.78	4.71	**44.93**
BUILDING AREA					
Office	20,000	15,000	10,000	10,000	55,000 sq. ft.
Warehouse	448,812	233,786	83,074	80,766	846,438 sq. ft.
TOTAL	**468,812**	**248,786**	**93,074**	**90,766**	**901,438** sq. ft.
COVERAGE	44.3%	51.3%	44.7%	44.3%	46.1% sq. ft.
AUTO PARKING REQUIRED					
Office: 1/300 s.f.	67	50	33	33	183 stalls
Whse: 1st 10K @ 1/2,000 s.f.	5	5	5	5	20 stalls
over 10K @ 1/5,000 s.f.	88	45	15	14	161 stalls
TOTAL	159	100	53	52	365 stalls
AUTO PARKING PROVIDED					
Standard (9' x 19')	158	104	58	65	**385** stalls
Accessible standard (9' x 19')	4	3	2	2	11 stalls
Accessible Van (12' x 19')	4	2	2	2	10 stalls
TOTAL	166	109	62	69	406 stalls
TRAILER PARKING PROVIDED					
Trailer (10' x 55')	188	-	-	-	**188** stalls
ZONING ORDINANCE FOR CITY					
Zoning Designation - Heavy Industrial					
MAXIMUM BUILDING HEIGHT ALLOWED					
Height - ~~75~~ 60					
MAXIMUM FLOOR AREA RATIO					
FAR - 1.5					
SETBACKS					
Front - 15'					
Side / Rear - none					

VICINITY MAP



Pursuant to FMC Section 15-2016(D)(1): Enclosures shall be constructed per City standards. Identify which standard this project will utilize.

Pursuant to FMC Section 15-2016(D)(6): Enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc.

Demonstrate compliance.

Pursuant to FMC Section 15-2429:
Provide compliant Short-Term and Long-Term Bike Parking. The number of bike stalls shall be calculated using the California Green Building Standards Code.

APPL. NO. P21-02699 EXHIBIT A-4 DATE 10/26/2021
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT

OFFICIAL USE ONLY

HPA architecture

hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949•863•1770
email: hpa@hparchs.com

Owner:

SCANNELL PROPERTIES

3569 Mt. Diablo Blvd.,
Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

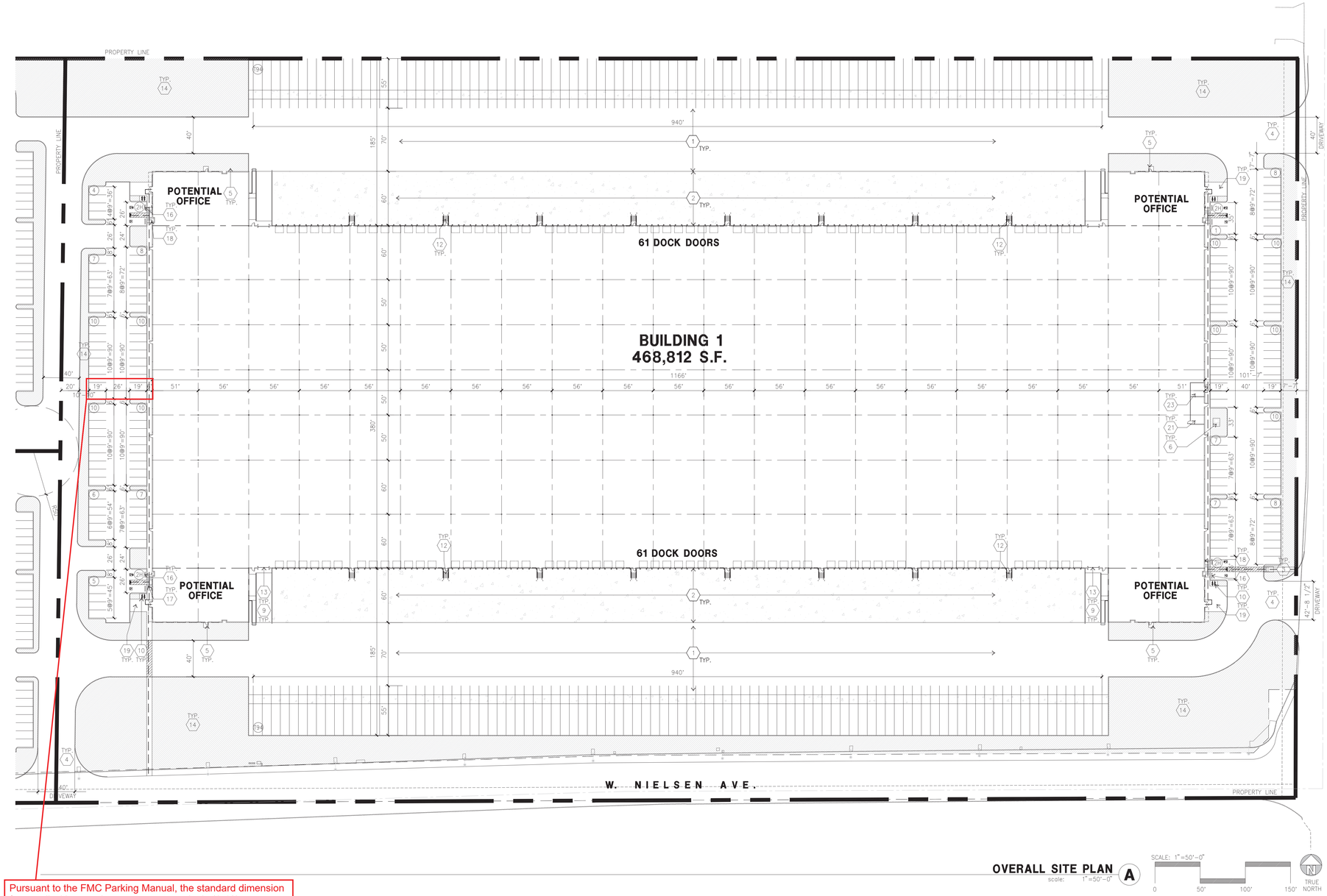
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: MASTER SITE PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

DAB-A1.0



Pursuant to the FMC Parking Manual, the standard dimension for a stall with a continuous concrete curbs is 9'x18'.

Pursuant to the FMC Parking Manual, the minimum required drive-aisle clearance is 27'.

Pursuant to the FMC Parking Manual, the 3' vehicle overhang shall not encroach into the required 4' path of travel.

Revise for compliance.

APPL. NO. P21-02699 EXHIBIT A-5 DATE 10/26/2021

PLANNING REVIEW BY_____ DATE_____

TRAFFIC ENG._____ DATE_____

APPROVED BY_____ DATE_____

CITY OF FRESNO DARM DEPT

OVERALL SITE PLAN A
scale: 1"=50'-0"

SCALE: 1"=50'-0"
0 50' 100' 150'
TRUE NORTH
PLAN NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY
7A. NOT USED.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. BIKE RACK.
11. FUTURE ELECTRIC VEHICLE CHARGER.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE.
20. ACCESSIBLE ENTRY SIGN.
21. PUMP ROOM.
22. TRASH ENCLOSURE.
23. ELECTRICAL ROOM.
24. CONCRETE DOLLY PAD.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19') (17' WITH 2' OVERHANG)
- CLEAN AIR/VANPOOL/EV CONDUIT STUB FOR EV
- CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- COMPACT PARKING STALL 8' X 16' (14' WITH 2' OVERHANG)
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- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4', SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%, SEE CIVIL FOR GRADING PLAN

PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
SITE AREA					
Gross Site					
In sq. ft					**2,091,988**
In acres					**48.03**
Net Site					
In sq. ft.	1,059,168	484,560	208,430	204,969	**1,957,127**
In acres	24.32	11.12	4.78	4.71	**44.93**
BUILDING AREA					
Office	20,000	15,000	10,000	10,000	55,000 sq. ft.
Warehouse	448,812	233,786	83,074	80,766	846,436 sq. ft.
TOTAL	**468,812**	**248,786**	**93,074**	**90,766**	**901,438** sq. ft.
COVERAGE	44.3%	51.3%	44.7%	44.3%	46.1% sq. ft.
AUTO PARKING REQUIRED					
Office: 1/300 s.f.	67	50	33	33	183 stalls
Whse: 1st 10K @ 1/2,000 s.f.	5	5	5	5	20 stalls
over 10K @ 1/5,000 s.f.	88	45	15	14	161 stalls
TOTAL	159	100	53	52	365 stalls
AUTO PARKING PROVIDED					
Standard (9' x 19')	158	104	58	65	**385** stalls
Accessible standard (9' x 19')	4	3	2	2	11 stalls
Accessible Van (12' x 19')	4	2	2	2	10 stalls
TOTAL	166	109	62	69	406 stalls
TRAILER PARKING PROVIDED					
Trailer (10' x 55')	188	-	-	-	**188** stalls
ZONING ORDINANCE FOR CITY					
Zoning Designation - Heavy Industrial					
MAXIMUM BUILDING HEIGHT ALLOWED					
Height - no: 60					
MAXIMUM FLOOR AREA RATIO					
FAR - 1.5					
SETBACKS					
Front - 15'					
Side / Rear - none					

HPA architecture

hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949•863•1770
email: hpa@hparchs.com

LICENSED ARCHITECT YONG NAM C-29451 3-31-23 RENEWAL DATE STATE OF CALIFORNIA

Owner:

SCANNELL PROPERTIES

3569 Mt. Diablo Blvd., Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

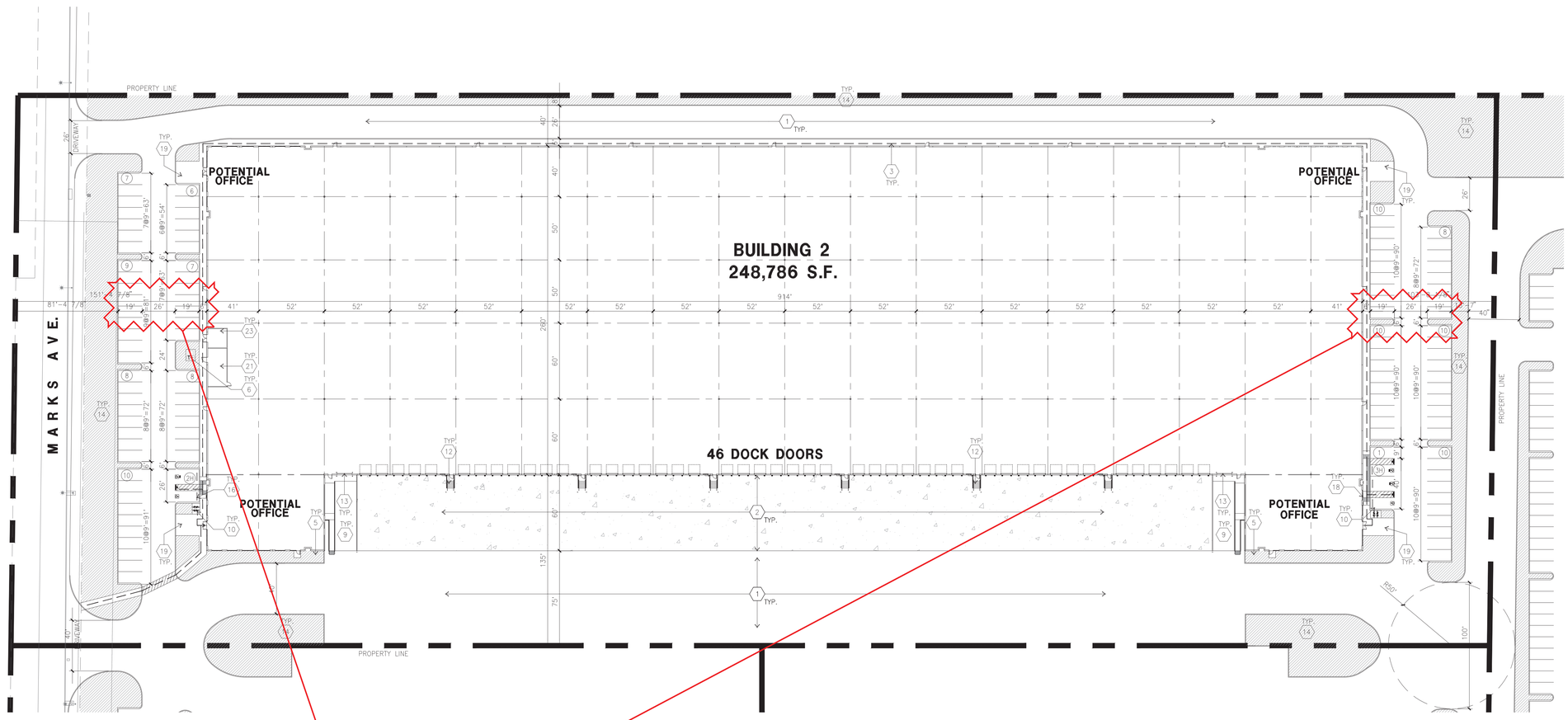
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: OVERALL SITE PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

1-DAB-A1.1



See Notes on A1.1

Revise for compliance.

OVERALL SITE PLAN

scale: 1"=40'-0" (A)

SCALE: 1"=40'-0"

0 40' 80' 120'

TRUE NORTH

PLAN NORTH

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
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SITE PLAN KEYNOTES

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19. HARDSCAPE AT ENTRANCE.
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See Note on A1.0

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ZONING ORDINANCE FOR CITY
Zoning Designation - Heavy Industrial

MAXIMUM BUILDING HEIGHT ALLOWED
Height - 75'

MAXIMUM FLOOR AREA RATIO
FAR - 1.5

SETBACKS
Front - 15'
Side / Rear - none

APPL. NO. P21-02699 EXHIBIT A-6 DATE 10/26/2021
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

HPA architecture

hpa, inc.
18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949•863•1770
email: hpa@hparchs.com

LICENSED ARCHITECT TONG NAM C-29451 3-31-23 RENEWAL DATE STATE OF CALIFORNIA

Owner:

SCANNELL PROPERTIES

3569 Mt. Diablo Blvd.,
Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

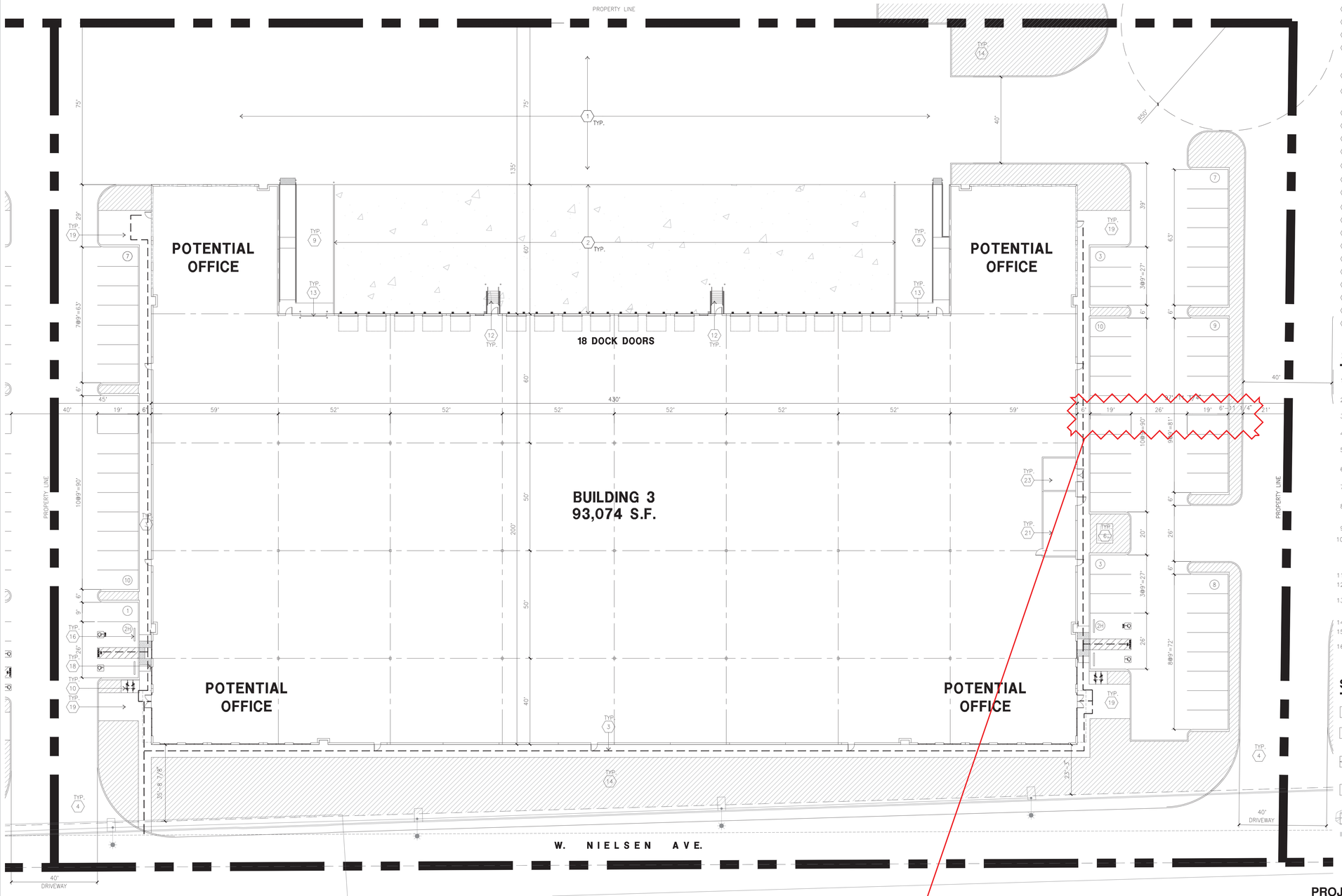
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: OVERALL SITE PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

2-DAB-A1.1



SITE PLAN KEYNOTES

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OVERALL SITE PLAN A
scale: 1"=20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'
TRUE NORTH
PLAN NORTH

See Notes on A1.1

Revise for compliance.

PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL	
SITE AREA						
Gross Site						
In sq. ft					**2,091,988**	
In acres					**48.03**	
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In sq. ft.	1,059,168	484,560	208,430	204,969	**1,957,127**	
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BUILDING AREA						
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Warehouse	448,760	233,820	83,074	80,766	846,420	sq. ft.
TOTAL	**468,760**	**248,820**	**93,074**	**90,766**	**901,420**	sq. ft.
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AUTO PARKING REQUIRED						
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ZONING ORDINANCE FOR CITY
Zoning Designation - Heavy Industrial
MAXIMUM BUILDING HEIGHT ALLOWED
Height - 75'
MAXIMUM FLOOR AREA RATIO
FAR - 1.5
SETBACKS
Front - 15'
Side / Rear - none

APPL. NO. P21-02699 EXHIBIT A-7 DATE 10/26/2021
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT

HPA architecture
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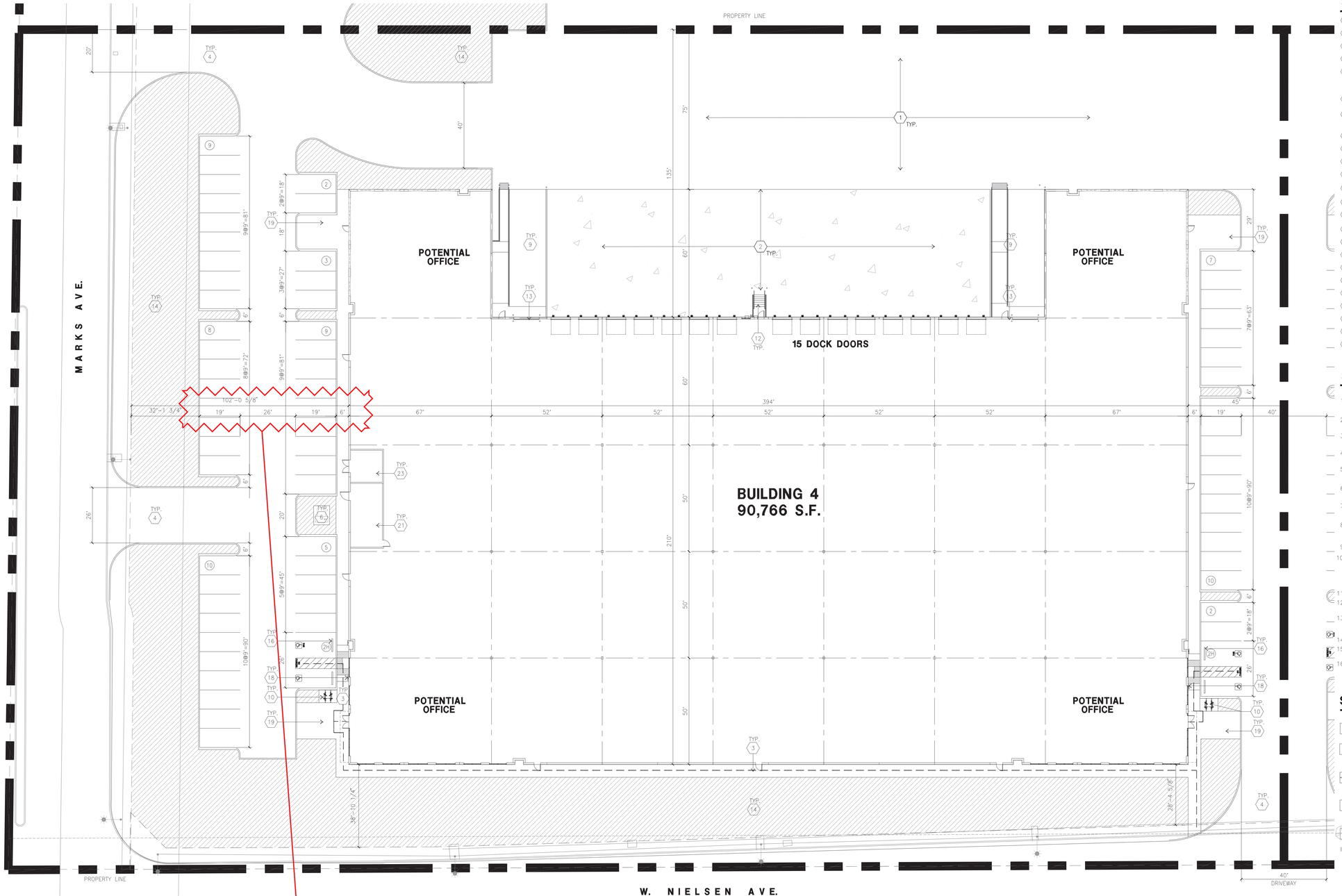
Civil:
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Title: OVERALL SITE PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

3-DAB-A1.1



SITE PLAN KEYNOTES

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SETBACKS
Front - 15'
Side / Rear - none

OVERALL SITE PLAN A
scale: 1"=20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'
TRUE NORTH
PLAN NORTH

APPL. NO. P21-02699 EXHIBIT 10/26/2021 DATE_____
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949•863•1770
email: hpa@hparchs.com

LICENSED ARCHITECT YONG NAM C-29451 3-31-23 RENEWAL DATE STATE OF CALIFORNIA

Owner:

SCANNELL PROPERTIES
3569 Mt. Diablo Blvd., Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:

2740 Nielsen Ave.
Fresno, CA

Consultants:

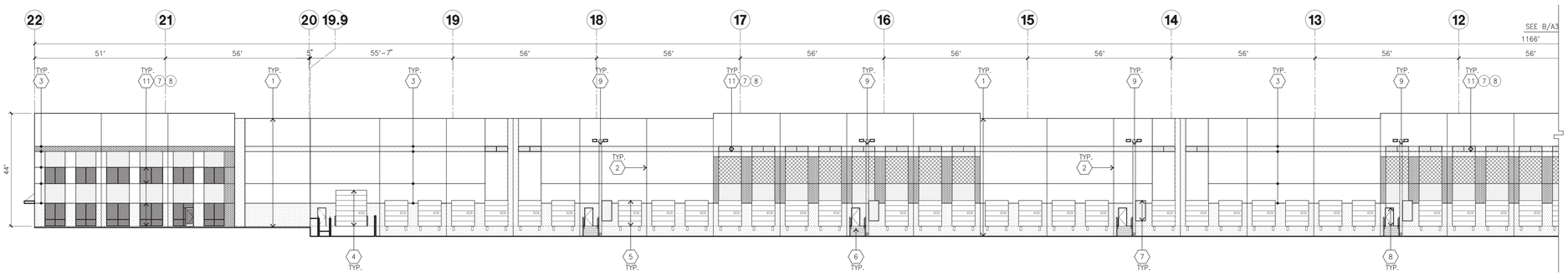
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: OVERALL SITE PLAN

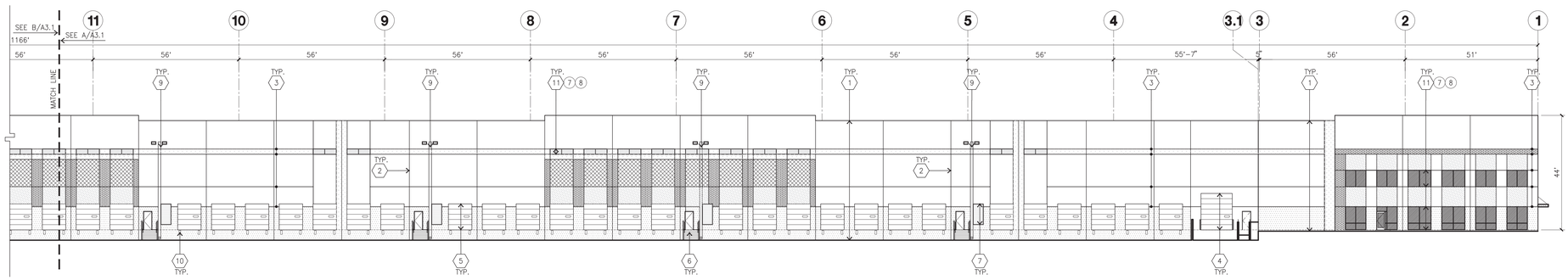
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Drawn by: AC
Date: 04/28/2021
Revision:

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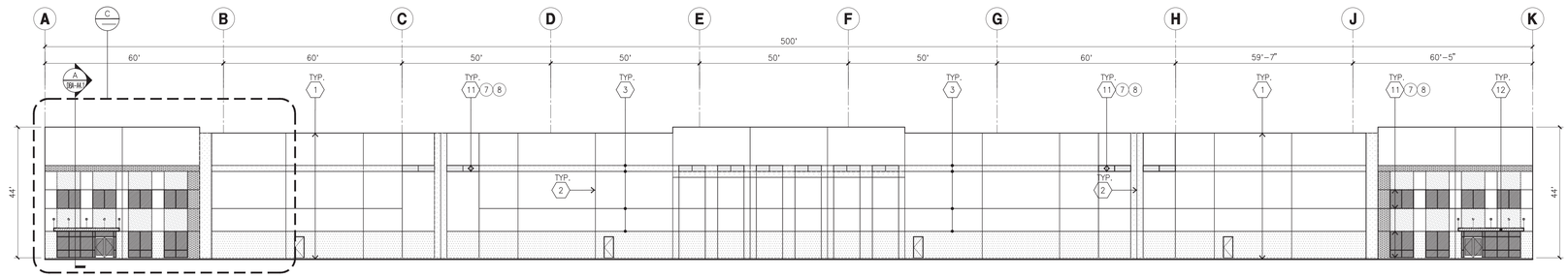
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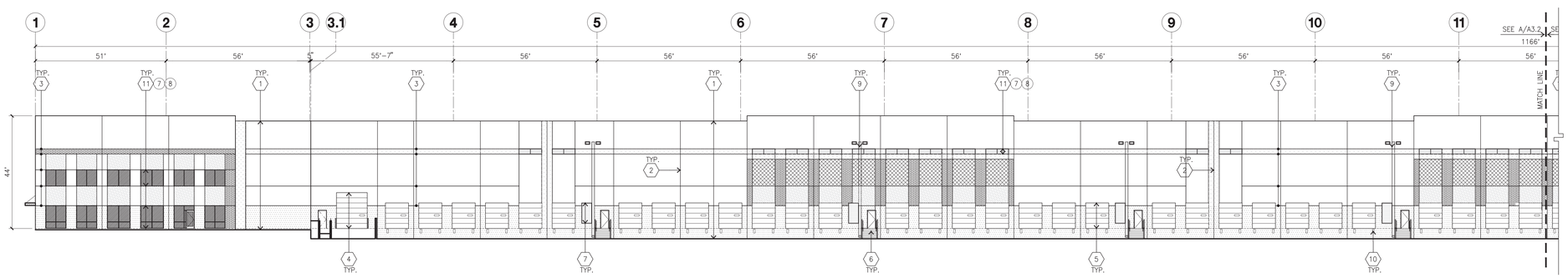
NORTH ELEVATION A
scale: 1" = 20'-0"



NORTH ELEVATION CONT' B
scale: 1" = 20'-0"



WEST ELEVATION C
scale: 1" = 20'-0"



SOUTH ELEVATION D
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL TUBE STEEL CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED, EXPOSURE C. WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
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3. CONCRETE TILT-UP PANEL. COLOR : SW 7073 NETWORK GREY
4. CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
5. CONCRETE TILT-UP PANEL. COLOR : SW 7075 WEB GRAY
6. CONCRETE TILT-UP PANEL. COLOR : SW 6523 DENIM
7. GLAZING COLOR : BLUE GLAZING
8. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
9. CANOPY MATERIAL : ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 7076 CYBERSPACE
10. METAL DOOR COLOR : MATCH BUILDING COLOR OVERHEAD DOOR @ DRIVE THRU AND DOCK : FACTORY FINISH WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR.**

APPL. NO. P21-02699 EXHIBIT E-1 DATE 10/26/2021
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CITY OF FRESNO DARM DEPT

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
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email: hpa@hparchs.com

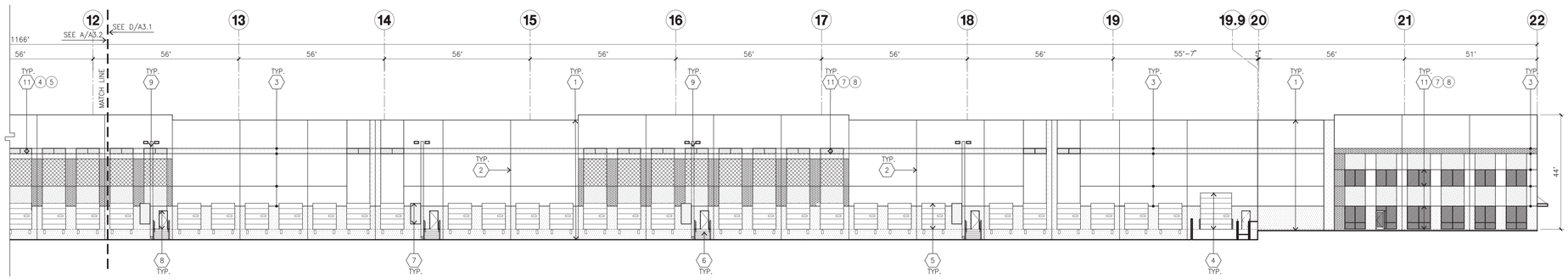
Owner:
SCANNELL PROPERTIES
3569 Mt. Diablo Blvd., Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:
2740 Nielsen Ave.
Fresno, CA

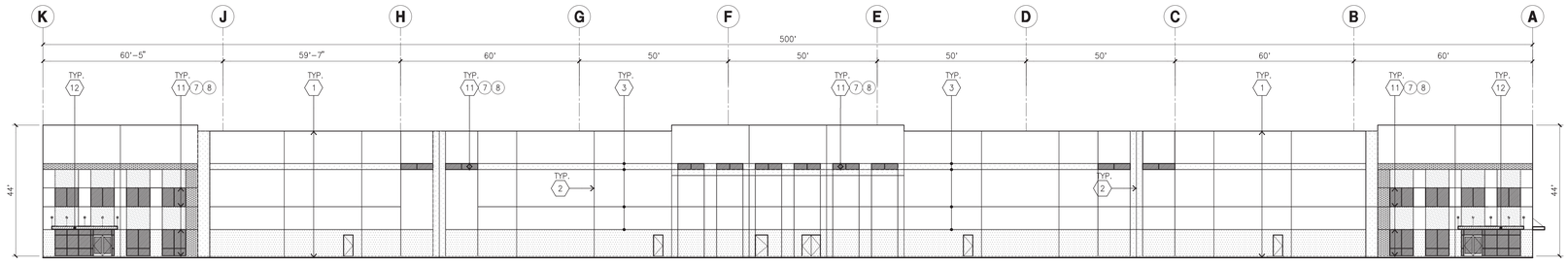
Consultants:
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: ELEVATIONS
Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

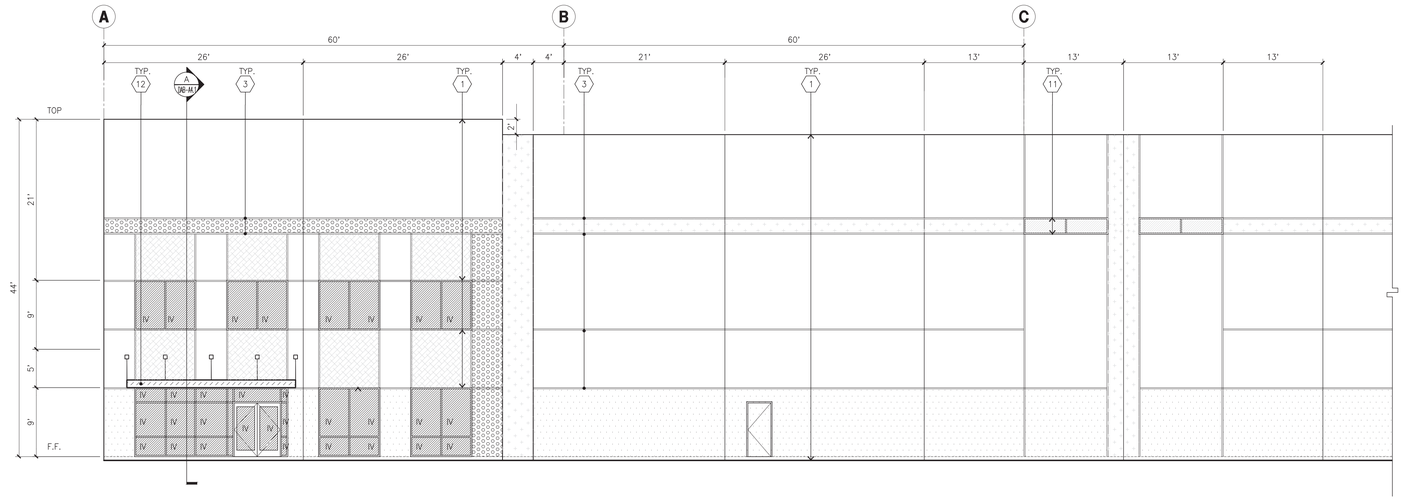
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SOUTH ELEVATION CONT' **A**
scale: 1" = 20'-0"



EAST ELEVATION **B**
scale: 1" = 20'-0"



ENLARGED WEST ELEVATION **C**
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

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10. DOCK BUMPER.
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12. METAL TUBE STEEL CANOPY

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6. CONCRETE TILT-UP PANEL. COLOR : SW 6523 DENIM
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9. CANOPY MATERIAL : ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 7076 CYBERSPACE
10. METAL DOOR COLOR : MATCH BUILDING COLOR OVERHEAD DOOR @ DRIVE THRU AND DOCK : FACTORY FINISH WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR.**

APPL. NO. P21-02699 EXHIBIT E-2 DATE 10/26/2021
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949•863•1770
email: hpa@hparchs.com

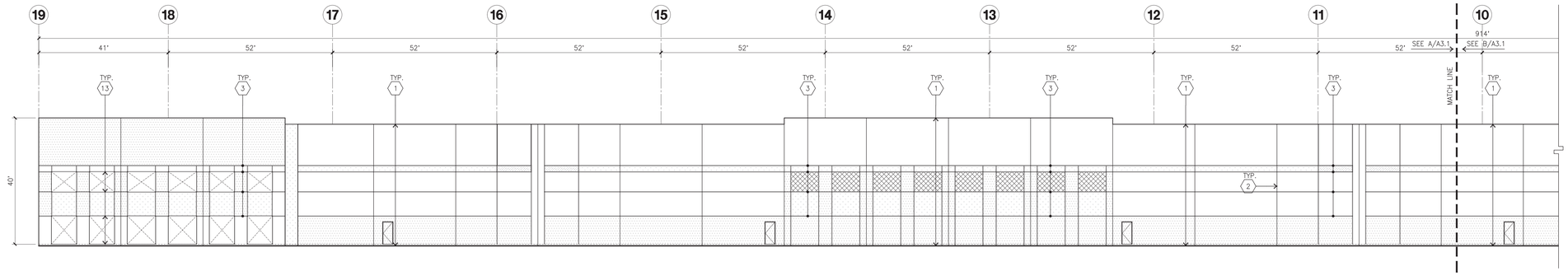
Owner:
SCANNELL PROPERTIES
3569 Mt. Diablo Blvd., Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:
2740 Nielsen Ave.
Fresno, CA

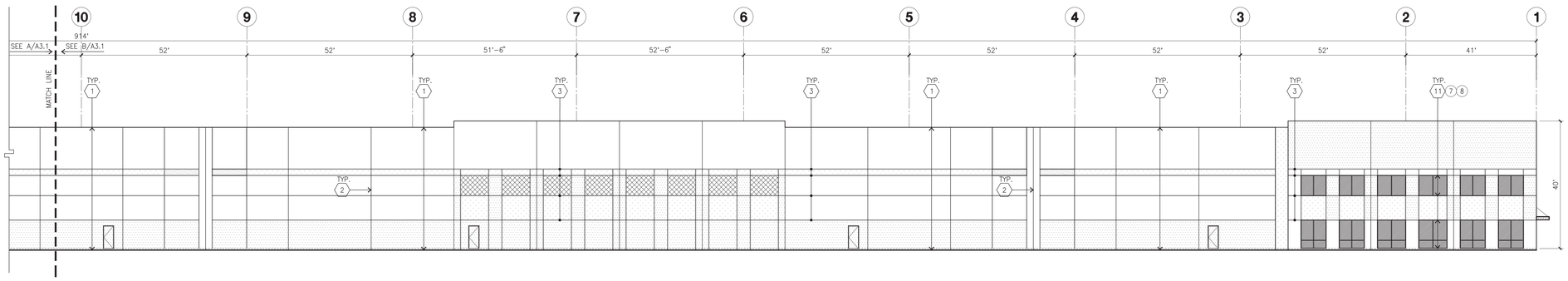
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Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: ELEVATIONS
Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

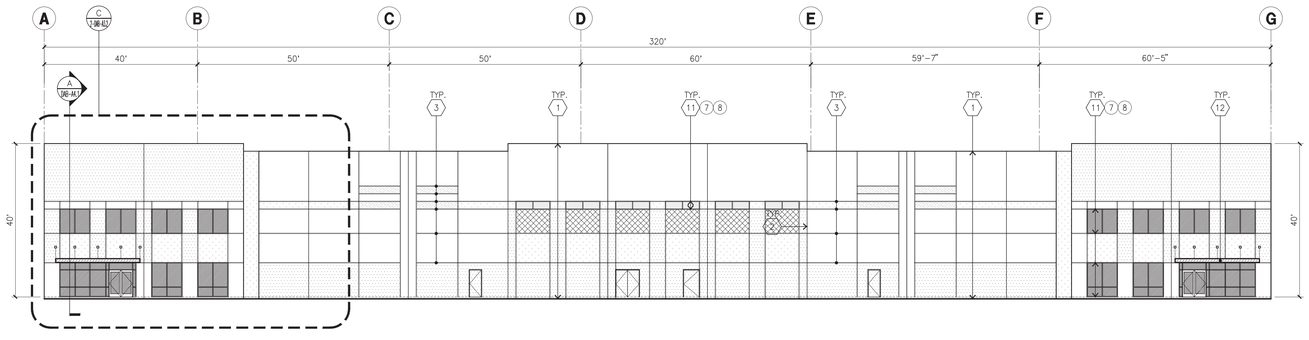
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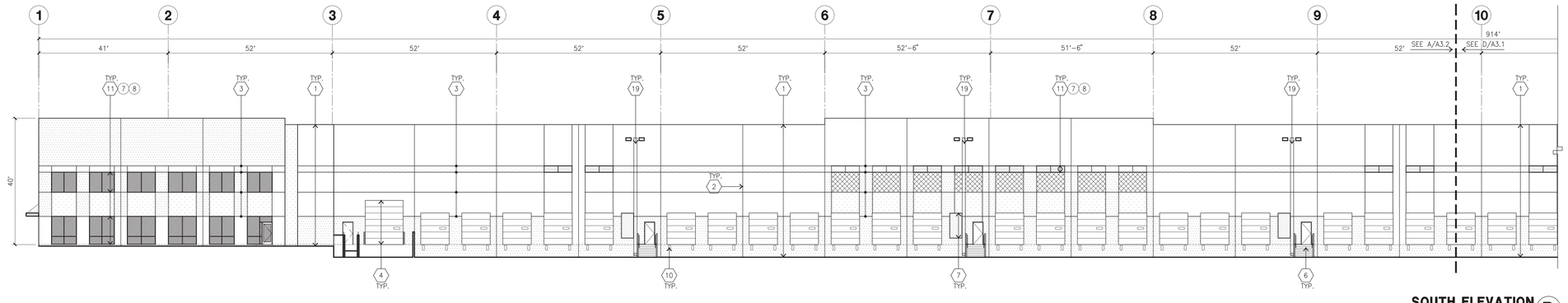
NORTH ELEVATION (A)
scale: 1/16" = 1'-0"



NORTH ELEVATION CONT' (B)
scale: 1/16" = 1'-0"



WEST ELEVATION (C)
scale: 1/16" = 1'-0"



SOUTH ELEVATION (D)
scale: 1/16" = 1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE 'C' DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
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9. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL TUBE STEEL CANOPY
13. PROPOSED KNOCKOUT IN PANEL

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
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C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
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4. CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
5. CONCRETE TILT-UP PANEL. COLOR : SW 6523 DENIM
6. NOT USED
7. GLAZING COLOR : BLUE GLAZING
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9. CANOPY MATERIAL : ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 7076 CYBERSPACE
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GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
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SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR.**

APPL. NO. P21-02699 EXHIBIT E-3 DATE 10/26/2021
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CITY OF FRESNO DARM DEPT

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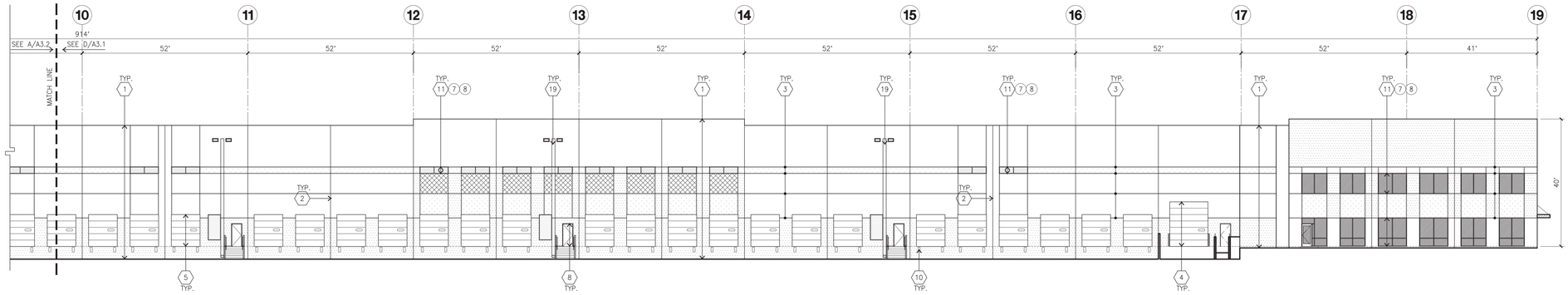
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: ELEVATIONS

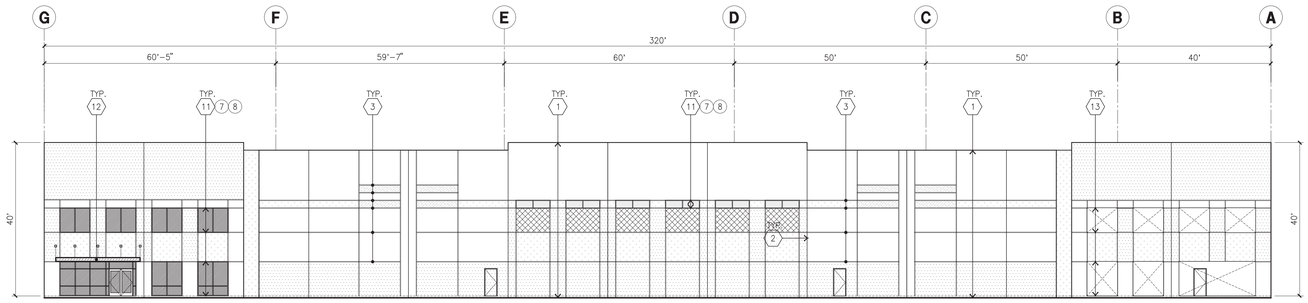
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Date: 04/28/2021
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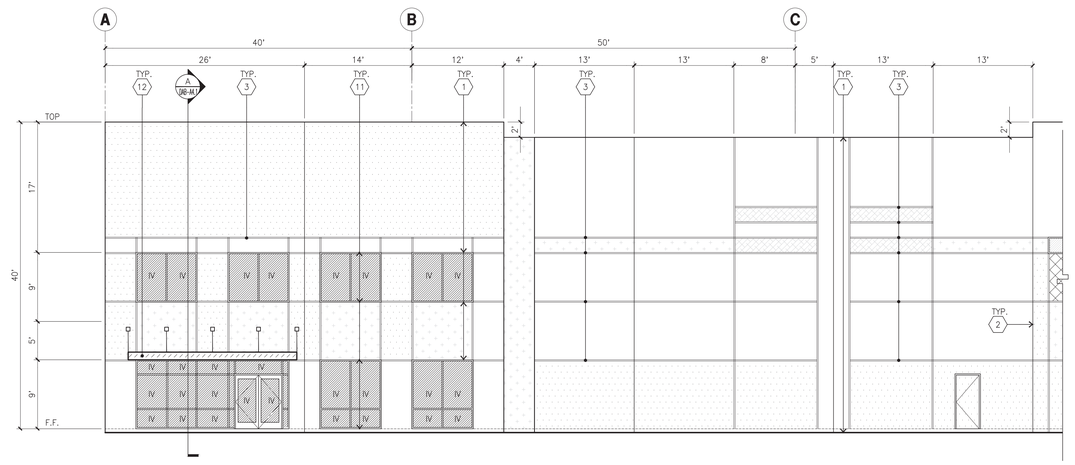
2-DAB-A3.1



SOUTH ELEVATION CONT' A
scale: 1/16" = 1'-0"



EAST ELEVATION B
scale: 1/16" = 1'-0"



ENLARGED WEST ELEVATION C
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

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J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
M. ALL METAL DOORS ARE TO BE PAINTED TO MATCH BUILDING COLOR.

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7005 PURE WHITE
2. CONCRETE TILT-UP PANEL. COLOR : SW 7071 GRAY SCREEN
3. CONCRETE TILT-UP PANEL. COLOR : SW 7073 NETWORK GREY
4. CONCRETE TILT-UP PANEL. COLOR : SW 7074 SOFTWARE
5. CONCRETE TILT-UP PANEL. COLOR : SW 6523 DENIM
6. NOT USED
7. GLAZING COLOR : BLUE GLAZING
8. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
9. CANOPY MATERIAL : ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 7076 CYBERSPACE
10. METAL DOOR COLOR : MATCH BUILDING COLOR OVERHEAD DOOR @ DRIVE THRU AND DOCK : FACTORY FINISH WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR.**

APPL. NO. P21-02699 EXHIBIT E-4 DATE 10/26/2021
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CITY OF FRESNO DARM DEPT

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Owner:
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Phone: 510-899-8302

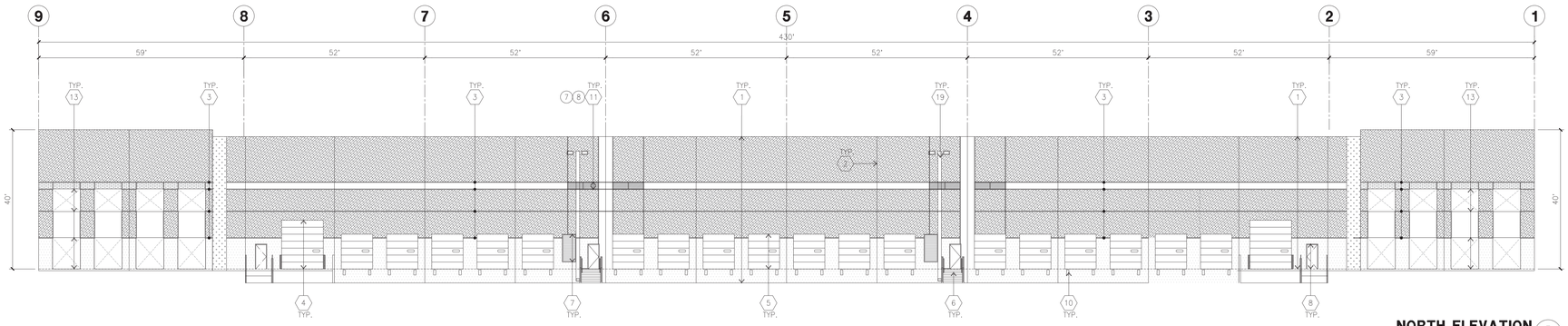
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2740 Nielsen Ave.
Fresno, CA

Consultants:
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

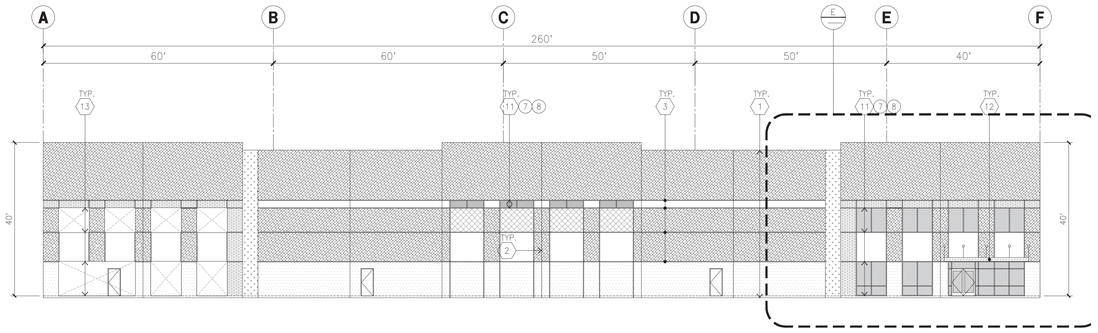
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Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

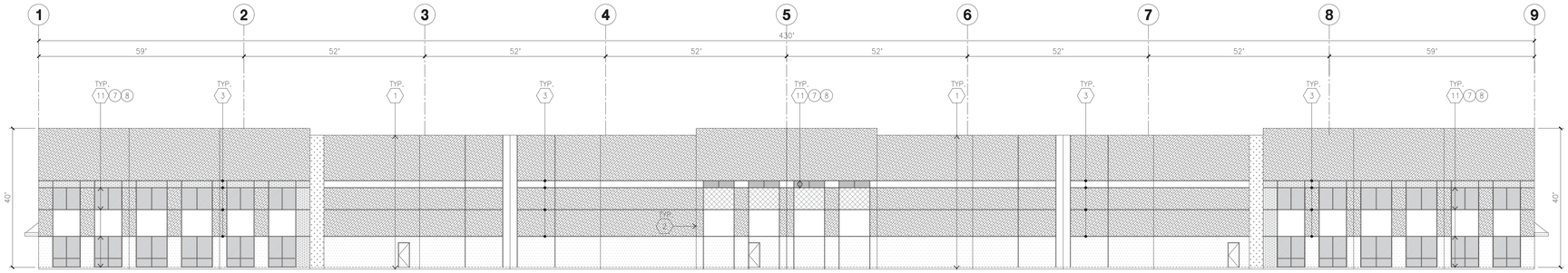
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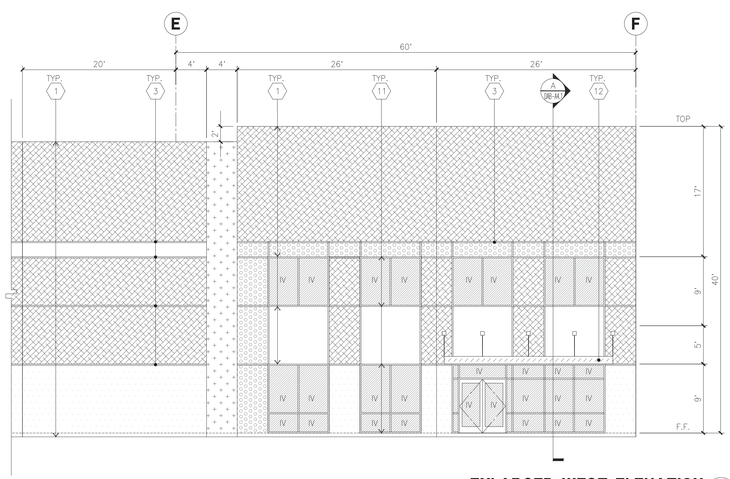
NORTH ELEVATION A
scale: 1/16" = 1'-0"



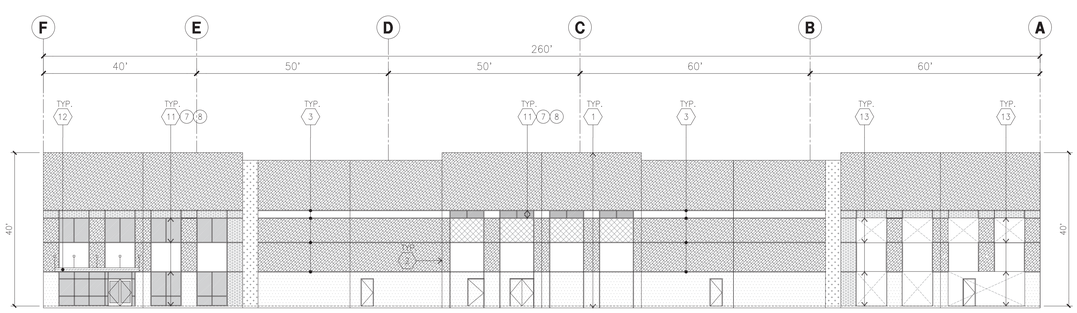
WEST ELEVATION B
scale: 1/16" = 1'-0"



SOUTH ELEVATION C
scale: 1/16" = 1'-0"



ENLARGED WEST ELEVATION E
scale: 1/8" = 1'-0"



EAST ELEVATION D
scale: 1/16" = 1'-0"

KEYNOTES - ELEVATIONS

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4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
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7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL TUBE STEEL CANOPY

GENERAL NOTES - ELEVATIONS

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1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.23 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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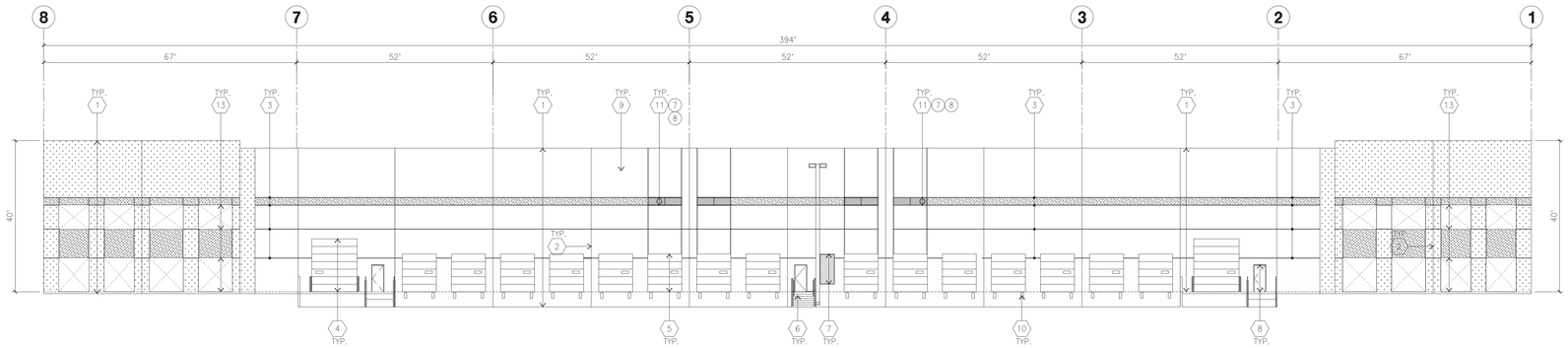
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: ELEVATIONS

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

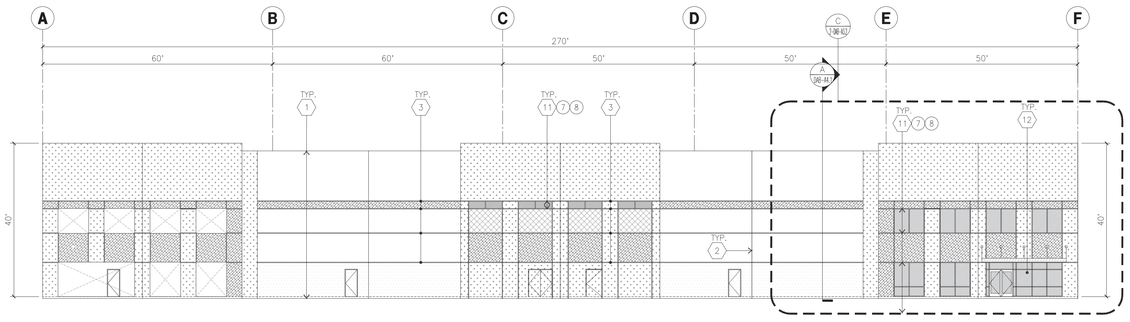
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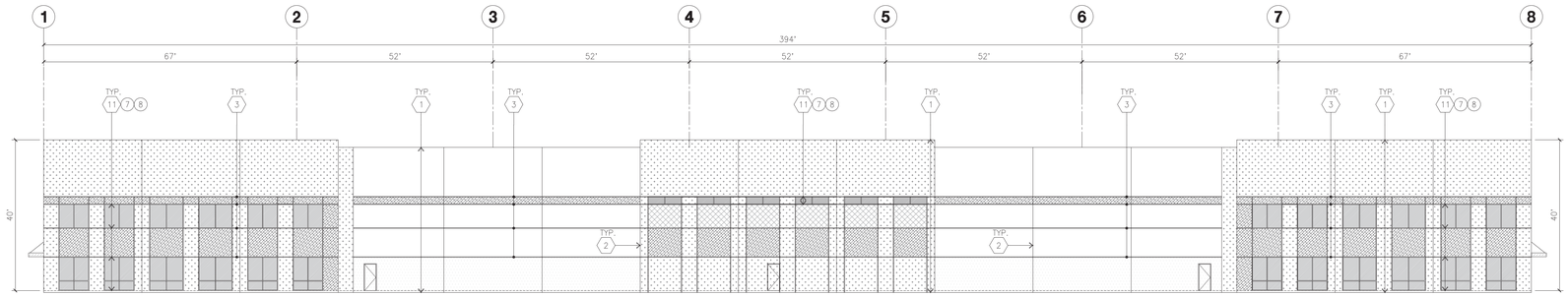
NORTH ELEVATION A

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



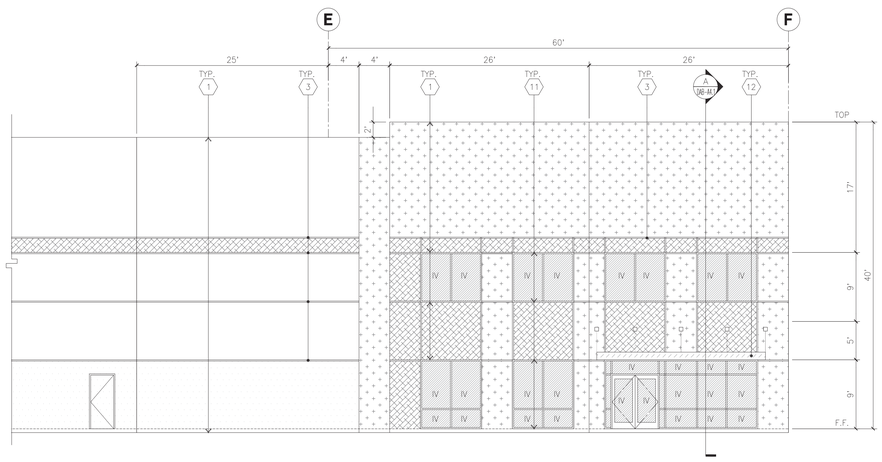
WEST ELEVATION B

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



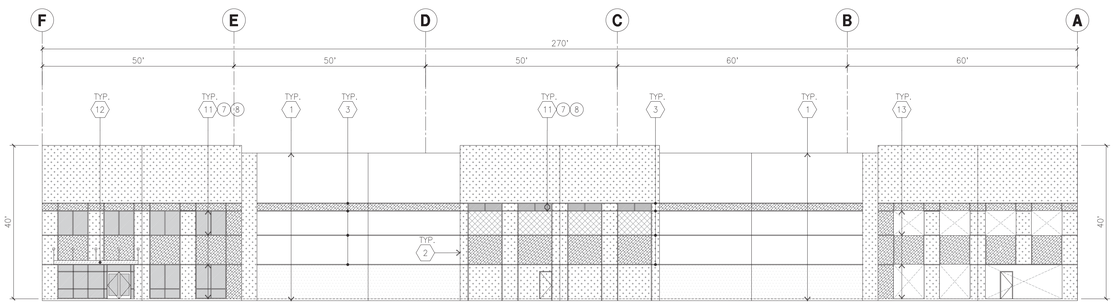
SOUTH ELEVATION C

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ENLARGED WEST ELEVATION E

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13. PROPOSED KNOCKOUT IN PANEL

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V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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18831 bardeen avenue - ste. #100 irvine, ca 92612
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Owner:

SCANNELL PROPERTIES

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Phone: 510-899-8302

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

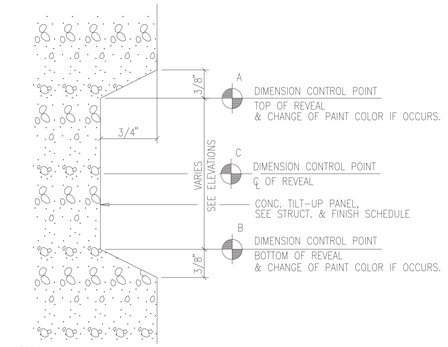
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Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: ELEVATIONS

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

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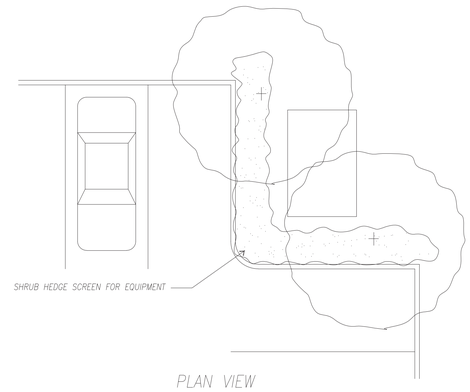
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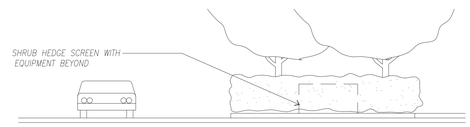
NOTES:

1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL B
scale: N.T.S.

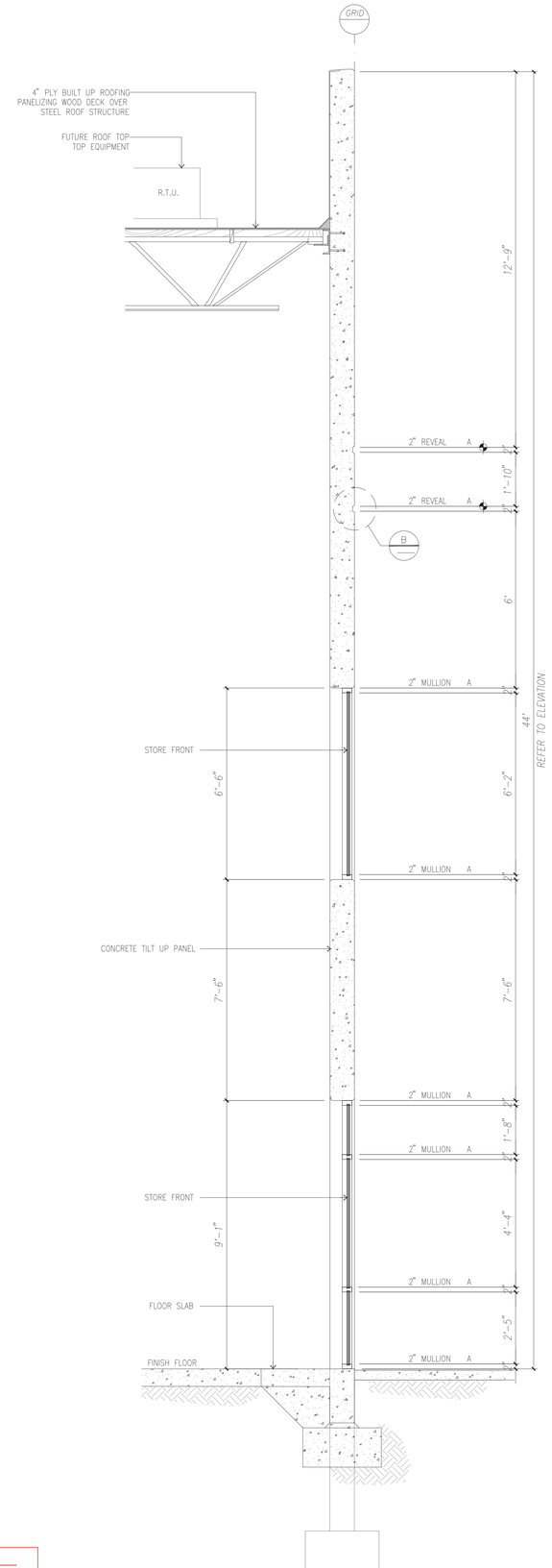


PLAN VIEW



ELEV.

GROUND MOUNTED EQUIPMENT SCREENING, TYP. C
scale: 1/4" = 1'-0"



TYP. STOREFRONT ELEVATION A
scale: 1/2" = 1'-0"

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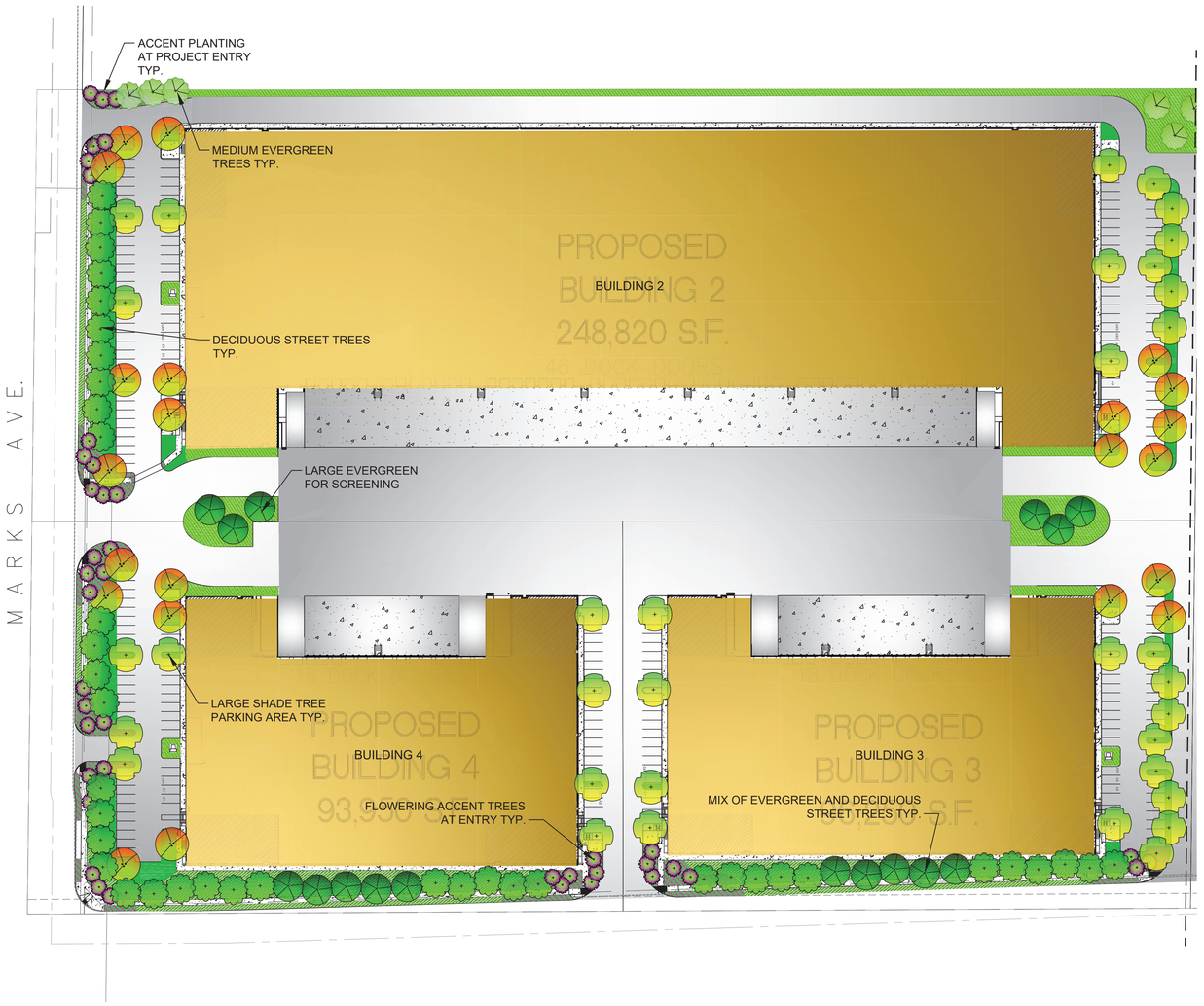
Title: SECTION

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

DAB-A4.1

Revise Landscape Plans to match Site Plan Conditions / Corrections.



PLANT LIST:

	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT H X W
TREES					
39	OLEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL.	L	20' X 20'
8	ULMUS PARVIFLORA	EVERGREEN ELM	15 GAL.	M	50 X 40'
41	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL.	L	50' X 40'
56	ZELKOVA S. 'VILLAGE GREEN'	JAPANESE ZELKOVA	15 GAL.	M	55' X 50'
78	LAGERSTROEMIA I. 'NATCHEZ'	CRAPE MYRTLE	15 GAL.	L	25 X 12'
57	PINUS ELDARICA	AFGHAN PINE	15 GAL.	L	40 X 25'
69	PLATANUS X ACERIFOLA	COLUMBIA SYCAMORE	15 GAL.	M	50 X 40
LARGE SHRUBS					
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	L	10' X 10'
	ELEAGNUS PUNGENS	SILVERBERRY	5 GAL	L	8' X 8'
	LEAUCOPHYLLUM 'GREENCLOUD'	TEXAS RANGER	5 GAL.	L	6' X 6'
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
DROUGHT TOLERANT SHRUBS					
	LANTANA M. 'DW. YELLOW"	DW. LANTANA	5 GAL.	L	2' X 4'
	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6'
	NERIUM OLEANDER 'PETITE PINK '	PETITE OLEANDER	5 GAL.	L	5' X 5'
	SALVIA CLEAVELAND 'POZO BLUE'	SALVIA	5 GAL.	L	4' X 4'
	ROSMARINUS O. 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	L	4' X 4'
	PHORMIUM SPP.	NZ. FLAX	5 GAL.	L	VARIES
	BACCHARIS 'CENTENNIAL'	COYOTE BUSH	5 GAL.	L	2' X 6'
	ROSMARINUS O. 'COLLINGHAM"	ROSEMARY	5 GAL.	L	2' X 6'
	CALLISTEMON 'LITTLE JOHN'	DW. BOTTLE BRUSH	5 GAL.	L	3' X 3'
	HESPERALOE PARVIFLORA	IRED YUCCA	5 GAL.	L	3' X 4'
	COTONEASTER 'LOWFAST'	BEARBERRY COTONEASTER	5 GAL.	L	1' X 6'
	LEUCOPHYLLUM F 'COMPACTA'	TEXAS RANGER	5 GAL.	L	5' X 5'
GRASS ACCENTS					
	LOMANDRA L 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3'
	PENNISETUM S. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3'
	FESTUCA CALIFORNICA	CALIFORNIA FESTUCA	1 GAL.	L	2' X 2'
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHEREED	1 GAL.	L	2' X 3'
PERENNIALS ENTRIES AND OFFICE ACCENT					
	OENOTHERA SPECIOSA 'ROSEA'	MEXICAN PRIMROSE	1 GAL.	L	1' X 2'
	ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1.5' X 1.5'
	DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.	L	3' X 3'
	GAZANIA SPP.	ARFICAN DAISY	1 GAL.	L	1' X 2'
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	L	2' X 2'

NOTE: PARKING LOT TREES & SHADE CALCULATIONS ARE REFERENCED FROM THE CITY OF FRESNO STANDARDS FOR PARKING LOT SHADING.

STREET TREES ARE REFERENCED FROM THE CITY OF FRESNO STREET TREE LIST

LEGEND

- TRUE GREEN ELM TREE
- AFGHAN PINE TREE
- CHINESE PISTACHE OR ZELKOVA SHADE TREE
- COLUMBIA SYCAMORE STREET TREE
- SWAN HILL OLIVE TREE
- CRAPE MYRTLE FLW. ACCENT TREE
- PLANTING-LOW SHRUBS/ PERENNIAL ACCENTS W/ DECOMPOSED GRANITE MULCH
- PROJECT ACCENT PLANTING- LOW ACCENT SHRUBS/GROUNDCOVER/PERENNIALS AND GRASSES WITH DECOMPOSED GRANITE MULCH 75% SHRUB SPACING
- LARGE SCREEN SHRUBS 8' PLUS WITH 3"-6" DIA. ROCK MULCH
- ACCENT PLANTING LOW TO MED. SHRUBS AND PERENNIALS W/ ½" ROCK MULCH W/ BOULDER ACCENT AREAS

LANDSCAPE CALCULATIONS BLDG 1:

TOTAL SITE AREA: 1,059,168 S.F. (24.32 ACRES)
15' FRONTAGE LANDSCAPE REQUIRED N. HUGHES AVENUE (PROVIDED)
STREET FRONTAGE TREES REQUIRED 1/24 LF (72): 76 (PROVIDED)
BUILDING FRONTAGE REQUIRED LS 20% OF TOTAL L.F. (514 L.F.): 102 LF REQ. (143 L.F. PROVIDED)
TOTAL SITE AREA TREES REQUIRED 1/10,000 S.F. OF LOT AREA: 106 (180 PROVIDED)
TOTAL PARKING AREA: 63,090 S.F.
PARKING LOT SHADE REQUIRED 30% OF TOTAL PARKING AREA: 18,927 S.F.
PARKING LOT SHADE PROVIDED:
16 TREES (100%) 35' DIAMETER (962 S.F.EA.) 10,101 S.F.
21 TREES (50%) 35' DIAMETER (481 S.F.EA.) 15,392 S.F.
TOTAL: 25,493 S.F. (40%)
(INC. CHINESE PISTACHE, SAWLEAF ZELKOVA, CHINESE EVERGREEN ELM)

LANDSCAPE CALCULATIONS BLDG 2:

TOTAL SITE AREA: 484,560 S.F. (11.12 ACRES)
15' FRONTAGE LANDSCAPE REQUIRED MARKS AVENUE (PROVIDED)
STREET FRONTAGE TREES REQUIRED 1/24 LF (13): 18 (PROVIDED)
BUILDING FRONTAGE REQUIRED LS 20% OF TOTAL L.F. (318 L.F.): 64 LF REQ. (328 L.F. PROVIDED)
TOTAL SITE AREA TREES REQUIRED 1/10,000 S.F. OF LOT AREA: 48 (55 PROVIDED)
TOTAL PARKING AREA: 38,699 S.F.
PARKING LOT SHADE REQUIRED 30% OF TOTAL PARKING AREA = 11,609S.F.
PARKING LOT SHADE PROVIDED:
11 TREES (100%) 35' DIAMETER (962 S.F.EA.) 10,582 S.F.
16 TREES (50%) 35' DIAMETER (481 S.F.EA.) 7696 S.F.
TOTAL: 18,278 S.F. (47%)
(INC. CHINESE PISTACHE, SAWLEAF ZELKOVA, CHINESE EVERGREEN ELM)

LANDSCAPE CALCULATIONS BLDG 3:

TOTAL SITE AREA 208,430 S.F. (4.78 ACRES)
15' FRONTAGE LANDSCAPE REQUIRED W. NIELSEN AVENUE (PROVIDED)
STREET FRONTAGE TREES REQUIRED 1/24 LF (18): 21 (PROVIDED)
BUILDING FRONTAGE REQUIRED LS 20% OF TOTAL L.F. (429 L.F.): 86 LF REQ. (497 L.F. PROVIDED)
TOTAL SITE AREA TREES REQUIRED 1/10,000 S.F. OF LOT AREA: 21 (44 PROVIDED)
TOTAL PARKING AREA: 24,760 S.F.
PARKING LOT SHADE REQUIRED 30% OF TOTAL PARKING AREA : 7,428 S.F.
PARKING LOT SHADE PROVIDED: 5 TREES (100%) 35' DIAMETER (962 S.F.EA.) 4,810 S.F.
13 TREES (50%) 35' DIAMETER (481 S.F.EA.) 6,253 S.F.
TOTAL: 11,063 S.F. (44%)
(INC. CHINESE PISTACHE, SAWLEAF ZELKOVA, CHINESE EVERGREEN ELM)

LANDSCAPE CALCULATIONS BLDG 4:

TOTAL SITE AREA: 204,969 S.F. (4.70 ACRES)
15' FRONTAGE LANDSCAPE REQUIRED W. NIELSEN AVENUE (PROVIDED)
STREET FRONTAGE TREES REQUIRED 1/24 LF (28): 39 (PROVIDED)
BUILDING FRONTAGE REQUIRED LS 20% OF TOTAL L.F. (659 L.F.): 132 LF REQ. (753 L.F. PROVIDED)
TOTAL SITE AREA TREES REQUIRED 1/10,000 S.F. OF LOT AREA: 28 (62 PROVIDED)
TOTAL PARKING AREA: 25,915 S.F.
PARKING LOT SHADE REQUIRED 30% OF TOTAL PARKING AREA: 7,774 S.F.
PARKING LOT SHADE PROVIDED:
5 TREES (100%) 35' DIAMETER (962 S.F.EA.) 4810 S.F.
9 TREES (50%) 35' DIAMETER (481 S.F.EA.) 4,329 S.F.
TOTAL: 9,139 S.F. (35%)
(INC. CHINESE PISTACHE, SAWLEAF ZELKOVA, CHINESE EVERGREEN ELM)

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 60'-0"

APPL. NO. P21-02699 EXHIBIT L-1 DATE 10/26/2021
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

HPA architecture
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Owner:

SCANNELL PROPERTIES
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Phone: 510-899-8302

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

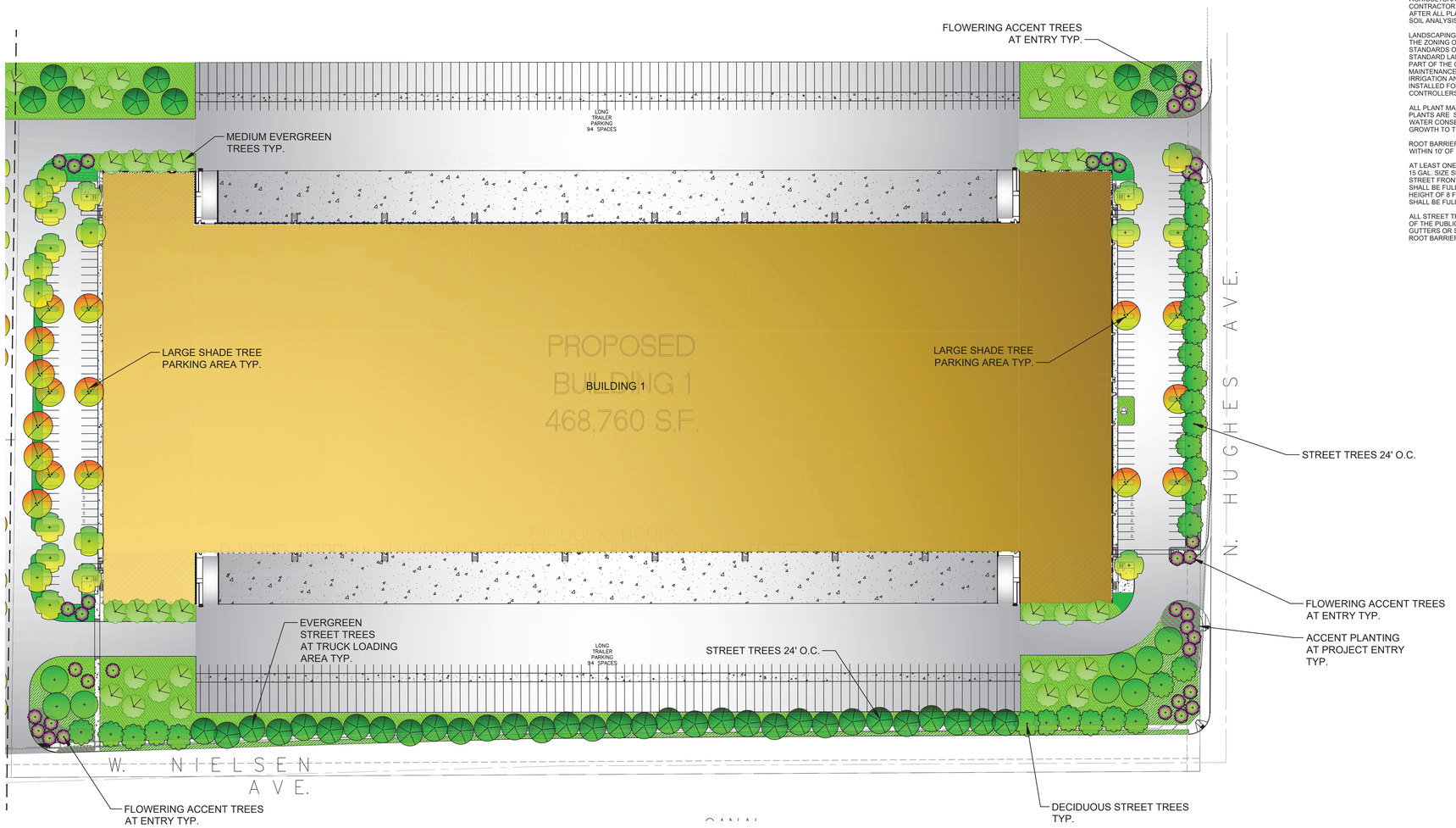
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: GreenDesign
Fire Protection:
Soils Engineer:

Title:
PRELIMINARY LANDSCAPE PLAN

Project Number: 21116
Drawn by: BH
Date: 04/28/2021
Revision:

Sheet:
LC1.1

Revise Landscape Plans to match Site Plan Conditions / Corrections.



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 60'-0"

LANDSCAPE NOTES:

MULCH ALL PLANTERS WITH THREE INCHES (3) MINIMUM DEPTH SHREDDED BARK MULCH.

EXISTING SOIL IN THE PLANTER AREAS SHALL BE AMENDED PER A SOIL ANALYSIS REPORT AND RECOMMENDATIONS PREPARED BY AN AGRICULTURAL SUITABILITY SOIL TESTING SERVICE. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A MIN. OF FOUR SAMPLES FOR TESTING AFTER ALL PLANTER AREAS ARE BROUGHT TO GRADE. A COPY OF THE SOIL ANALYSIS SHALL BE SUBMITTED TO THE OWNER.

LANDSCAPING SHALL BE CONSISTENT WITH THE PROVISIONS LISTED IN THE ZONING ORDINANCE, AND WATER EFFICIENT LANDSCAPE STANDARDS ORDINANCE. THE LANDSCAPE SHALL BE MAINTAINED PER STANDARD LANDSCAPE MAINTENANCE SPECIFICATIONS AND SHALL BE PART OF THE CONTRACT BETWEEN THE OWNER AND LANDSCAPE MAINTENANCE CONTR4CTOR. NEW SHRUB AND GROUNDCOVER DRIP IRRIGATION AND TREE DEEP WATERING BUBBLERS SHALL BE INSTALLED FOR ALL NEW PLANT MATERIAL. SMART WATER CONTROLLERS SHALL BE SPECIFIED WITH ET TECHNOLOGY.

ALL PLANT MATERIAL WILL BE ZONED BY WATER REQUIREMENTS. PLANTS ARE SPECIFIED WITH LOW HATER REQUIREMENTS FOR WATER CONSERVATION. PLANTS WILL BE PLACED TO ALLOW FOR GROWTH TO THEIR NATURAL SHAPE TO MINIMIZE MAINTENANCE.

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING WITHIN 10' OF THE CENTER OF THE TREE.

AT LEAST ONE STREET TREE, WITH A MIN. CALIPER OF 1 1/2" OR A MIN. 15 GAL. SIZE SHALL BE PROVIDED FOR EACH 24' LINEAR FEET OF STREET FRONTAGE. DECIDUOUS TREES AT THE TIME OF PLANTING SHALL BE FULLY BRANCHED WITH A MIN. 1 1/2" CALIPER AND MIN. HEIGHT OF 8 FEET. EVERGREEN TREES, AT THE TIME OF PLANTING, SHALL BE FULLY BRANCHED AND HAVE A MIN. 6'-0" HEIGHT.

ALL STREET TREES AND/OR ANY OTHER TREE PLANTINGS WITHIN 10' OF THE PUBLIC RIGHT-OF-WAY, INCLUDING SIDEWALKS, CURBS AND GUTTERS OR STREET SURFACE SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS AND DEEP WATER TUBES (2 PER TREE).

APPL. NO. P21-02699 EXHIBIT L-2 DATE 10/29/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

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Owner:

SCANNELL PROPERTIES

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Phone: 510-899-8302

Project:

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Fresno, CA

Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: GreenDesign
Fire Protection:
Soils Engineer:

Title:
PRELIMINARY LANDSCAPE PLAN

Project Number: 21116
Drawn by: BH
Date: 04/28/2021

Revision:

Sheet:
LC1.2

SCANNELL FRESNO HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone.

Table reflects irrigated areas only. Rock areas with no plant material and non-irrigated seeded bio-swales are excluded in the landscape square footage.

Hydrozone*	Zone or Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
LW Trees and Shrubs High Density	**Accent planting low to med. Shrubs and perennials** **Project accent planting – low accent shrubs/groundcover/perennials and grasses w/ decomposed granite mulch**	**Drip/Bubbler**	**88,014**	**40%**
LW Trees and Shrubs Med Density	**Planting – Low shrubs/ perennial accents**	**Drip/Bubbler**	**41,103**	**19%**
LW Trees and Shrubs Low Density	**Large screen shrubs 8'+**	**Drip/Bubbler**	**92,567**	**41%**
	Total		**221,684 sq.ft.**	**100%**

Hydrozone
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants
VLW= Very Low Water Us –Non Irrigated
Trees are assumec a 40 s.f. area for watering each.

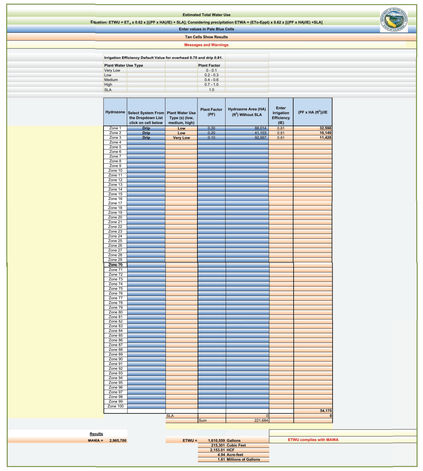
Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Fresno	Name of City
ET_o of City from Appendix A	51.10	ET_o (inches/year)
		Overhead Landscape Area (ft^2)
	221,684	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	221,684	
Results:		
(ET_o) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	51	ET_o (inches/year)
Total Landscape Area	221,684	LA (ft^2)
Special Landscape Area	6	SLA (ft^2)
	12.6	Total annual precipitation (inches/year)
Enter Effective Precipitation	3.15	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [$(ET_o$ - Eppt) x (0.62)] x [(0.45 x LA) + ((1.0 - 0.45) x SLA)]	2,965,700	Gallons
	396,457.69	Cubic Feet
	3,964.58	HCF
	9.10	Acre-feet
	2.97	Millions of Gallons

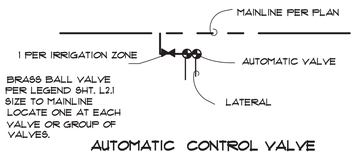


IRRIGATION LEGEND:

SYMBOL	MFG.	SERIES/MODEL		PSI	GPM
⊙	RAINBIRD	RWS(2) WITH (1)1401 BUBBLER E.A.	PRESS. COMP. BUBBLERS	20-90	.25 ea.
	RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE (SIZE AS NOTED)		
	RAINBIRD	XCZ-100 -PRB-COM W/ PEB8-R VALVE	1" DRIP CONTROL VALVE ASSEMBLY 40 psi (W/200 MESH SCREEN)		
	NIBCO	T-FP600	FULL PORT BRASS BALL VALVE SIZE PER MAINLINE		
	NIBCO	T-113-K	BRONZE GATE SHUT OFF VALVE W/ CROSS TOP SIZE PER PIPE		
C	HUNTER	ACC2 W/ SOLAR SYNC	DECODER SERIES WALL MOUNT CONTROLLER W/ 24 STA. WITH WEATHER SENSOR		
F	CREATIVE SENSOR TECHNOLOGIES	FSI-1100-001	1" FLOW SENSOR INSTALL PER MFG. SPECIFICATIONS		
V	RAINBIRD	PESB	2" MASTER CONTROL VALVE		
NOT SHOWN	HUNTER	ICD 100/200	DECODER; 100 PER SINGLE ADDRESS VALVE, 200 FOR DOUBLE ADDRESS (2 VALVES)		
NOT SHOWN	HUNTER	ICD SEN	SENSOR DECODER; 1 PER FLOW SENSOR		
———	LATERAL	SCH 40 (SIZE PER NOTES)	INSTALL @ 12" MIN. BELOW FINISH GRADE RUN A 1" LATERAL TO ALL INDIVIDUAL TREE BUBBLERS PER VALVE.		
– · — · —	DRIP LATERAL	1" SCH. 40 PVC	INSTALL @ 12" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN A 1" LATERAL TO ALL INDIVIDUAL PLANTER AREAS PER VALVE.		
———	IRRIG. MAIN	2 1/2" SCH 40 PVC unless noted otherwise	INSTALL @ 24" MIN. BELOW FINISH GRADE ADD WARNING TAPE @ 6" DEPTH ABOVE PIPE.		
▪▪▪▪▪▪▪▪	DRIP ZONE				
	PEPCO	3/4" FLEXIBLE TUBING	INSTALL @ 6" MIN. BELOW FINISH GRADE (NOT SHOWN)		
	TORO	TURBO-8C EMITTERS	SINGLE OUTLET (SELF FLUSHING) PRESSURE COMPENSATING -INSTALL DRIP TO ALL PLANTS @ (2) 1/2 GPH/4 GAL, (2) 1 GPH/5 GAL, (3) 2 GPH/8 GAL, (4) 2 GPH/24" OR 36" BOX (NOT SHOWN)		
= = = = = = =	SLEEVE	SCH. 40 PVC	2" (MIN.) LARGER THAN IRRIG. PIPE (MIN. 4" DIA.) INSTALL @ SPECIFIED DEPTH PER MAIN LINE OR LATERAL PIPE, EXTEND 6LV. 12" BEYOND PAVEMENT, STAKE TO MARK PURPLE PIPE FOR MAINLINE		
P.O.C.		POINT OF CONNECTION			
3		VALVE IDENTIFICATION NUMBER			
1" | 11.5		GALLONS PER MINUTE OR "D" FOR DRIP IRRIG. VALVE			
		VALVE SIZE			
G	RAINBIRD	44LC	1" QUICK COUPLER VALVE, 2 PIECE BODY W/ LOCKING COVER		
W		WIRE SPLICE - NOT SHOWN-TO BE FIELD NOTED FOR ASBUILT DRAWINGS			
D		MAINLINE DRAIN-NOT SHOWN-TO BE FIELD NOTED FOR ASBUILT DRAWINGS			
E		SURGE AND LIGHTNING ARRESTORS FOR 2 WIRE SYSTEM TO BE FIELD NOTED FOR ASBUILT DRAWINGS			

HYDROZONE — LOW

NOTE:
HYDROZONES ARE PER VALVE AREA OF INFLUENCE. A DESIGNATION OF HIGH, MEDIUM OR LOW IS SHOWN ADJACENT TO THE VALVE CALLOUT SYMBOL TO DESIGNATE THE WATER USE OF THE HYDROZONE.



AUTOMATIC CONTROL VALVE CONNECTION DETAIL

PRELIMINARY IRRIGATION PLAN

IRRIGATION NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE REQUIREMENTS OF THE CITY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LOCAL BUILDING CODES, ORDINANCES, AND OTHER CODES OR REGULATIONS THAT APPLY.

2. SLEEVES ARE NOT SHOWN AT PAVEMENT CROSSINGS. ALL PIPING AND WIRING UNDER PAVING SHALL BE INSTALLED IN SLEEVES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL SLEEVING WITH THE GENERAL CONTRACTOR. FAILURE OF INSTALLING SLEEVES PRIOR TO PAVING SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED AS HIS EXPENSE.
PIPING AND CONTROL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN SEPARATE SLEEVES. LATERAL SLEEVES SHALL BE A MINIMUM OF 18" DEPTH, MAINLINE SLEEVES SHALL BE A MINIMUM 24" DEPTH. SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) O.D. DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE 2X THE SIZE FOR THE REQUIRED NUMBER OF WIRES. BACKFILL MIN. 4" SAND.

3. MAINLINE SLEEVES UNDER PAVEMENT SHALL BE INSTALLED 24" BELOW THE SUBGRADE. THE TRENCH SHALL BE CLEANED FREE OF ALL ROCK & DEBRIS, AND BACKFILLED WITH SAND TO A MINIMUM DEPTH OF 4" OVER THE SLEEVE OVER AND UNDER THE SLEEVE. BACKFILL TRENCH WITH 1/8" MINUS.

4. ALL MAIN LINES SHALL BE PRESSURE TESTED AT 120 PSI FOR A MINIMUM 2.5 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.

5. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

6. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LATERALS PRIOR TO INSTALLING EMITTER HEADS.

7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN OUTSIDE OF THE PLANTER AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTER AREAS.

8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING.

9. SHOULD DISCREPANCIES IN THE PLANS OR FIELD MODIFICATIONS BE REQUIRED, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR RESOLUTION OR CLARIFICATION.

10. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

11. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

12. THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.

13. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.

15. AN OPEN TRENCH INSPECTION OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE SHALL BE PERFORMED BY THE WATER PURVEYOR PRIOR TO OPERATING THE IRRIGATION SYSTEM.

16. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO THE POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING CONTROLLER WIRING TO THE CONTROLLER LOCATION. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE. FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.

17. INSTALL REMOTE CONTROL VALVES, PRESSURE REGULATOR AND QUICK COUPLER VALVES AS DETAILED. INSTALL RC.V. ID TAGS MANUFACTURED BY T. CHRISTY, ENT. STANDARD SIZE, 1 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.

18. ALL VALVE WIRING SHALL BE HUNTER TWISTED ID WIRE APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS UTILIZING RAINBIRD DB GREASE FILLED CONNECTORS. ALL WIRE STRIPPING TO BE DONE WITH KING UF WIRE STRIPPER AVAILABLE ON AMAZON.COM. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOX. TAPE WIRE CABLE TO MAINLINE EVERY FIFTEEN FEET (15'). FLOW SENSOR WIRE SHALL BE PAIGE PE89 FROM THE FLOW SENSOR TO THE 2 WIRE CABLE. PROVIDE 2 WIRE CABLE GROUND ROD IN BOX WITH HUNTER SURGE ARRESTOR EVERY 1000' LF OR FOR EVERY TWELVE DECODERS WHICH EVER COMES FIRST. 2 WIRE CABLE IS TO BE LOOPED AROUND THE BUILDING FROM THE CONTROLLER TO THE CONTROLLER. TAPE WIRE CABLE MAINLINE PER DETAILS.

19. ALL BACKFILL MATERIAL, OTHER THAN SAND AROUND THE MAINLINE, SHALL BE FREE OF ROCKS, CLODS AND OTHER EXTRANEOUS MATERIALS, COMPACT BACKFILL TO ORIGINAL DENSITY.

20. AT JOB COMPLETION, SUPPLY OWNER WITH ONE (2) SETS OF MATCHING QUICK COUPLER VALVE KEY AND HOSE SWIVEL, AND TWO (2) KEYS FOR EACH CONTROLLER, ALL MANUFACTURERS INFORMATION.

21. ACCURATELY AND NEATLY MARK ALL FIELD CHANGES MADE DURING CONSTRUCTION ON A DAILY BASIS ON ONE PLAN SET. ALL DRAFTING TO BE DONE BY A COMPETENT DRAFTSMAN. SUBMIT TO OWNER FOR RECORD. DIMENSION MAINLINE OFF BACK OF CURB OR SIDE WALK FOR REFERENCE ON CONSTRUCTION PLAN SET. LOCATE ALL RAIN SENSORS, DRAINS ON THE PLAN. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

22. ALL IRRIGATION INSTALLATION AND EQUIPMENT SHALL GUARANTEED FOR A PERIOD OF ONE YEAR.

23. REUSE OR RECYCLE EXCESS CONSTRUCTION MATERIAL.

24. PROVIDE (1) DIGITAL COPY OF SUBMITTAL PACKAGE OF ALL IRRIGATION COMPONENTS AND MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

25. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY PRESSURE AT THE POINT OF CONNECTION. THE SYSTEM IS DESIGNED WITH A MINIMUM OF 60 PSI AT THE METER POINT OF CONNECTION. PRESSURE REGULATING DEVICES SHALL ARE REQUIRED IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

26. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE WOULD OCCUR.

IRRIGATION REQUIREMENTS

NOTE: RUN A 1" SCH 40 PVC LATERAL TO ALL REMOTE AREAS WITHIN EACH DRIP ZONE. RUN 3/4" FLEXIBLE TUBING TO THE EXTENTS OF ALL PLANTER AREAS. REFER TO DETAIL SHEET FOR EMITTER LAYOUT.

NOTE: THE SOLAR SYNC SHALL BE SET UP PER HUNTER'S ET REGION REFERENCE MAP TO MANAGE WATERING. OBTAIN A COPY OF THE OWNER'S MANUAL PRIOR TO INSTALLATION. THE MANUAL SHALL BE PROVIDE TO THE OWNER UPON COMPLETION OF INSTALLATION.

THE IRRIGATION SHALL BE CONSISTENT WITH THE PROVISIONS LISTED IN STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PRACTICES AND SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S LANDSCAPING POLICIES. THE IRRIGATION SHALL BE MAINTAINED BY THE IRRIGATION CONTRACTOR PER THE MAINTENANCE SPECIFICATIONS AVAILABLE AT WWW.STOPWASTE.ORG AND SHALL BE PART OF THE CONTRACT BETWEEN THE OWNER AND IRRIGATION CONTRACTOR. THE IRRIGATION SHALL BE MAINTAINED FOR A MINIMUM OF ONE YEAR BY THE INSTALLATION CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL HAVE ON IT'S STAFF A CERTIFIED IRRIGATION PROFESSIONAL TO PROVIDE WRITTEN PROCEDURES AND PERFORM TESTING AND ADJUSTMENT PROCEDURES, PROVIDE A WRITTEN WATERING SCHEDULE AND PERFORM AN IRRIGATION AUDIT. THE PROVISION OF THE TESTING PROCEDURES, WATERING SCHEDULE AND SHALL BE PART OF THE INSTALLATION/MAINTENANCE CONTRACT. THE TESTING PROCEDURES AND WATERING SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER UPON COMPLETION OF INSTALLATION AND AUDIT. A DETAILED OPERATING AND MAINTENANCE REPORT INCLUDING INSTRUCTIONS AND COPIES OF WARRANTIES/GUARANTEES SHALL BE SUBMITTED TO THE OWNER AND THE CITY UPON COMPLETION OF INSTALLATION AND AUDITING. THE OPERATING AND MAINTENANCE REPORT SHALL BE UPDATED AT AT THE END ON THE ONE YEAR MAINTENANCE PERIOD IF REQUIRED.

THE IRRIGATION SYSTEM SHALL BE SET TO OPERATE BETWEEN 10 PM AND 7 AM, THE APPLICATION RATE FOR ROTOR HEADS SHALL NOT EXCEED .25" PER CYCLE AND SHALL NOT EXCEED .75" PER HOUR. THE CONTROLLER SHALL BE SET TO CYCLE AT MULTIPLE START TIMES PER WATERING DAY TO PER SOIL INFILTRATION CAPACITY TO AVOID RUNOFF.

APPL. NO. P21-02699 EXHIBIT L-3 DATE 10/26/2021
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
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GreenDesign Landscape Architects, Inc.
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Reno, NV.
p: 775 829 1364
email: bhatch00@charter.net

Owner:

SCANNELL PROPERTIES
3569 Mt. Diablo Blvd.,
Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:

2740 Nielsen Ave.

Fresno, CA

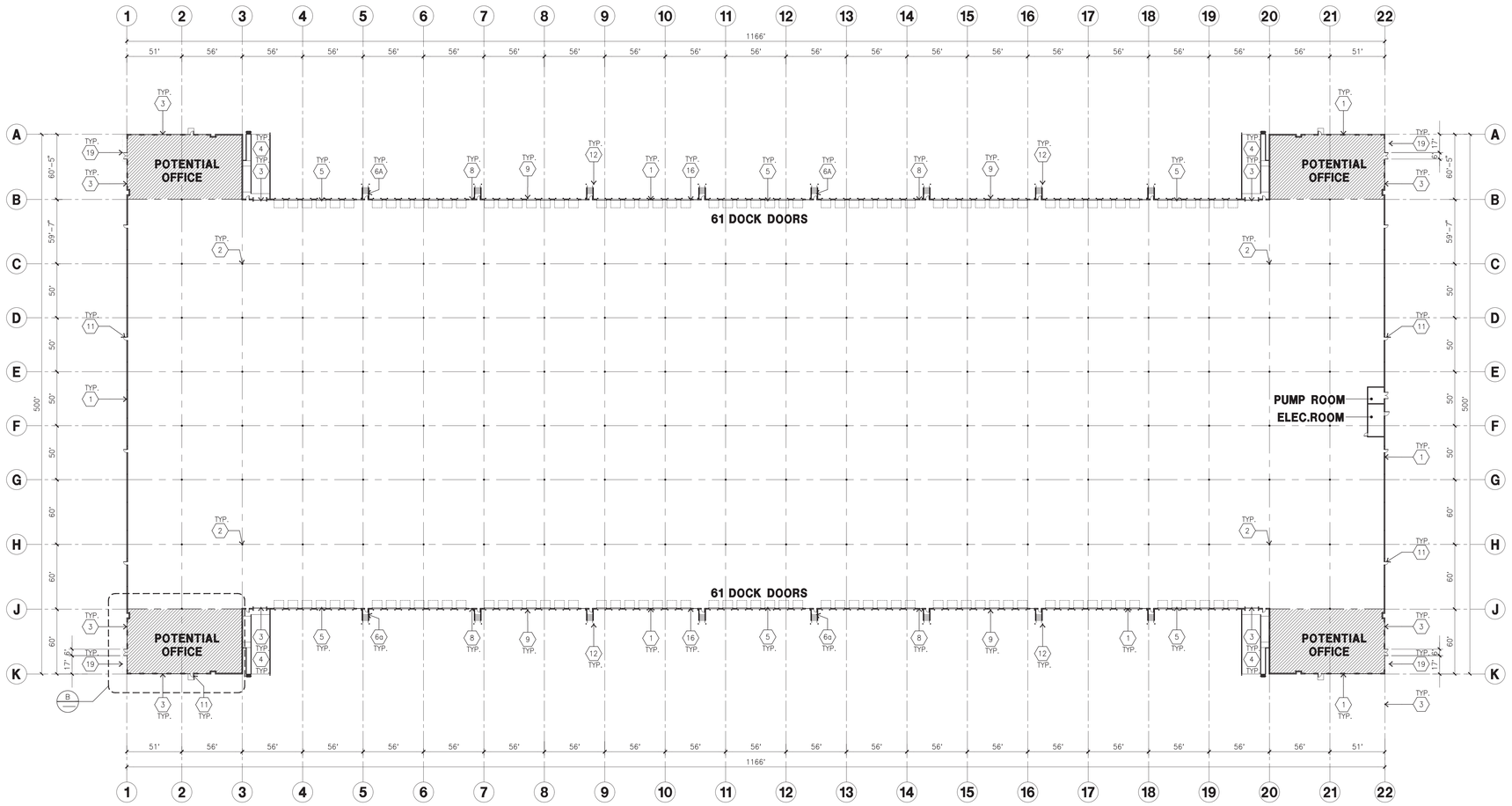
Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: GreenDesign
Fire Protection:
Soils Engineer:

Title:
PRELIMINARY IRRIGATION PLAN

Project Number: 21116
Drawn by: BH
Date: 04/28/2021
Revision:

Sheet:
LC1.3



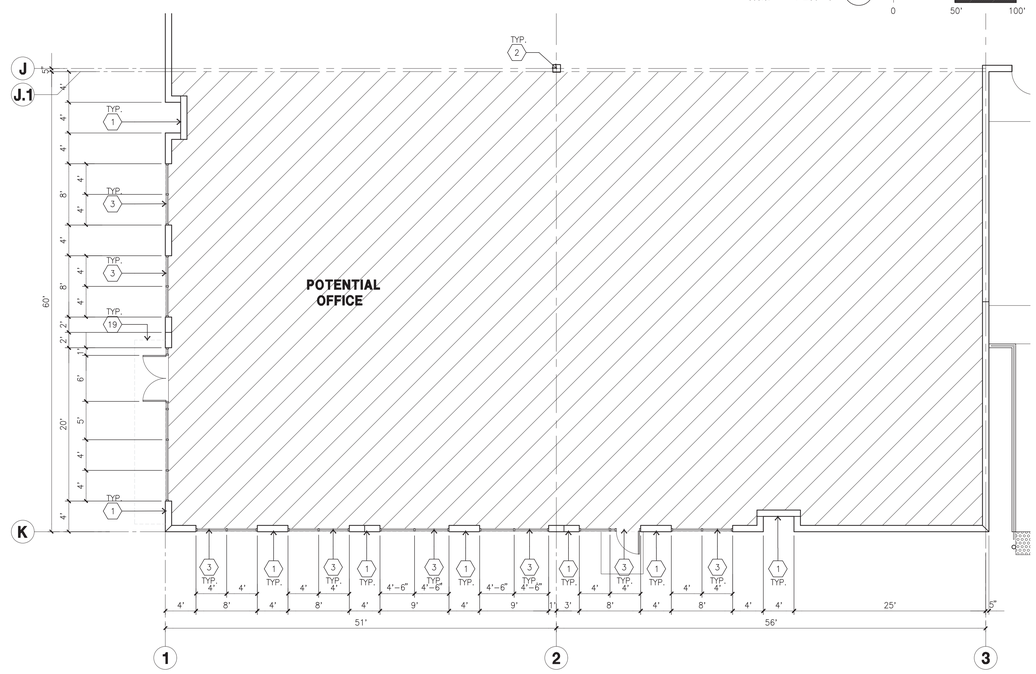
OVERALL FLOOR PLAN A

scale: 1"=50'-0"

SCALE: 1"=50'-0"

0 50' 100' 150'

PLAN NORTH



ENLARGED FLOOR PLAN B

scale: 1/8" = 1'-0"

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

0 8' 16' 24'

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
5. 9'-X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
6A. EXTERIOR METAL STEEL STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" - 12" MAX.
8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
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11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
15. INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
16. Z GUARD.
17. INTERIOR BIKE RACK.
18. ELECTRICAL ROOM.
19. METAL CANOPY ABOVE.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT", THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

APPL. NO. P21-02699 EXHIBIT F-1 DATE 10/26/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

HPA architecture

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18831 bardeen avenue - ste.
#100 irvine, ca
92612
tel: 949•863•1770
email: hpa@hparchs.com

LICENSED ARCHITECT — LONG NAM — C-29451 — 3-31-23 RENEWAL DATE — STATE OF CALIFORNIA

Owner:

SCANNELL PROPERTIES

3569 Mt. Diablo Blvd.,
Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

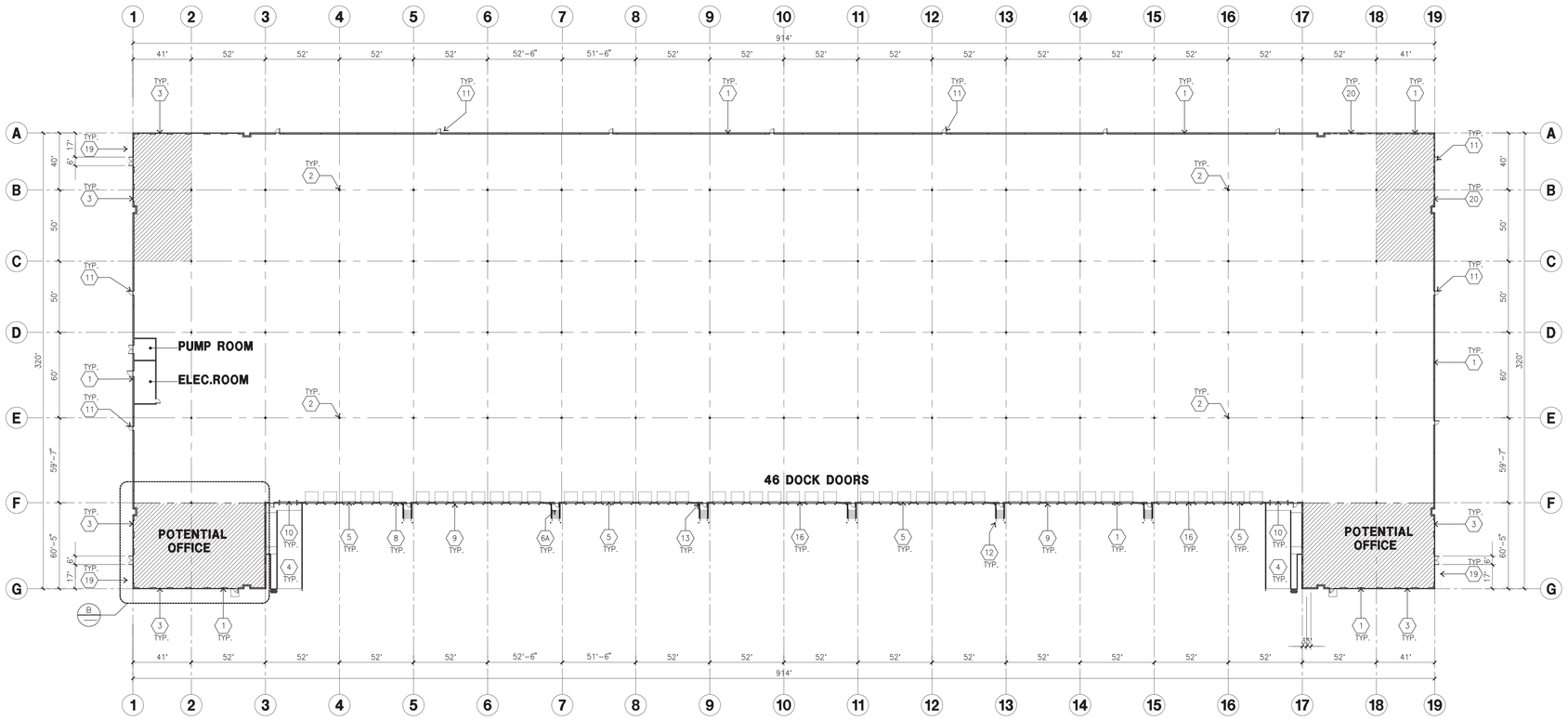
Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: OVERALL FLOOR PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

1-DAB-A2.1

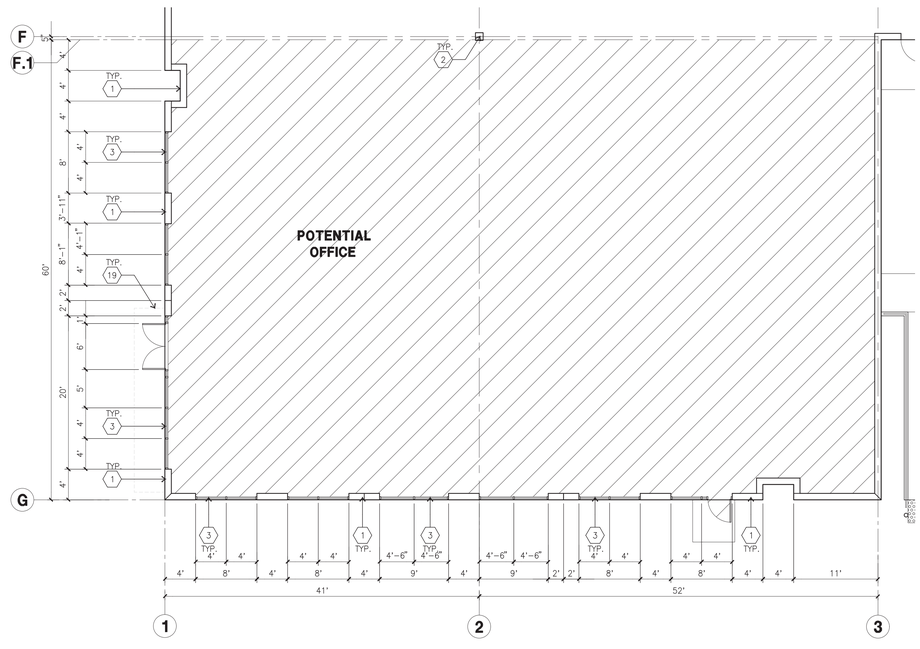


OVERALL FLOOR PLAN

scale: 1"=40'-0" (A)

SCALE: 1"=40'-0"

0 40' 80' 120' PLAN NORTH



ENLARGED FLOOR PLAN

scale: 1/8" = 1'-0" (B)

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

0 8' 16' 24' PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
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20. PROPOSED KNOCKOUT IN PANEL.

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APPL. NO. P21-02699 EXHIBIT F-2 DATE 10/26/2021
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CITY OF FRESNO DARM DEPT

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LICENSED ARCHITECT TOMING NM C-29451 3-31-23 RENEWAL DATE STATE OF CALIFORNIA

Owner:

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3569 Mt. Diablo Blvd., Suite 220 Lafayette, CA 94549
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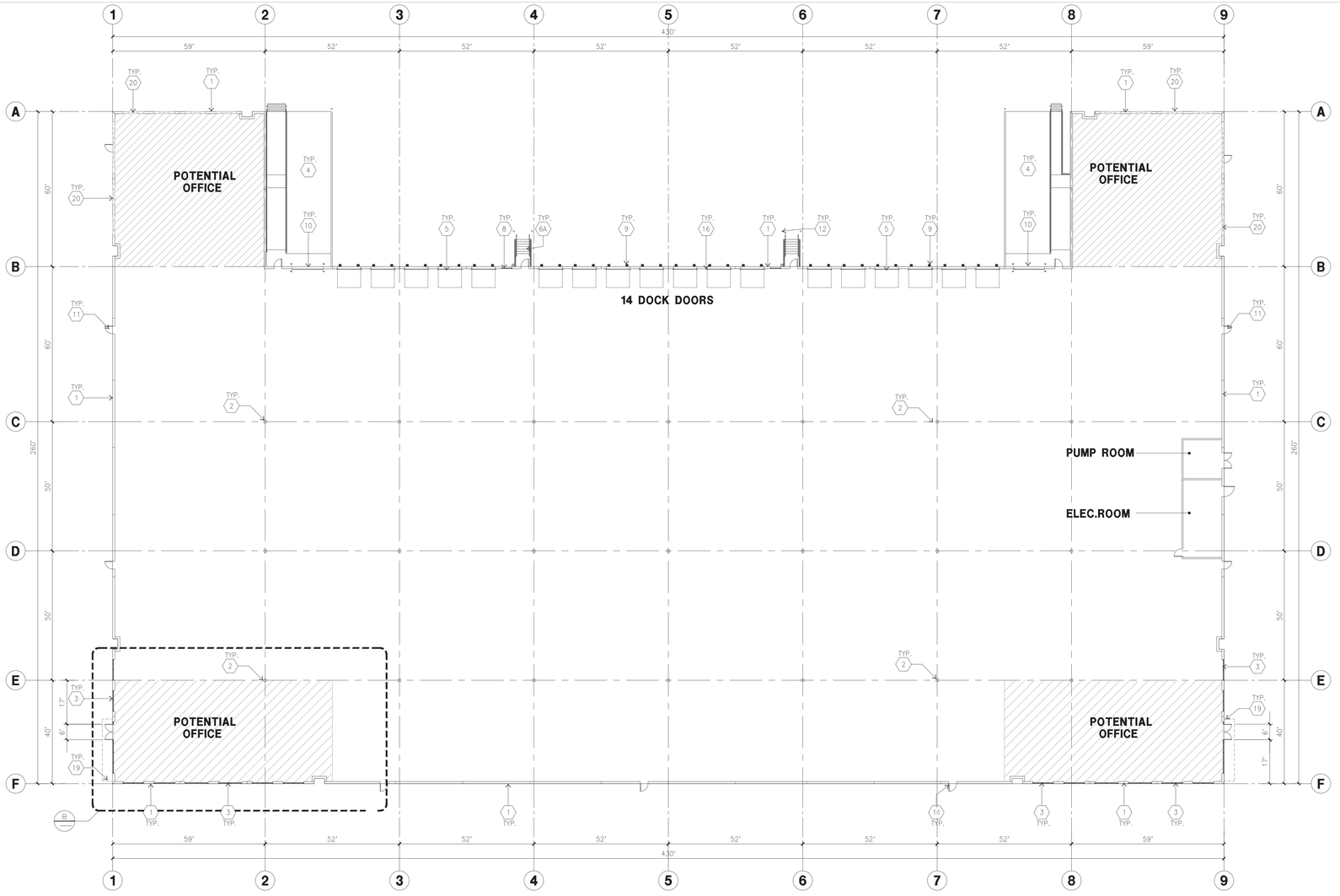
Civil:
Structural:
Mechanical:
Plumbing:
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Landscape:
Fire Protection:
Soils Engineer:

Title: OVERALL FLOOR PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

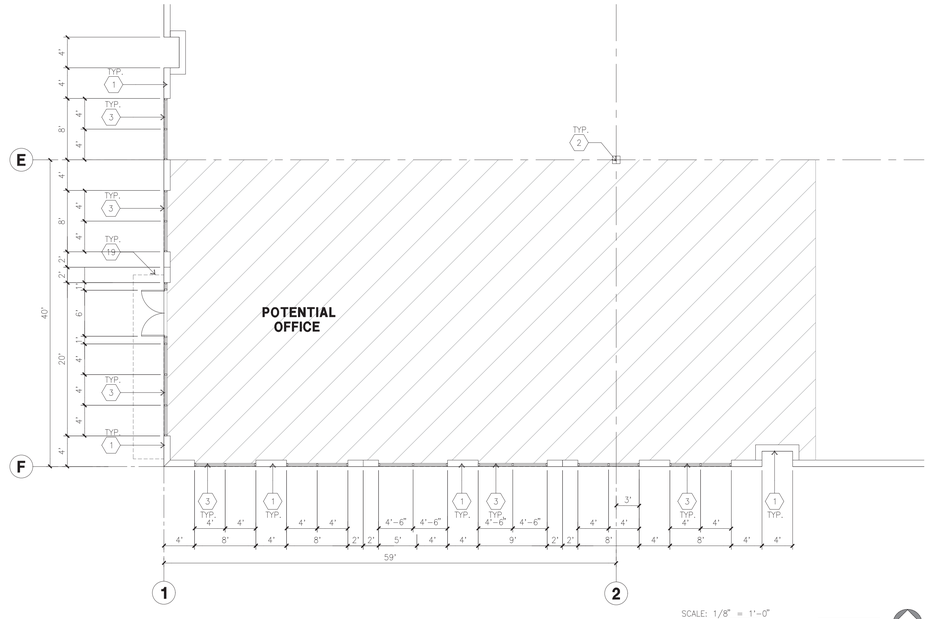
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OVERALL FLOOR PLAN A

scale: 1"=20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'
N PLAN NORTH



ENLARGED FLOOR PLAN B

scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 8' 16' 24'
N PLAN NORTH

KEYNOTES - FLOOR PLAN

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20. PROPOSED KNOCKOUT IN PANEL.

GENERAL NOTES - FLOOR PLAN

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CITY OF FRESNO DARM DEPT

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LICENSED ARCHITECT HONG NAM C-29451 3-31-23 RENEWAL DATE STATE OF CALIFORNIA

Owner:

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3569 Mt. Diablo Blvd., Suite 220 Lafayette, CA 94549
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Project:

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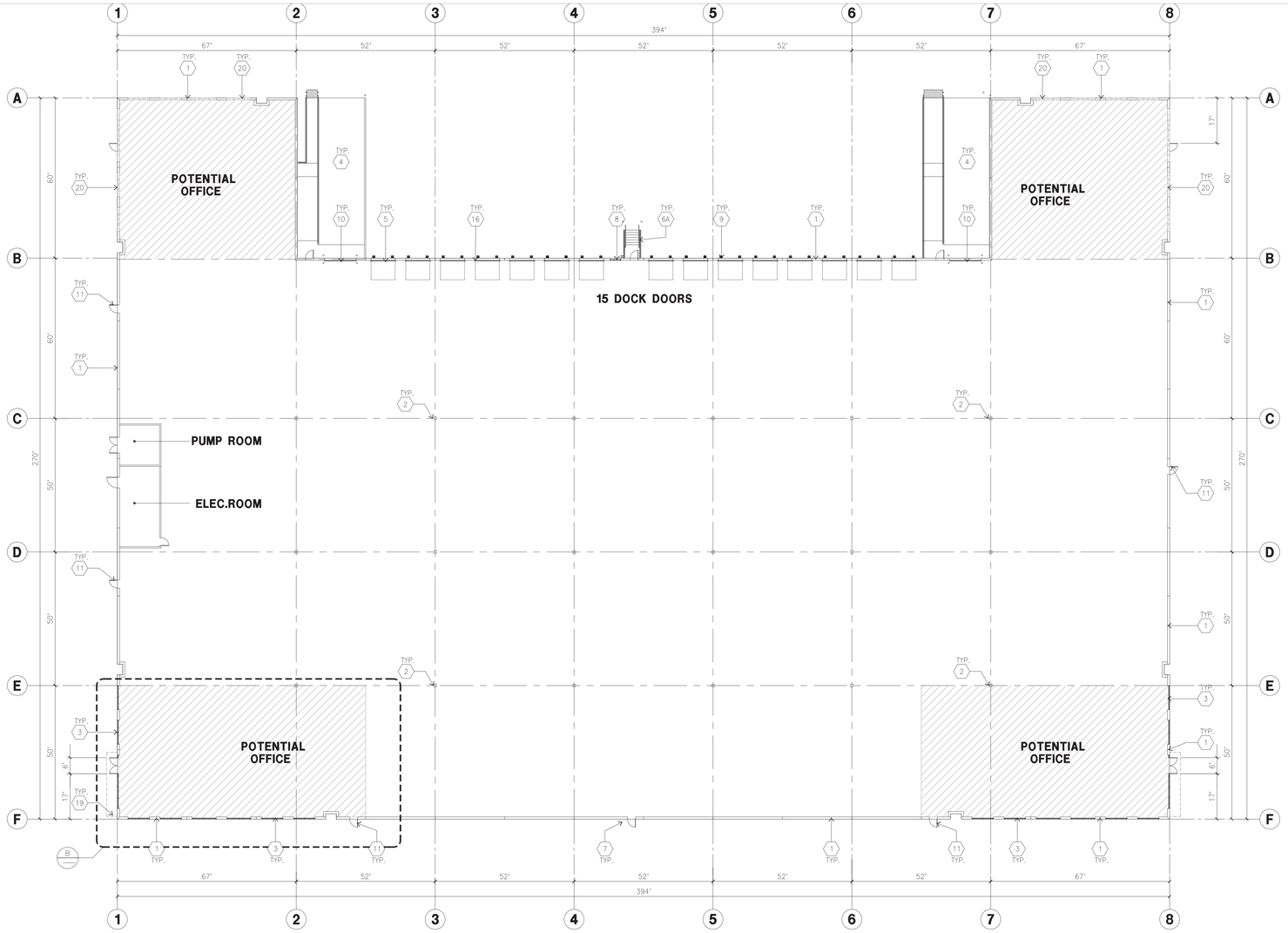
Civil:
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Soils Engineer:

Title: OVERALL FLOOR PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
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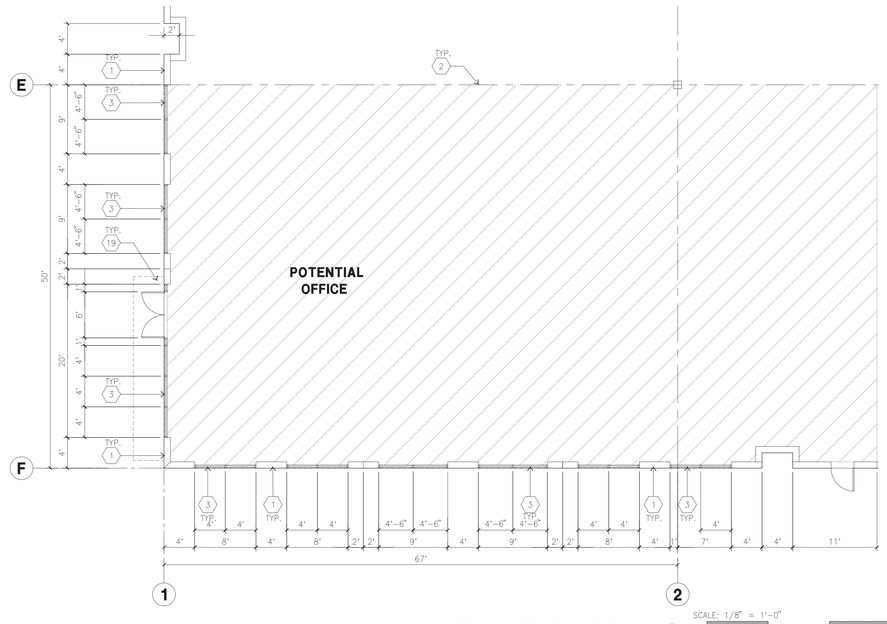
3-DAB-A2.1



OVERALL FLOOR PLAN

scale: 1"=20'-0"

SCALE: 1"=20'-0"
0 20' 40' 80'
PLAN NORTH



ENLARGED FLOOR PLAN

scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 8' 16' 24'
PLAN NORTH

KEYNOTES - FLOOR PLAN

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13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

APPL. NO. P21-02699 EXHIBIT F-4 DATE 10/26/2021
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

HPA architecture
hpa, inc.
18831 bardeen avenue - ste. #100 irvine, ca 92612
tel: 949 •863• 1770
email: hpa@hparchs.com

LICENSED ARCHITECT YONG H. NAM C-29451 3-31-23 RENEWAL DATE STATE OF CALIFORNIA

Owner:

SCANNELL PROPERTIES
3569 Mt. Diablo Blvd., Suite 220 Lafayette, CA 94549
Phone: 510-899-8302

Project:

2740 Nielsen Ave.
Fresno, CA

Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: OVERALL FLOOR PLAN

Project Number: 21116
Drawn by: AC
Date: 04/28/2021
Revision:

Sheet:

4-DAB-A2.1

City of FRESNO

SUBJECT: Conditions of Approval for **P21-02699** (Reference PM 2021-09)

DATE: June 13, 2022

TO: Steven Martinez, Planner I
Planning and Development Department

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

ADDRESS: 2740 West Nielsen Avenue

APN: 458-020-71 and 72

ATTENTION:
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

To be completed:	Point of Contact	Department and Contact Information
Cross Access Agreement Construct a fence on the existing property line or a curb **3'** from the property line or contact your planner regarding Cross Access Agreement requirements. **Parcel Map (PM 2021-09)** Full off-site improvements are required for the existing lot of record. The parcel configuration depicted for the proposed development does not conform to record information. PM 2021-09 has not recorded. Provide recorded documentation **prior** to Building Permits. **-OR-** Resubmit a new application of the proposed project depicting the existing a parcels and provide deeds for the required street right of way.	Steven Martinez	Planning and Development Department (559) 621-8047 Steven.Martinez@fresno.gov

Traffic Impact Study (TIS) A Traffic Impact Study was required. Comply with the City Traffic Engineer's mitigated measures based on **TIS 21-014.**	Harmanjit Dhaliwal	Public Works Department (559) 621-8792 Harmanjit.Dhaliwal@fresno.gov
Deeds (up to 2-month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov
Fresno Metropolitan Flood Control District When permanent facilities are not available 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.	Scott Tyler Kevin Rein	Public Works Department (559) 621-8679 Scott.Tyler@fresno.gov Planning and Development Department (559) 621-8079 Kevin.Rein@fresno.gov
Provide a proposed **GAD** for the intersection of Nielsen and Hughes. Include the proposed vacation, bridge and the transition from **2** travel lanes to **4** south of Nielsen.	Harmanjit Dhaliwal	Public Works Department (559)621-8694 Harmanjit.Dhaliwal@fresno.gov

ATTENTION:

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

A. GENERAL REQUIREMENTS

1. **Property Lines:** Correctly dimension existing and proposed property lines.
2. **Legal description:** Provide legal description.
3. **Easements:** Identify and dimension existing and proposed easements.
4. **Scope of work:** Identify all items as existing, proposed, to remain, to be removed or future.
5. **Legend:** Provide/Revise line type and utility symbols.

6. **Scale:** All sheets shall be drawn to scale. When resubmitting Exhibit "A-2" and "A-3" increase to a scale 1" = 30' or larger.
7. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
   a. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. https://www.fresno.gov/publicworks/traffic-engineering/#tab-6
   b. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
   c. All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter, and sidewalk to match existing adjacent street improvements. This work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
   d. Underground all existing overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.
   e. Submit street construction plans to the Public Works Department.
   f. Submit street lighting plans to the Public Works Department. https://www.fresno.gov/publicworks/traffic-engineering/#tab-4
   g. Submit signing and striping plans to the public works department. Comply with the current Caltrans standards. https://www.fresno.gov/publicworks/traffic-engineering/#tab-4
   h. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
   i. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.

B. OFFSITE INFORMATION:

1. **Public Street Improvements:** Identify and/or dimension existing and proposed public street improvements. Provide the appropriate *City of Fresno Public Works Standard* drawing numbers.
   a. **Center section and median island:**
   b. **Street pavement:**
   c. **Concrete curb, gutter and sidewalk:**
   d. **Sidewalk drains:**
   e. **Driveway approaches:**
   f. **Street-type approaches:**

g. **Curb ramps:**
h. **Bus bay:**
i. **Streetlights:**
j. **Street tree wells:**
k. **Undergrounding of overhead utilities:**
l. **Signals and Safety lights:**

2. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.
3. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.
4. **Intersections:** Provide a GAD for Nielsen and Hughes.
5. **Canals and pipes:** Identify adjacent canals and/or pipes and provide a cross section and easement.

C. <u>ONSITE INFORMATION:</u>

1. **Walls or Fencing:** Identify walls and fences complete with height and type of material.
2. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
3. **State standard "STOP":** Identify and install a **30"** state standard "STOP" signs at the locations shown. Along Marks at the southern approach, a "right turn only" sign is also required; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
4. **Parking lot:**

    a. **Directional arrows:** Provide directional arrows to identify the flow of traffic at the approaches.
    b. **Paving:** Identify limits
    c. **Turning template:** Provide turning templates for large vehicles. Identify the length for the largest vehicle to access the site in the operational statement.
    d. **Visibility triangles:** Identify the required 12' visibility triangle at all approaches.

5. **Gates:** (When proposed)

    Commercial:

    a. Provide a minimum of **20'** or length of largest vehicle to access site,

measured from the gate to the back of walk/right-of-way/pedestrian easement.

PUBLIC IMPROVEMENT REQUIREMENTS

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

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

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 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.

Street work on major streets shall be designed to include *Intelligent Transportation Systems* (ITS) conduit in accordance with the *Public Works ITS Specifications.*

When a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Coordinate all conditions of approval between Public Works and FAX. Contact Jeff Long at 559-621-1436 or Jeff.Long@fresno.gov.

Marks Avenue: 110' Industrial Arterial
(Provide the following as notes on the site plan.)

1. Dedication Requirements:
   a. If not existing, dedicate **55'-57'** of property, from center line, for public street purposes, within the limits of this application, per Public Works Standard **P-54**

and **P-69**. Center line shall be established based on the center line created by the existing curb and gutter.

b. Dedicate pedestrian easements, as needed to provide for the **4'** minimum path of travel.

2. Construction Requirements:
   a. If not existing, construct **20'** of permanent paving per *Public Works Standard* **P-50,** within the limits of this application and transition paving as necessary.
   b. Remove existing driveway approaches not identified for utilization 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.
   c. The proposed street type approaches shown as **P-76**, are tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard* **P-10**. If grades are not sufficient, construct to *Public Works Standards* **P-2** and **P-6.** Provide **10'** of red curbing (3 coats) on both sides of the proposed driveway approaches**.**
   d. Where not existing, construct concrete curb, gutter and sidewalk to *Public Works Standard* **P-5**. The curb shall be constructed to a **10'** commercial pattern. Construct **5'** x **6'** tree wells per *Public Works Standard* **P-8** (modified).) Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
   e. Construct an underground street lighting system to *Public Works Standard* **E-1** within the limits of this application. Spacing and design shall conform to *Public Works Standard* **E-7A, E-7B**, **E-8** for Arterials. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications and Public Works Standards* **E-15**, **E-17** and **E-18** or as approved by the City Engineer. **-OR-** Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
   f. If not existing, construct an **80'** bus bay curb and gutter at the northeast corner of Marks and Nielsen to *Public Works Standard* **P-73**, complete with a **10'** monolithic sidewalk.
   g. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Nielsen Avenue: 84' Industrial Collector (no parking)

1. Dedication Requirements:
   a. If not existing, dedicate **42-44'** of property, from center line, for public street purposes, within the limits of this application, per *Public Works Standard* **P-54** and **P-69**. Center line shall be established based on the center line created by the existing curb and gutter.
   b. Dedicate pedestrian easements, as needed to provide for the 4' accessible path.
   c. Dedicate a corner cut easement for public street purposes at the intersections of:

- Nielsen and Marks.
- Nielsen and Hughes (verify dedication needs once GAD is approved)

2. Construction Requirements:
   a. Where not existing, construct **20'** of permanent paving per *Public Works Standard* **P-50,** within the limits of this application and transition paving as necessary.
   b. Remove existing driveway approaches not identified for utilization 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.
   c. The proposed street type approaches shown as **P-76 are** tentatively approved until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard* **P-10**. If grades are not sufficient, construct to *Public Works Standards* **P-2** and **P-6.**
   d. Where not existing, construct concrete curb, gutter and sidewalk to *Public Works Standard* **P-5**. The curb shall be constructed to a **12'** commercial pattern. Construct **5'** x **6'** tree wells per *Public Works Standard* **P-8** (modified).) Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
   e. Construct an underground street lighting system to *Public Works Standard* **E-1** within the limits of this application. Spacing and design shall conform to *Public Works Standard* **E-7A, E-7B, E-8** for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards* **E-15**, **E-17** and **E-18** or as approved by the City Engineer. **-OR-** Show the existing streetlight locations on the plans, **-AND-** that they are constructed per current City of Fresno Standards.
   f. Nielsen / Marks: Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.
   g. Nielsen / Hughes: Remove the existing ramp and construct dual concrete curb ramps per *Public Works Standards* **P-30** and **P-32,** based on a 30**'** radius.
   h. Construct an **80'** bus bay curb and gutter at the northwest corner of Nielsen and Hughes to *Public Works Standard* **P-73**,(modified) complete with a **12'** monolithic sidewalk.
   i. Provide a **12**' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Hughes Avenue: 72' Industrial Collector (no parking)
(Provide the following as notes on the site plan.)

1. Dedication and / or Vacation Requirements:
   a. Dedicate **36'-44'** from center line, (30'- 38' from quarter section or as approved once the proposed layout is submitted) for public street purposes, within the limits of this application, per *Public Works Standard* **P-54** and **P-69**. Center line shall be established based on the **36'-36'** mid-block section.

b. Vacate excessive right-of-way within the limits of this subdivision. Reserve enough right of way for **44'** from center line and a corner cut for a ramp. A feasibility study for all proposed vacations of existing public rights of way is required to be completed **prior** to or concurrently with the recordation of the parcel map. Contact Jason Camit of the Public Works Department, at (559) 621-8681. Provide a detail.
c. Dedicate pedestrian easements, as needed, to provide for the 4' accessible path.

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

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Francisco Magos at (559) 621-8679 or at Scott.Tyler@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All

improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

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

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

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

1. Nielsen Avenue: Collector: Install a signal pole with a 150-watt equivalent LED safety light and an oversize street sign to *Public Works Standards* at the northwest corner of Nielsen Avenue and Hughes Avenue.
2. The intersection of **Belmont and Marks** shall be **signalized** to the City of Fresno Standards, complete with left turn phasing, actuation and signal pre-emption **prior** to the issuance of building permits. This work is eligible for reimbursement and/or

credit against Traffic Signal Mitigation Impact Fees. The applicant shall design the traffic signal and obtain City approval of the plans. The traffic signal installation shall be limited to the following equipment: poles, safety lights, oversize street name sign, conduits, detectors, service pedestal connected to a PG&E point of service, controller cabinet, ITS vault, ITS communication cabinet, all pull boxes, 2070LX controller, mast arms, heads, Opticom discriminator and receivers.

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

FMSI Requirements:

THE FMSI REQUIREMENTS ARE REQUIRED TO BE CONSTRUCTED PRIOR TO OCCUPANCY.

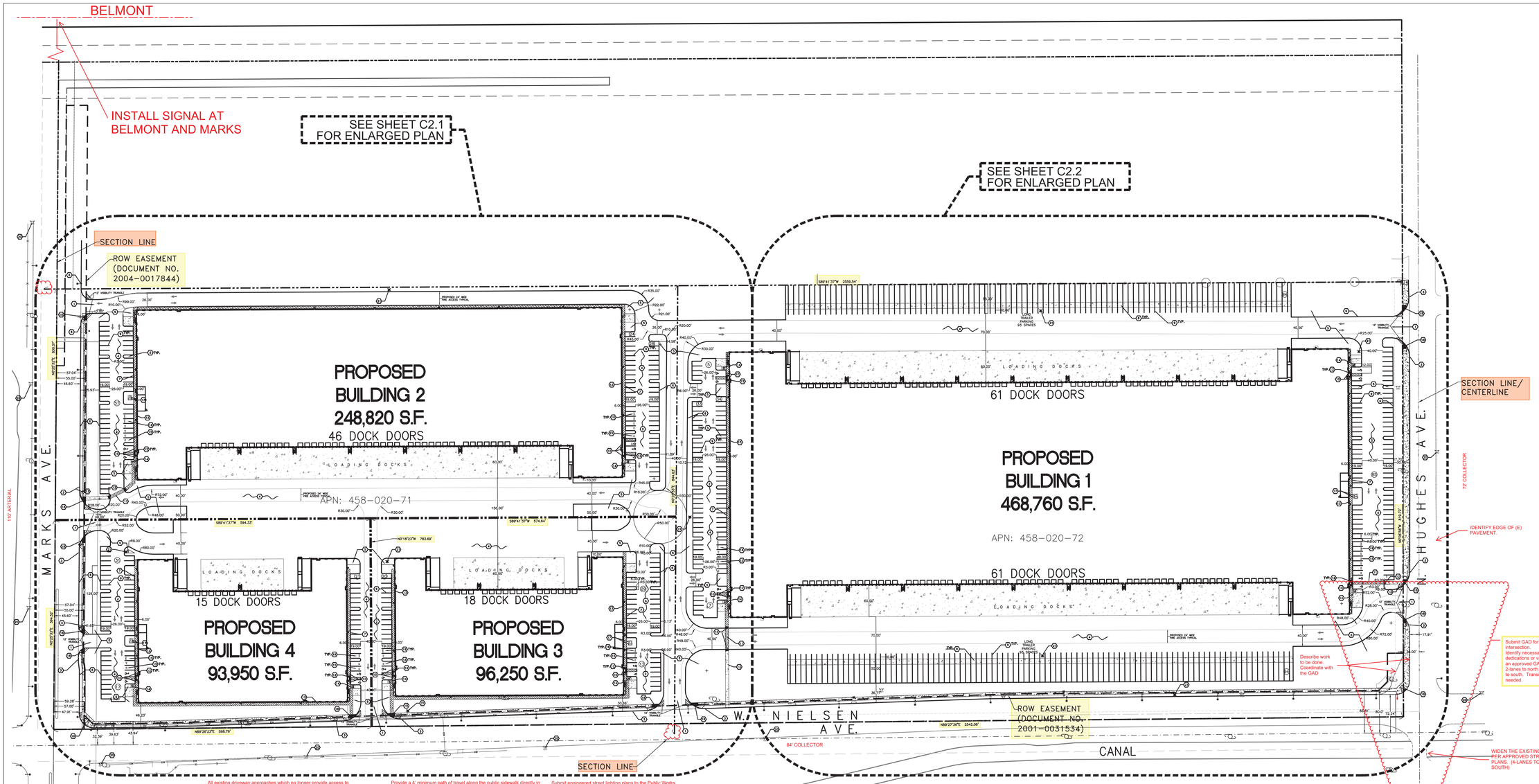
Hughes Avenue: Industrial Collector

1. Dedicate and construct the following **within the limits of this application.** Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed**. Additional dedications will be needed for the transitions along Hughes south of Nielsen.**
   a. Northbound: (1) **11'** center section travel lane and a **5'** shoulder;
   b. Southbound: (1) **11'** center section travel lane and a **5'** shoulder;
   c. Center section: a 12' center two-way left turn lane. Stripe 200' left, turn pockets at all major intersections.
   d. If not existing, an additional **8'** dedication is required beyond the edge of pavement.
2. Design and construct a **Major Street Bridge** at the intersection of Hughes and the Houghton No 78 Canal.

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

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

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



ADD NOTES:

The performance of any work within the Public Street right-of-way (including pedestrian and public utility easements) requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.

All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter and sidewalk to match existing adjacent street improvements. This works shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.

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

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.

Submit engineered street construction plans to the Public Works Department.

Submit signing and striping plans to the Public Works Department. Comply with the current Caltrans Standards.

Submit engineered street lighting plans to the Public Works Department.

Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner/developer's engineer. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits. OR. Provide a recorded copy of PM 2021-09 that meets all dedication requirements.

Vacation of street right of way may be required along Hughes Avenue. The completion is required prior to building permits. Submit a GAD for the Nielsen/Hughes intersection to facilitate a final detailed condition.

GENERAL NOTES:

1. DEMOLISH AND DISPOSE ALL ANY AFFECTED EXISTING STRUCTURES, SLABS, PAVEMENT, SIDEWALKS, SEPTIC TANKS, WELLS, VEGETATION (INCLUDING TREES), WALLS, AND FENCES WITHIN THE PROJECT BOUNDARY.
2. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
3. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT. SUBMIT FOR SIGN REVIEW.
4. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
5. THE PROJECT WILL BE SUBJECT TO SAN JOAQUIN VALLEY UNIFIED AIR POLLUTION CONTROL DISTRICT REGULATION VIII TO REDUCE pm-10 EMISSIONS. IN ADDITION AN ASBESTOS SURVEY WILL BE REQUIRED FOR DISTRICT REGULATIONS. ANY REMOVAL TO BE BY A CERTIFIED CONTRACTOR PER CAL-OSHA REGS.
6. NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPE AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPT THE BACKFLOW PREVENTION DEVICE), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGE OF THE BUILDINGS. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS APPROVED.
7. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF 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. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR. PRIOR TO OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT.
8. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
9. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
10. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR ON STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS OR RAMPS.
11. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS TO NOT CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPT. OF PUBLIC WORKS.
12. 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.
13. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENT AS DETERMINED BY THE CONSTRUCTION MANAGEMENT DIVISION PRIOR TO OCCUPANCY (559-621-5600).
14. IF A BACKFLOW PREVENTION DEVICE IS REQUIRED, CONTACT WATER DIVISION AT 498-4671 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE OWNER'S EXPENSE, BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
15. 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.
16. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED. AUTHORITY FMC 11-209.
17. THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
18. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION ~~12-1011, AND RES. NO. 78-522/86-229.~~ REVISE. Underground all existing off-site overhead utilities within the limits of this application as per FMC Section 15-2017.
19. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
20. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
21. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
22. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
23. FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWE AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
24. OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT.
25. PRIOR TO OCCUPANCY, THE APPLICANT SHALL COMPLETE AND SUBMIT A HAZARDOUS MATERIALS BUSINESS PLAN OR EXEMPTION TO THE FRESNO COUTY DEPARTMENT OF PUBLIC HEALTH, ENVIRONMENTAL DIVISION. CONTACT THE CERTIFIED UNIFIED PROGRAM AGENCY AT (55) 600-3217FOR MORE INFORMATION. PROVIDE PROOF TO THE PLANNER THAT THIS HAS BEEN COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS.
26. FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4 1/2" OUTLET SHALL FACE THE ACCESS LANE.

FIRE DEPARTMENT NOTES

1. INSTALL ON SITE HYDRANT(S) WITH A MINIMUM 8" MAIN AND A FIRE FLOW OF 1500 GPM.
2. RESIDENTIAL OR COMMERCIAL. PUBLIC AND PRIVATE HYDRANTS FOR SINGLE FAMILY HOMES AND COMMERCIAL SITES ARE SPACED A MAXIMUM OF 600 FEET APART. PUBLIC HYDRANTS IN COMMERCIAL AREAS SPACED 450 FEET APART.
3. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4½" OUTLET SHALL FACE THE ACCESS LANE.
4. ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10' OF THE FIRE HYDRANT.
5. TWO MEANS OF INCRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
6. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
7. TURNS IN PRIVATE DRIVES FOR FIRE APPARATUS ACCESS SHALL HAVE MINIMUM 44 FOOT CENTERLINE TURN RADIUS.
8. VERTICAL ACCESS IS REQUIRED FOR AERIAL TRUCK LADDER SET UP WHERE BUILDINGS OR PORTIONS OF BUILDINGS ARE MORE THAN 30 FEET IN HEIGHT AT THE EAVES, MEASURED FROM THE NATURAL GRADE. 26' (MINIMUM) DRIVEWAYS SHALL BE LOCATED ADJACENT TO AT LEAST ONE (LONG) SIDE OF SUCH BUILDING. THE DRIVEWAY SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND A MAXIMUM OF 30 FEET FROM THE BUILDING. THE DRIVE SHALL EXTEND 45' BEYOND EACH END OF THE BUILDING TO ALLOW FOR ACCESS TO THE CORNERS OF THE BUILDING AND TO ACCOMMODATE A SET UP AREA OUT OF THE COLLAPSE ZONE.
9. ACCESS DRIVES SHALL HAVE THEIR CURBS PAINTED RED AND STENCILED FIRE LANE EVERY 50' OR APPROVED FIRE LANE SIGNS POSTED AT 50 FOOT INTERVALS. DRIVEWAYS SHALL BE IN ALIGNMENT TO ACCOMMODATE THE USE OF FIRE DEPARTMENT AERIAL APPARATUS. VERTICAL ACCESS DRIVEWAY'S (NEAR EDGE OR BACK OF PARKING STALLS) SHALL BE LOCATED AT LEAST 15 FEET, BUT NOT MORE THAN 30 FEET FROM THE BUILDING.
10. A MINIMUM 20' CLEAR OPENING IN VEHICLE GATES IS REQUIRED FOR EMERGENCY VEHICLE ACCESS.
11. PROVIDE APPROVED POLICE/FIRE BYPASS LOCK ("BEST" PADLOCK MODEL 21B700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 1W7B2) ON DRIVE ACCESS GATE/S.
12. PROVIDE SIGN(S) (17"X22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING-VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300."
13. PRIVATE HYDRANTS MUST BE INSTALLED. HYDRANT LOCATIONS SHALL BE COORDINATED SO THAT THEY ARE NOT POSITION IN THE OUTSIDE SWEEP OF ANY TURN RADIUS.
14. WITH ROLLED CURBS, ALL FIRE HYDRANTS SHALL BE PROVIDED WITH APPROVED PROTECTIVE BOLLARDS.

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

SEE EXHIBITS A-1 THRU A-3

APPL. NO. P21-02699 EXHIBIT A-1 DATE 10/26/2021

PLU LouiseG
PW TRAFFIC PLANNING
REVIEWED NOT APPROVED
Louise.Gilio@fresno.gov
AP 2022.06.13 16:52:09-07'00'

CITY OF FRESNO DARM DEPT

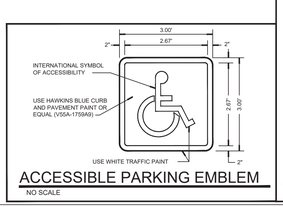
On site parking to be reviewed by Planning Department

PROPOSED SITE DATA:

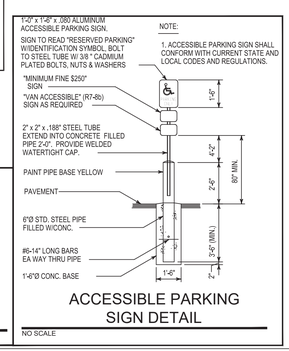
SITE AREA	48.03 ACRES
TOTAL LAND NET AREA:	43.39% (18,900 SF/AC)
BUILDING COVERAGE:	
BUILDING AREA	
BUILDING 1	468,760 SF
BUILDING 2	248,820 SF
BUILDING 3	96,250 SF
BUILDING 4	93,950 SF
	907,780 SF
TOTAL BUILDING AREA	

PARKING COUNT SUMMARY

EMPLOYEE PARKING PROVIDED:	
AUTOMOBILE	
TOTAL STANDARD SPACES	406 SPACES
ACCESSIBLE SPACES	
REQUIRED	9 SPACES
PROVIDED	20 SPACES
EV SPACES	
REQUIRED	24 SPACES
PROVIDED	26 SPACES
CAV SPACES	
REQUIRED	32 SPACES
PROVIDED	40 SPACES
BICYCLE SPACES	
REQUIRED	20 SPACES
PROVIDED	20 SPACES
55' TRAILER STALLS	157 SPACES



ACCESSIBLE PARKING EMBLEM
NO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NO SCALE

PROPERTY INFORMATION

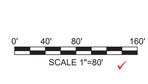
ADDRESS:	2740 NIELSEN AVE. FRESNO, CA
APN:	458-020-71 & 72
SITE ACREAGE:	48.03 ACRES
BUILDING AREA:	907,780 S.F.
EXISTING LAND USE DESIGNATION:	HEAVY INDUSTRIAL

IDENTIFY PROPOSED SIDEWALKS TO BE CONSTRUCTED TO COMMERCIAL STANDARDS (SOLID SIDEWALK WITH TREE WELLS, TYP.)

PROVIDE ON THIS SHEET

LEGAL DESCRIPTION:



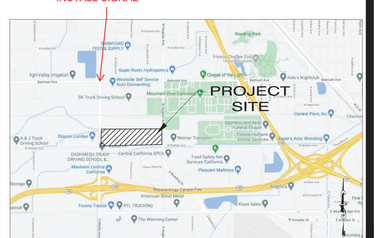


IDENTIFY ALL LINE TYPES AND SYMBOLS USED IN THE LEGEND. MATCH THE APPROPRIATE LINE TYPE WITH THE LINE USED ABOVE. TYP.

LEGEND :

- EXISTING PROPERTY LINE (LLA NO. 2013-06)
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- SECTION LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE HARDSCAPE
- PROPOSED PAVEMENT HARDSCAPE
- EXISTING STREET SIGN
- EXISTING POWER POLE
- EXISTING METAL STREET LIGHT
- EXISTING CONCRETE CURB
- EXISTING CONCRETE
- EXISTING FENCE
- EXISTING ELECTRIC OVERHEAD

INSTALL SIGNAL


PROJECT SITE
Reading Park
Howard Terrace Elementary School
Fresno Chuckwagon
Agri-Valley Irrigation
Super Roots Hydroponics
Chapel of the Valley
Wholesale Self Service Auto Dismantlers
Mountain View Cemetery
Sk Truck Driving School
Elkhorn Lumber
A & J Truck Driving School
DASHMESH Dental Clinic
Manchelin Center California
California Highway Patrol
Fresno Police Dept
Fresno Police Dept Services California
Pleasant Mattress
Fresno Tractor
RTL TRUCKING
The Warming Center
Storage
Fresno Police Dept Property Unit
Fresno Police Dept Crime Lab
Fresno Police Dept Air Support Unit
Fresno Police Dept Training Center
Fresno Police Dept Police Academy
Fresno Police Dept Police Range
Fresno Police Dept Police Impound
Fresno Police Dept Police Impound Lot
Fresno Police Dept Police Impound Lot
Fresno Police Dept Police Impound Lot

PROVIDE DIMENSIONS THAT INDICATE THE LOCATION OF ALL PROPOSED APPROACHES. FROM PROPERTY CORNER TO THE B.C. AND/OR E.C TO NEXT B.C. TYP. EXACT LOCATIONS TO BE DETERMINED ONCE THE DIMENSIONS ARE PROVIDED.

PROPOSED BUILDING 2
248,820 S.F.
46 DOCK DOORS

LOADING DOCKS

PROPOSED 24' WIDE FIRE ACCESS TYPICAL

PROPOSED BUILDING 4
93,950 S.F.
15 DOCK DOORS

LOADING DOCKS

PROPOSED BUILDING 3
96,250 S.F.
18 DOCK DOORS

LOADING DOCKS

NOT TO SCALE. RESUBMIT TO A MIN OF 1"=30.

Should this be within the street r/w?

DEDICATE A STREET EASEMENT, AS NEEDED, TYP.

(E) ROW EASEMENT

Identify a commercial sidewalk with tree wells within the street right of way. Identify a proposed street easement, as needed. typical all streets.

10' MIN REQ'D FOR SIDEWALK AND TREE WELLS DEDICATE, AS NEEDED.

(E) CONCRETE MEDIAN?

(E) OR (P)?

IS THERE EXISTING NO PARKING ALONG NIELSEN? PROVIDE SIGNAGE PLAN. IS THERE A BIKE LANE OR A PARKING LANE?

IDENTIFY IN LEGEND, TYP

WHAT DOES THE PROPOSED PROPERTY LINE TERMINATE ON? TYP.

IDENTIFY IN LEGEND AND SPECIFY TO BE REMOVED, RELOCATED, ETC.

DIM ALL APPROACHES

R=7, TYP ALL APPROACHES

12' VISIBILITY TRIANGLE

SEE SHEET C2.2

NIELSEN AVENUE

IDENTIFY ALL (E) AND (P) IMPROVEMENTS, UTILITIES AND STREET FURNITURE WITHIN THE STREET RIGHT OF WAY AND PROVIDE APPROPRIATE NOTES OF WORK TO BE COMPLETED. CURB, GUTTER, TREES, TREE WELLS , PAVING, APPROACHES, BUS BAYS, ETC.

DIMENSION DOES NOT MATCH PLAN IN ALL LOCATIONS. SPECIFY PROPOSED RADII, TYP.

KEY NOTES:

REVISE ALL NOTES TO REFLECT THE PROPOSED IMPROVEMENTS. EXAMPLES: PW STANDARD NUMBERS AND DIMENSIONS DO NOT MATCH THE KEY NOTES, ETC.

1. DESIGN AND CONSTRUCT 30' WIDE STREET DRIVEWAY (APPROACH PER P.W. STD. P-76
2. DESIGN AND CONSTRUCT PARKING LOT PAVING PER CITY OF FRESNO STANDARD DRAWING NO. P-21, P-22 & P-23
3. PROVIDE 10' OF RED CURBING (3 COATS) BOTH SIDES OF DRIVEWAY APPROACH. (MARKS ONLY?)
4. ~~PROPOSED ASPHALT~~ CONCRETE PAVEMENT. PER CITY OF FRESNO STD. DWG ~~P-21, P-22 & P-23.~~ (DELETE, SEE 2)
5. PROPOSED LANDSCAPE AREA.
6. PROPOSED CONCRETE CURB. (GUTTER WHERE REQUIRED) IDENTIFY WHERE CURB AND GUTTER ARE PROPOSED.
7. PROPOSED EDGE OF ASPHALT PAVEMENT WITH CONTINUOUS CONRETE CURB.
8. PROPOSED CONCRETE PAVEMENT.
9. PROPOSED 4" WIDE PAINT STRIPING PER FED-EX STD.
10. PROPOSED ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET 1.
11. PROPOSED STRIPED CROSSWALK. 4" WHITE STRIPES @ 36" O.C. WITH BLUE BORDER ON ASPHALT PAVING.
12. PROPOSED 3' WIDE (MIN.) TRUNCATED DOMES
13. PROPOSED 6'-0" WIDE CONCRETE SIDEWALK FLUSH WITH ADJACENT ASPHALT PAVING. 4" WHITE STRIPES @ 36" O.C. WITH BLUE BORDER. 4' CLEAR MIN. ACCESSIBLE ROUTE.
14. PROPOSED BICYCLE RACK LOCATION (10 BICYCLES) W/ CONCRETE PAD
15. PROPOSED ELECTRIC VEHICLE CHARGING STALLS WITH EV STRIPING
16. PROPOSED DESIGNATED PARKING FOR CLEAN AIR VEHICLES
17. PROPOSED TRANSFORMER PAD/ TAP BOX.
18. PROPOSED CURB RAMP PER CITY OF FRESNO STANDARD DRAWING NO. ~~P-28~~ P-29
19. PROPOSED CURB RAMP PER CITY OF FRESNO STANDARD DRAWING NO. P-29. ~~P-28 OR P-30~~ (REMOVE EXISTING?)
20. EXISTING FIRE HYDRANT
21. PROPOSED FIRE HYDRANT
22. Where missing, construct a 12' commercial sidewalk with tree wells per PW Std. P-5., or as approved to accommodate the existing street trees. Additional information required on the site plan. A street dedication is required to accommodate the approved sidewalk.
23. If not existing, install street lights per PW Stds E-1, E-7A, E-7B E-8, E-15, E-17, E-18.
24. If not existing, construct 80' bus bay curb and gutter per PW Std P-69 & P-73 with a 10' monolithic sidewalk per P-5.
25. Install 30" state standard stop sign w/ "right turn only" sign below and provide and maintain a 12' visibility triangle at all approaches.
26. Install 30" state standard stop sign and provide and maintain 12' visibility triangles at all approaches.
27. Install paving/sidewalk drain per PW Std P-21, P-22 & P-23. (identify)
28. Construct concrete valley Gutter per PW Std P-10. (identify)
29. Where missing, construct a 10' commercial sidewalk with tree wells per PW Std. P-5., or as approved to accommodate the existing street trees. Additional information is required on the site plan. A street dedication is required to accommodate the approved sidewalk.
30. ETC.

SEE EXHIBITS A-1 THRU A-3

APPL. NO. P21-02699 EXHIBIT A-2 DATE 10/26/2021

PLA LouiseG
TRA PW TRAFFIC PLANNING
REVIEWED NOT APPROVED
APF Louise.Gilio@fresno.gov
2022.06.13 16:52:51-07'00'

CITY OF FRESNO DARM DEPT

LEGEND :

IDENTIFY ALL LINE TYPES AND SYMBOLS USED IN THE LEGEND. MATCH THE APPROPRIATE LINE TYPE WITH THE LINE USED ABOVE, TYP.

- EXISTING PROPERTY LINE (LLA NO. 2013-06)
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- SECTION LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE HARDSCAPE
- PROPOSED PAVEMENT HARDSCAPE
- EXISTING STREET SIGN
- EXISTING POWER POLE (SPECIFY POLES TO REMAIN, TO BE UNDERGROUNDED, RELOCATED OR REMOVED)
- EXISTING METAL STREET LIGHT (IDENTIFY)
- EXISTING CONCRETE CURB
- EXISTING CONCRETE
- EXISTING FENCE
- E OH EXISTING ELECTRIC OVERHEAD

IDENTIFY EXISTING CURB AND GUTTER

PROPERTY INFORMATION

ADDRESS:	2740 NIELSEN AVE. FRESNO, CA
APN:	458-020-71 & 72 ✓
SITE ACREAGE:	48.03 ACRES
BUILDING AREA:	907,780 S.F.
EXISTING LAND USE DESIGNATION:	HEAVY INDUSTRIAL

RESUBMIT AT 1"=30'

0' 20' 40' 80'
SCALE 1"=40'

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE
FRESNO CALIFORNIA 93722

93722
TEL: 559 276-2790
FAX: 559 276-0850
email: WWW.LARSANDERSEN.COM

Owner:

SCANNELL PROPERTIES

294 Grove Lane East
Suite 140 Wayzata, MN 55391
Phone: 612-280-4088

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title:

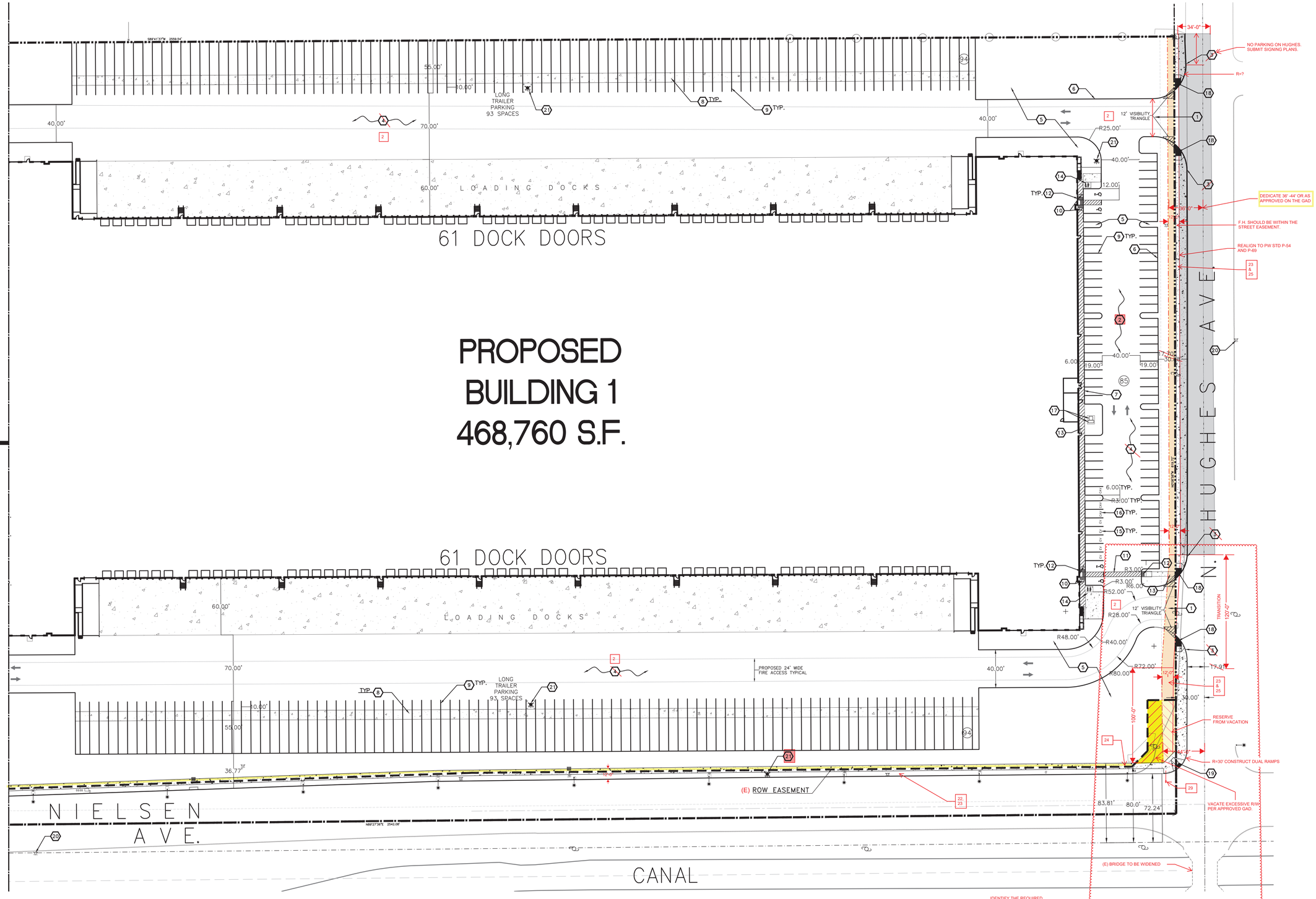
SITE PLAN

Project Number: 20097
Drawn by: DB
Date: 10/14/2021
Revision:

Sheet:

C2.1

CP1



IDENTIFY ALL (E) AND (P) IMPROVEMENTS, UTILITIES AND STREET FURNITURE WITHIN THE STREET RIGHT OF WAY AND PROVIDE APPROPRIATE NOTES OF WORK TO BE COMPLETED. CURB, GUTTER, TREES, TREE WELLS , PAVING, APPROACHES, BUS BAYS, ETC.

KEY NOTES:

DELETE

1. DESIGN AND CONSTRUCT ~~30' WIDE~~ STREET DRIVEWAY APPROACH PER P.W. STD. P-76
2. DESIGN AND CONSTRUCT PARKING LOT PAVING PER CITY OF FRESNO STANDARD DRAWING NO. P-21, P-22 & P-23
3. PROVIDE 10' OF RED CURBING (3 COATS) ~~BOTH SIDES~~ OF DRIVEWAY APPROACH.
4. ~~PROPOSED ASPHALT CONCRETE PAVEMENT. PER~~ CITY OF FRESNO STD. DWG P-21, P-22 & P-23
5. PROPOSED LANDSCAPE AREA.
6. PROPOSED CONCRETE CURB. (GUTTER WHERE REQUIRED)
7. PROPOSED EDGE OF ASPHALT PAVEMENT WITH CONTINUOUS CONRETE CURB.
8. PROPOSED CONCRETE PAVEMENT.
9. PROPOSED 4" WIDE PAINT STRIPING PER FED-EX STD.
10. PROPOSED ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET 1.
11. PROPOSED STRIPED CROSSWALK. 4" WHITE STRIPES @ 36" O.C. WITH BLUE BORDER ON ASPHALT PAVING.
12. PROPOSED 3' WIDE (MIN.) TRUNCATED DOMES
13. PROPOSED 6'-0" WIDE CONCRETE SIDEWALK FLUSH WITH ADJACENT ASPHALT PAVING. 4" WHITE STRIPES @ 36" O.C. WITH BLUE BORDER. 4' CLEAR MIN. ACCESSIBLE ROUTE.
14. PROPOSED BICYCLE RACK LOCATION (10 BICYCLES) W/ CONCRETE PAD
15. PROPOSED ELECTRIC VEHICLE CHARGING STALLS WITH EV STRIPING
16. PROPOSED DESIGNATED PARKING FOR CLEAN AIR VEHICLES
17. PROPOSED TRANSFORMER PAD/ TAP BOX.
18. PROPOSED CURB RAMP PER CITY OF FRESNO STANDARD DRAWING NO. ~~P-28~~, P-29 & P-31
19. PROPOSED CURB RAMP PER CITY OF FRESNO STANDARD DRAWING NO. ~~P-29~~, P-30 & P-31
20. EXISTING FIRE HYDRANT
21. PROPOSED FIRE HYDRANT

ADD NOTES, AS APPLICABLE FOR ALL WORK WITHIN THE STREET R/W. TYP.

22. Where missing, construct a 12' commercial sidewalk with tree wells per PW Std. P-5., or as approved to accommodate the existing street trees. Additional information required on the site plan. A street dedication is required to accommodate the required sidewalk.
23. If not existing, install street lights per PW Stds E-1, E-7A, E-7B E-8, E-15, E-17, E-18. (revise legend symbols to match (e) and (p))
24. If not existing, construct 80' bus bay curb and gutter per PW Std P-69 & P-73 with monolithic sidewalk per P-5.
25. Construct concrete curb, gutter &12' commercial sidewalk with tree wells per PW Std. P-5. Construct permanent paving per P-50. Identify limits as described in conditions of approval and approved GAD.
26. Install 30" state standard stop sign and provide and maintain 12' visibility triangles at all approaches. (Identify at all approaches.)
27. Install paving/sidewalk drain per PW Std P-21, P-22 & P-23. (Identify)
28. Construct concrete valley Gutter per PW Std P-10. (Identify)
29. Install a signal pole with a safety light at the ultimate location.
30....ETC.

LEGEND :

IDENTIFY ALL LINE TYPES AND SYMBOLS USED IN THE LEGEND. MATCH THE APPROPRIATE LINE TYPE WITH THE LINE USED ABOVE, TYP.

- EXISTING PROPERTY LINE (LLA NO. 2013-06)
- PROPOSED PROPERTY LINE
- STREET CENTERLINE
- SECTION LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE HARDSCAPE
- PROPOSED PAVEMENT HARDSCAPE
- EXISTING STREET SIGN
- EXISTING POWER POLE
- EXISTING METAL STREET LIGHT
- EXISTING CONCRETE CURB
- EXISTING CONCRETE
- EXISTING FENCE
- E OH — E OH — EXISTING ELECTRIC OVERHEAD

PROPERTY INFORMATION

ADDRESS:	2740 NIELSEN AVE. FRESNO, CA
APN:	458-020-71 & 72
SITE ACREAGE:	48.03 ACRES
BUILDING AREA:	907,780 S.F.
EXISTING LAND USE DESIGNATION:	HEAVY INDUSTRIAL

RESUBMIT AT 1"=30'

0' 20' 40' 80'

SCALE 1"=40'

SEE EXHIBITS A-1 THRU & A-3

APPL. NO. P21-02699 EXHIBIT A-3 DATE 10/26/2021

PL/ LouiseG —
TR/ PW TRAFFIC PLANNING REVIEWED NOT APPROVED —
API Louise.Gilio@fresno.gov 2022.06.13 16:53:27-07'00' —

CITY OF FRESNO DARM DEPT

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE
FRESNO CALIFORNIA 93722

93722
TEL: 559 276-2790
FAX: 559 276-0850
email: WWW.LARSANDERSEN.COM

Owner:

SCANNELL PROPERTIES

294 Grove Lane East
Suite 140 Wayzata, MN 55391
Phone: 612-280-4088

Project:

2740 Nielsen Ave.

Fresno, CA

Consultants:

Civil:
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title:

SITE PLAN

Project Number: 20097
Drawn by: DB
Date: 10/14/2021
Revision:

Sheet:

C2.2

CP1

City of FRESNO

PUBLIC WORKS DEPARTMENT

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

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

June 9, 2022

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

SUBJECT: REVIEW OF THE TRAFFIC IMPACT STUDY (TIS) DATED DECEMBER, 2021, FOR THE PROPOSED WAREHOUSE PROJECTED LOCATED AT 2740 WEST NIELSEN AVENUE.
TIS 21-014, P21-02699

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Study (TIS) prepared by LSA for the Warehouse Project located at 2740 West Nielsen Avenue, "project", which plans to develop four buildings with a total area of 901,438 square feet, all of which will be High Cube Fulfillment Center warehouses. The subject property is currently zoned as Heavy Industrial (IH).

The TIS evaluated the operational impacts of the project by analyzing seven (7) intersections in the vicinity of the project during the weekday AM and PM peak hours. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. The table below includes the weekday and Saturday daily (ADT), weekday AM and PM peak hour trips, and Saturday peak hour trips projected to be generated by proposed project as shown in the TIS.

Table 1 – Project Trip Generation

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
High-Cube Fulfillment Center (ITE Code 155)	901.438 TSF	2,458	109	28	137	142	34	176

TSF = Thousand Square Feet

GENERAL COMMENTS and CONDITIONS

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

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

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

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.

3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.

4. The proposed project shall pay the $780 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic Operations and Planning Division.

5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

6. The proposed project shall install a traffic signal with protected left-turn phasing per City of Fresno standards at the intersection of Marks Avenue and Belmont Avenue prior to the issuance of building permits for the development of the proposed project generating up to 1,000 average daily trips (ADT) of the 2,458 ADT projected to be generated by the full build out of the project. The traffic signal poles shall be installed in the ultimate location and may require the acquisition of right-of-way. The intersection shall be constructed to include the following configuration:

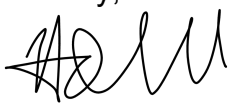
- Northbound – one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane.
- Southbound – one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane.
- Eastbound – one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane.
- Westbound – one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane.

Bike lanes shall be provided in northbound and southbound directions.

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

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

Sincerely,



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

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

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: November 15, 2021

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

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

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

SUBJECT: DPU CONDITIONS OF APPROVAL P21-02699 SCANNELL WAREHOUSE & DISTRIBUTION PARK APN 458-020-71 & 72

Water Service Requirements

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

1. On-site water facilities shall be private.

2. Separate water services with meter boxes shall be provided to each lot.

3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

Water Supply Requirements

1. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.

    a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.

    b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.

    c. The City reserves the right to require an applicant to increase or decrease

the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.

2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 18-inch sewer main located in West Nielsen Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Connection to the 45-inch sewer trunk located in North Marks shall not be permitted.

2. Connection to the 36-inch sewer trunk located in North Marks shall not be permitted.

3. There are 7 existing sewer laterals located at southern parcel line along West Nielsen Avenue pertaining to sewer connection.

4. Installation of sewer house branch(s) shall be required.

5. Street work permit is required for any work in the Right-of-Way.

6. On-site sanitary sewer facilities shall be private.

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

8. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.

2. Sewer Oversize Area.

3. Sewer Facility Charge (Non-Residential)

4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charge.

Solid Waste Requirements

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425.

1. Per the square footage and use of the proposed project, the project has the potential to generate total 643 cubic yards of trash and recycle combined. With a frequency of 3 times a week, the project would require 25 trash enclosure. Please address solid waste needs of the project.

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

3. Developer will need to provide a 44’ (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.

4. Provide information on trash and recycling compactors.

5. Provide 18’feet of unobstructed clearance in the area where the compactor units are kept.

6. One compactor shown; project is required to provide for trash and recycling.

7. Provided for trash (single cell, curb only if out of view of street would be acceptable).

8. One compactor and one 1-cell enclosure (curb only acceptable) required.

9. Provide 60'feet of clearance in front of compactor units and 3' on either side for loading and unloading.

10. One compactor and one 1-cell enclosure (curb only acceptable) required.

11. Developer shall stripe the area in front of compactors "No Parking" trash loading only.

12. location will be required to file for a Roll off permit. Contact the City of Fresno, Solid Waste Division at 621-1452.

13. Rolloff permits will be required for each location. Contact Solid Waste Division @ 621-1452.

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: September 28, 2023

TO: STEVEN MARTINEZ – Planner III
Planning & Development Department – Current Planning

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

SUBJECT: UPDATED (SOLID WASTE ONLY) DPU CONDITIONS OF APPROVAL FOR P21-02699 SCANNEL WAREHOUSE & DISTRIBUTION PARK APNs 458-020-71 AND 72

Update Note:

1. These UPDATED DPU CONDITIONS OF APPROVAL affect ONLY the Solid Waste Requirements.

2. For the Water Requirements and the Sewer Requirements reference is made to the 2 (two) DPU CONDTIONS OF APPROVAL dated November 15, 2021, and August 16, 2022.

3. The original Solid Waste Requirements (identical in both OF the above-referenced November 15, 2021 and August 16, 2022 DPU CONDITIONS OF APPROVAL are copied below and updated in **bold** and/or ~~strikeout~~).

Solid Waste Requirements

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425.

1. Per the square footage and use of the proposed project, the project has the potential to generate total 643 cubic yards of trash and recycled combined. ~~With a frequency of 3 times a week, the project would require 25 trash enclosure. Please address solid waste needs of the project.~~ **The Project may be serviced by individual trash enclosures and/or trash compactor(s). Final determination and any updates to the Solid Waste Requirements may need to be addressed once the ultimate use and/or tenant is known.**

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

3. Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.

4. Provide information on trash and recycling compactors. **See item 1 above.**

5. Provide 18 feet of unobstructed clearance in the area where the compactor units are kept.

6. One compactor shown; project is required to provide for trash and recycling. **See item 1 above.**

7. Provided for trash (single cell, curb only if out of view of street would be acceptable). **See item 1 above; may not be applicable.**

8. One compactor and one 1-cell enclosure (curb only acceptable) required. **See item 1 above; may not be applicable.**

9. Provide 60'feet of clearance in front of compactor units and 3' on either side for loading and unloading.

10. One compactor and one 1-cell enclosure (curb only acceptable) required. **See item 1 above; may not be applicable.**

11. Developer shall stripe the area in front of compactors "No Parking" trash loading only.

12. location will be required to file for a Roll off permit. Contact the City of Fresno, Solid Waste Division at 621-1452. **Combined with item 13 below.**

13. Rolloff permits will be required for each location. Contact Solid Waste Division @ 621-1452 on the date such permit is issued. **Combined with item 12 above.**

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Planning Services Coordinator
DARM, Planning Division

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

DATE: November 5, 2021

SUBJECT: **P21-02699**; **2740 W. Nielsen Ave.** (APN: 458-020-71 & 72) located on the north side of W. Nielsen and bounded by N. Hughes and N. Marks Avenues. The Department of Public Works has reviewed the Conceptual Landscape Plan proposed by Green Design, Landscape Architects dated April 28, 2021. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, 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 FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.

2. The Conceptual Plans indicate trees to be planted 24’ O.C. on N. Hughes, N. Marks and W. Nielsen Avenues which exceeds the Public Works requirements for street trees at this location.

3. These two parcels are located within the Roeding Business Park Plan and have existing street trees on W. Nielsen Ave., Chinese Pistache (Pistacia chinensis) and Arizona Cypress (Cupressus arizonica) that are irrigated and maintained by the City of Fresno. These trees are approximately 35 years old and are not in good condition and can be removed/replaced for this project.

4. There are also existing trees on N. Marks Ave., Camphor (Cinnamomum camphora) that are irrigated and maintained by the City of Fresno and may be retained or removed for this project.

5. There are no existing street trees on N. Hughes Ave. The developer may choose an appropriate street tree from the list of Approved Street Trees.

6. 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 60' 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.

   b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works “Standard Specifications.”

c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.

d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.

e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

f. Please submit landscape and irrigation plans for the right-of-way to the scale of 1”=20’ to dpwplansubmittal@fresno.gov prior to the installation of any landscaping.

City of FRESNO

DATE: January 10, 2022

TO: Erik Young, Planning Reviewer
Planning and Development Department

FROM: Randy Guill, Supervising Engineering Technician
Public Works Department, Traffic Operations and Planning Division

SUBJECT: PUBLIC WORKS CONDITIONS OF APPROVAL FOR DEVELOPMENT PERMIT P21-02699 REGARDING MAINTENANCE REQUIREMENTS

LOCATION: **2740 WEST NIELSEN AVENUE**
APN: **458-020-71**

The Public Works Department, Traffic Operations and Planning Division, has completed its review and the following requirements are to be placed on this development as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the Exhibits submitted for this development.

ATTENTION:

The item below requires a separate process with additional costs and timelines. In order to avoid delays with the development approval, the following item shall be submitted for processing to the Public Works Department, Traffic Operations and Planning Division **prior** building permit sign off. **At that time a HOLD of Occupancy will be placed on the project until the maintenance requirement has been satisfied.**

X	**CFD Annexation Request Package**	Randy Guill	(559) 621-8684 Randy.Guill@fresno.gov
X	**Private Maintenance Covenant**	Randy Guill	(559) 621-8684 Randy.Guill@fresno.gov

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

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

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

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

1. The Property Owner's Maintenance Requirements

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

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

- Landscaping, trees and irrigation systems within the City street rights-of-way (Parkways & Street Trees).

- Concrete curb, gutters, sidewalks and curb ramps within the City street rights-of-way. **(N Maple and E Behymer)**

- All costs associated with the street lights (including repair and replacement) within City street rights-of-way.

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

a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at http://www.fresno.gov, under the Public Works Department, Developer Doorway.

   - **Proceedings to annex the final map, or territory, to CFD No. 9 SHALL NOT commence** unless the final map, or this development, is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.

   - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing**.

   - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.

b. The Property Owner may provide for Services privately for some of the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be maintained by some other City approved mechanism as approved by the City Engineer.

For questions regarding these conditions please contact me at (559) 621-8684 or Randy.Guill@fresno.gov

Fresno Unified School District
Achieving our Greatest Potential!

MEASURE M
Facilities Management & Planning

BOARD OF EDUCATION
Valerie F. Davis, President
Keshia Thomas, Clerk
Claudia Cazares
Genoveva Islas
Elizabeth Jonasson Rosas
Major Terry Slatic USMC (Retired)
Trustee Area 5 (Vacant)

SUPERINTENDENT
Robert G. Nelson, Ed.D.

October 29, 2021

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

Re: **APPLICATION NO. P21-02699**
2740 W. NIELSEN AVE.

Dear Mr. Martinez,

In response to your request for school district information regarding the above planning application for the proposed construction of a warehouse and distribution business park consisting of four new buildings totaling 907,780 square feet to be located at 2740 West Nielsen Avenue, Fresno Unified School District submits the following.

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

The District levies a commercial/industrial development fee and the current fee rate is $0.66 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment.

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

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl
c: Daniel Zoldak, Applicant/Agent

DWC

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: Scannell Warehouse & Distribution - 2740 W. Nielsen Avenue

A.P.N. 458-020-71, 72

Planned Land Use: Heavy Industrial

Current Zoning: IH

Site Area: +/- 48.39 acres

Building Area: Building 1: 468,760 s.f., Building 2: 248,820 s.f., Building 3: 96,250 s.f., Building 4: 93,950 s.f. (+/- 907,780 sq. ft.)

Entitlement: P21-02699

Estimate Date: November 9, 2021

WATER CONNECTION CHARGES

	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	2"	4	EA.	$2,671.00	$10,684.00	[1] [6]
Irrigation Water Service & Meter Charge	2"	2	EA.	$2,671.00	$5,342.00	[1] [6]
Frontage Charge		3,780	L.F.	$6.50	$24,570.00	[6]
Water Capacity Fee	2"	4.00	EA.	$12,195.00	$48,780.00	[1] [6]
Water Capacity Fee	2"	2.00	EA.	$12,195.00	$24,390.00	[1] [6]
Total Water Connection Charges					**$113,766.00**	**[1]**

SEWER CONNECTION CHARGES

	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		7	EA	$1,262.30	$8,836.10	[6]
Lateral Sewer Charge		388,000	Sq.Ft.	$0.10	$38,800.00	[6]
Oversized Sewer Charge		388,000	Sq.Ft.	$0.05	$19,400.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Total Sewer Connection Charges					**$67,036.10**	**[3]**

CITYWIDE/REGIONAL IMPACT FEES

	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Industrial	907,780	Sq.Ft.	$413.00	$374,913.14	[7]
Citywide Police Facilities Impact Fee	Industrial	907,780	Sq.Ft.	$340.00	$308,645.20	[7]
Citywide Regional Street Charge	Heavy Indust.	48.39	AC	$2,865.00	$138,637.35	[6]
New Growth Area Major Street Charge	Heavy Indust.	48.39	AC	$8,058.00	***n/a***	
Citywide Traffic Signal Charge	Warehouse	907,780	Sq.Ft.	$204.00	$185,187.12	[6]
Total Citywide/Regional Impact Fees					**$1,007,382.81**	

Total Fees and Charges ***$1,188,184.91***

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 representitive Districts that all conditions for sewer and/or water connections and services have been satisfied, prior to issuance of a Building Permit.

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

NOTICE OF 90-DAY PROTEST PERIOD (GOVERNMENT CODE §66020(d)(1))
A protest filed pursuant to subdivision and/or development (a) shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun.

- The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009-01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Please contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue the Certificate of Occupancy.

- On December 8, 2016, Fresno City Council adopted Resolution No. 2016-258, effective July 1, 2018, administratively updating the impact fees adjusted by this resolution annually to the percentage change in the 20-City Construction Cost Index as reported in the Engineering News Record (ENR) for the 12-month period ending of May of the year of adjustment.

- Payment of Fresno Metropolitan Flood Control District (FMFCD) impact fees may be required. Please contact FMFCD at (559) 456-3292 to determine fee obligation.

- Payment of applicable school district fees is required prior to issuance of Building Permit. Please contact the respective school district to satisfy your fee obligation. Confirmation by the respective school district is required before the City of Fresno can issue building permits

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

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

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-6765).

[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 28, 2020** **(559) 621-8797**

City of Fresno Public Works Department
Land Division & Engineering

November 16, 2021

Erik Young
City of Fresno
Planning & Development Department
2600 Fresno Street, third floor, Room 3043
Fresno, CA 93721

Project: Planning Application, Development Permit, Scannell Warehouse & Distribution Park, P21-02699

District CEQA Reference No: 20211201

Dear Mr. Young:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City). The project consists of the construction and operation of four industrial warehouses and a business park consisting of approximately 907,780 square feet (Project). The Project is located at 2740 W. Nielsen Ave, in Fresno, CA (APN 458-020-71).

Project Scope

The Project consists of the construction and operation of four industrial warehouses and a business park on approximately 907,780 square feet. Building one will consist of 468,760 square feet, building two will consist of 248,820 square feet, building three will consist of 96,250 square feet, and building four will consist of 93,950 square feet.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed the following thresholds of significance: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: https://www.valleyair.org/transportation/GAMAQI.pdf

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

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The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions. The additional environmental review of the Project's potential impact on air quality should consider the following items:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

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

The District recommends that the City consider the use of the cleanest reasonably available off-road construction equipment (including the latest tier equipment as feasible), construction practices (i.e. eliminating unnecessary idling), and fleets to reduce impacts from construction-related diesel exhaust emission.

1b) Operational Emissions:

Emissions from stationary sources and mobile sources should be analyzed separately. For reference, the District's annual criteria thresholds of significance for operational emissions are listed above.

1c) Recommended Model: Project related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using CalEEMod (**Cal**ifornia **E**mission **E**stimator **Mod**el), which uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

1d) Project Related Operational Emissions – Cleanest Available Truck

The San Joaquin Valley will not be able to attain stringent health-based federal air quality standards without significant reductions in emissions from heavy-heavy duty (HHD) Trucks, the single largest source of NOx emissions in the San Joaquin Valley. The District recently adopted the 2018 PM2.5 Plan which includes significant new reductions from HHD Trucks, including emissions reductions by 2023 through the implementation of the California Air Resources Board (CARB) Statewide Truck and Bus Regulation, which requires truck fleets operating in

California to meet the 2010 0.2 g/bhp-hr NOx standard by 2023. Additionally, to meet the federal air quality standards by the 2023 to 2024 attainment deadlines, the District's Plan relies on a significant and immediate transition of heavy duty truck fleets to zero or near-zero emissions technologies, including the near-zero truck standard of 0.02 g/bhp-hr NOx established by the California Air Resources Board.

Since the Project consists of the construction of an industrial warehouse and business park, the Project has the potential to generate HHD truck trips. Therefore, the District recommends that the following clean air measures be considered for inclusion in the environmental review.

- Advise fleets associated with Project operational activities to utilize the cleanest available HHD truck technologies, including zero and near-zero (0.02 g/bhp-hr NOx) technologies as feasible.

- Advise all on-site service equipment (cargo handling, yard hostlers, forklifts, pallet jacks, etc.) to utilize zero-emissions technologies as feasible.

- Advise fleets associated with future development projects to be subject to the best practices (i.e. eliminating unnecessary idling).

In addition, the District recommends that the City include clean air measures to reduce project related operational impacts through incorporation of design elements, for example, increased energy efficiency, reducing vehicle miles traveled, etc. More information on mitigation measures can be found at: http://www.valleyair.org/transportation/cega_idx.htm.

1e) Project Related Operational Emissions– Truck Routing

Truck routing involves the path/roads heavy-duty trucks take to and from their destination. The air emissions from heavy-duty trucks can impact residential communities and sensitive receptors.

The District recommends the environmental review evaluate heavy-duty truck routing patterns to help limit emission exposure to residential communities and sensitive receptors. More specifically, this measure would assess current truck routes, in consideration of the number and type of each vehicle, destination/origin of each vehicular trip, time of day/week analysis, vehicle miles traveled and emissions. The truck routing evaluation would also identify alternative truck routes and their impacts on VMT, GHG emissions, and air quality.

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

The goal of this strategy is to limit the potential for localized PM2.5 and toxic air quality impacts associated with failure to comply with the state's Heavy Duty anti-idling regulation (e.g limiting vehicle idling to specific time limits). The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts. Therefore, efforts to ensure compliance of the anti-idling regulation, especially near sensitive receptors, is important to limit the amount of idling within the community, which will result in community air quality benefits.

1g) Electric On-Site Off-Road and On-Road Equipment

Since the Project consists of an industrial warehouse and business park, it may have the potential to result in increased use of off-road equipment (i.e. forklifts) and/or on-road equipment (i.e. mobile yard trucks with the ability to move materials). The District recommends the City advise the project proponent to utilize electric or zero emission off-road and on-road equipment used on-site for this Project.

1h) Health Risk Screening/Assessment

There are residential units located adjacent from the facility on West Nelsen Avenue. More specifically, there are single family residential units located 0.2 miles south east of the Project, the nearest school (Pershing Continuation High school) is located approximately 1 mile east of the Project, and the nearest church (Iglesia Evangelica Christian Espiritual Church) is located approximately 0.5 miles south of the Project.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants

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

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

   For your convenience, the District's prioritization calculator can be found at: http:www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

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

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

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

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

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

1i) Ambient Air Quality Analysis

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

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

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

1j) Voluntary Emission Reduction Agreement

If the 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 applicant 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 applicant and the District enter into a contractual agreement in which the project applicant 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-specific regional impacts on air quality can be fully mitigated. Types of emission reduction projects that have been funded in the past include replacement of old heavy-duty trucks with new, cleaner, heavy-duty trucks, electrification of stationary internal combustion engines (such as agricultural irrigation pumps), and replacement of older school buses.

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-specific regional emissions have been

mitigated to less than significant. To assist the Lead Agency and project applicant in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental review includes an assessment of the feasibility of implementing a VERA.

Additional information on implementing a VERA can be obtained by contacting District CEQA staff at by email at CEQA@valleyair.org or by phone at (559) 230-6000.

2) Nuisance Odors

While offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable distress among the public and often resulting in citizen complaints.

The City should consider all available pertinent information to determine if the Project could have a significant impact related to nuisance odors. Nuisance odors may be assessed qualitatively taking into consideration of project design elements and proximity to off-site receptors that potentially would be exposed to objectionable odors. The intensity of an odor source's operations and its proximity to sensitive receptors influences the potential significance of odor emissions. Any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact. According to the District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), a significant odor problems are defined as more than one confirmed complaint per year averaged over a three-year period, or three unconfirmed complaints per year averaged over a three-year period. An unconfirmed complaint means that either the odor/air contaminant release could not be detected, or the source/facility cannot be determined.

The District is available to assist the City with information regarding specific facilities and categories of facilities, and associated odor complaint records.

3) Vegetative Barriers and Urban Greening

The Project is located in a primarily rural area. However, there are residential units located adjacent from the facility on West Nelsen Avenue. More specifically, there are single family residential units located 0.2 miles south east of the Project, the nearest school (Pershing Continuation High school) is located approximately 1 mile east of the Project, and the nearest church (Iglesia Evangelica Christian Espiritual Church) is located approximately 0.5 miles 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 (i.e. residential units).

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 update of gaseous pollutants. Examples of vegetative barriers include, but 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 resistant low maintenance greenery.

4) Solar Deployment in the Community

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 the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

5) Charge Up! Electric Vehicle Charger

To support further installation of electric vehicle charging equipment and development of such 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 this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

6) District Rules and Regulation

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

6a) 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 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 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 commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6b) District Rule 9510 (Indirect Source Review)

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

The proposed 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 25,000 square feet of light industrial space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

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

6c) 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.*

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

6d) District Rule 9410 (Employer Based Trip Reduction)

The proposed 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 how District Rule 9410 can be found online at: 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

6e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project

may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

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

7) 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 Harout Sagherian by e-mail at Harout.Sagherian@valleyair.org or by phone at (559) 230-5860.

Sincerely,

Brian Clements
Director of Permit Services



For Mark Montelongo
Program Manager

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

November 22, 2021

Erik Young
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application No. P21-02699
N/E Marks and Nielsen avenues

Dear Mr. Young:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P21-02699 for which the applicant proposes the construction of four (4) Industrial Warehouse Buildings, APN's: 458-020-71 and 72. FID has the following comments:

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

2. For informational purposes, FID's active Houghton No. 78 runs westerly along the north side of Nielsen Avenue, crosses Nielsen Avenue approximately 2,470 feet east of the subject property, continues west along the south side of Nielsen Avenue, crosses Hughes Avenue approximately 1,280 feet east of the subject property, crossing Marks Avenue approximately 300 feet south of the subject property, crossing Nielsen Avenue approximately 190 feet west of subject property and continues northwest along the west side of Marks Avenue as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Nielsen Avenue, Hughes Avenue, Marks Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

3. For informational purposes, FID's active Cole – S. Br. No. 40 runs southwesterly, crosses Marks Avenue approximately 300 feet north of the subject property and continues south along the west side of Marks Avenue, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Marks Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

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

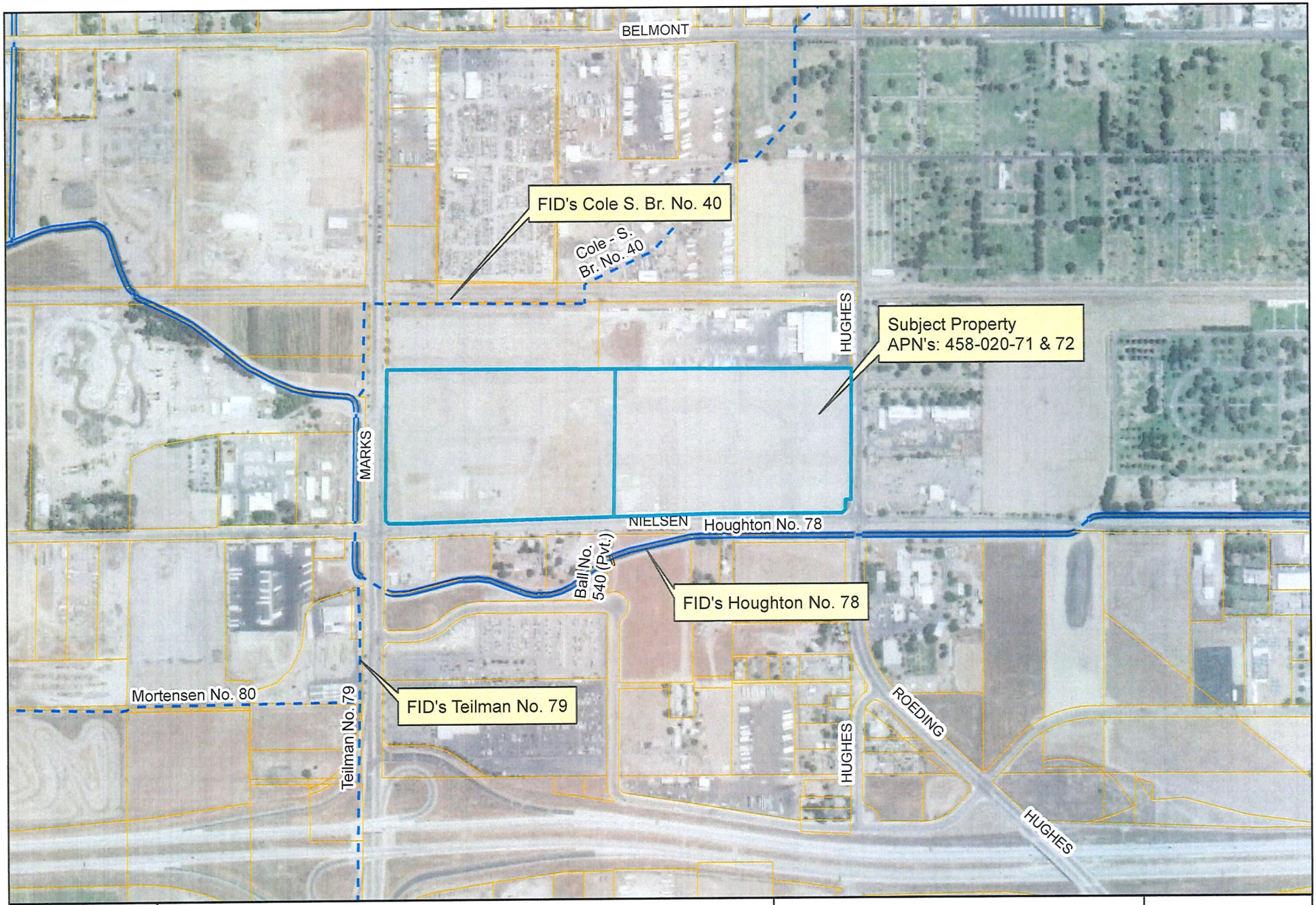
4. For informational purposes, FID's active Teilman No. 79 runs southerly along the west side of Marks Avenue and crosses Whitesbridge Avenue approximately 2,560 feet south of the subject property, as shown on the attached FID exhibit map.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



FRESNO IRRIGATION DISTRICT

Legend

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

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

Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 0404

Path: G:\Fidgis\20211115 FID Master.mxd

0 340 680
Feet
1 inch = 668.97 feet

Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Friday, November 12, 2021 4:00 AM
To: Engineering Review
Cc: Steven.Martinez@fresno.gov
Subject: Review Due Soon - P21-02699

A Review Task assigned to you and associated to Planning Application P21-02699 is due soon.
Please complete your review and update your response. You can view details of the record online.

Comment:
Address: 2740 W NIELSEN AVE, FRESNO, CA 93706
Description: Development Permit Application No. P21-02699 was filed by Dan Zoldak of Lars Anderson & Associates, on behalf of Scannell Properties, and pertains to the 22.24 acres identified by APN 458-020-71 located at 2740 W. Nielsen Ave. and the 26.15 acres identified by APN 458-020-72. The applicant proposes to construct a Class A Industrial Warehouse and Business Park consisting of (4) buildings. Building 1 - 468,760 sq. ft., Building 2 - 248,820 sq. ft., Building 3 - 96,250 sq. ft., and Building 4 - 93,950 sq. ft. The parcels are zoned IH. Related Application: DRC P20-04688.

Due 11/17

A notice was added to this record on 2021-05-14.
Condition: Severity: Notice
Total conditions: 1 (Notice: 1)

View notice

Menu Help

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P21-02699

()

File Date: 05/14/2021

Application Status: On Hold

Application Type: Development Permit

Application Detail: Detail

Description of Work: Development Permit Application No. P21-02699 was filed by Dan Zoldak of Lars Anderson & A
020-72. The applicant proposes to construct a Class A Industrial Warehouse and Business Pa
Application: DRC P20-04688.

Application Name: Scannell Warehouse & Distribution Park

Address: 2740 W NIELSEN AVE, FRESNO, CA 93706

Owner Name: DI NIELSEN MARKS LLC

Owner Address: 4790 N CORNELIA, FRESNO, CA 93722

Parcel No: 45802071

Contact Info: Name	Organization Name	Contact Type	Status
Daniel J Zoldak	Lars Andersen &...	Applicant	Active
Jake Kurth	Scannell Proper...	Developer	Active

Licensed Professionals Info: Primary	License Number	License Type	Name

Workflow Status: Task	Assigned To	Status	Status D
Application	Erik Young	Accept	10/26/20
Pre-review- TIS	Jill Gormley	Application ...	05/25/20
Pre-review- Traffic	Louise Gilio	Application ...	05/25/20
Plan Distribution		Assign Revie...	10/28/20
Public Utilities Commi...			
County PW and Planning	County Planning		
Caltrans			
Traffic Planning	Louise Gilio	Add'l Info R...	11/10/20
Public Works Engineering	Hilary Kimber	Reviewed wit...	11/05/20
DPU Water Division	Robert Diaz	Review Complete	11/15/20
DPU Planning and Engin...	Kevin Gray		
DPU Solid Waste Manage...	Kevin Gray		
Fire Review	Scott T Recchio	Revisions Re...	11/15/20
Police Review		No Comment	10/28/20
Fresno County Environm...	Public Health	Reviewed wit...	11/16/20
Building and Safety Se...	Christian Mendez		
Airports	Airports	Review Complete	11/15/20
Fresno Area Express	FAX		
Irrigation District	FID		

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.412

PUBLIC AGENCY

STEVEN MARTINEZ
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

DANIEL ZOLDAK, LARS ANDERSEN & ASSOCIATES
4694 W. JACQUELYN AVE.
FRESNO, CA 93722

PROJECT NO: **2021-02699**

ADDRESS: **2740 W. NIELSEN AVE.**

APN: **458-020-72, 458-020-71**

SENT: **November 17, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AS	$360,882.00	NOR Review	$1,675.00	To be paid prior to release of District comments to Public Agency and Developer.
ZZ	$191,951.00	Grading Plan Review	$8,519.00	Amount to be submitted with first grading plan submittal.

Total Drainage Fee: $552,833.00 **Total Service Charge: $10,194.00**

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/22 based on the site plan submitted to the District on 10/28/21 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR DPA No. 2021-02699

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1.

___ **a.** Drainage from the site shall

__X__ **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 Private On-Site facilities located within the development or necessitated by any off-site improvements required by the approving agency:

__X__ Developer shall construct facilities as shown on Exhibit No. 1 as PRIVATE ON-SITE SYSTEM TO BE CONSTRUCTED BY DEVELOPER.

___ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

__X__ 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.

__X__ **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.)

__X__ 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.

FR DPA No. 2021-02699

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. **X** See Exhibit No. 2 for additional comments, recommendations and requirements.

Brent Sunamoto
District Engineer, RCE
Digitally signed by Brent Sunamoto Date: 11/17/2021 1:58:18 PM

Gary W. Chapman
Engineering Tech III
Digitally signed by Gary W. Chapman Date: 11/16/2021 4:56:30 PM

FR DPA No. 2021-02699

CC:

DI NIELSEN MARKS LLC

4790 N. CORNELIA

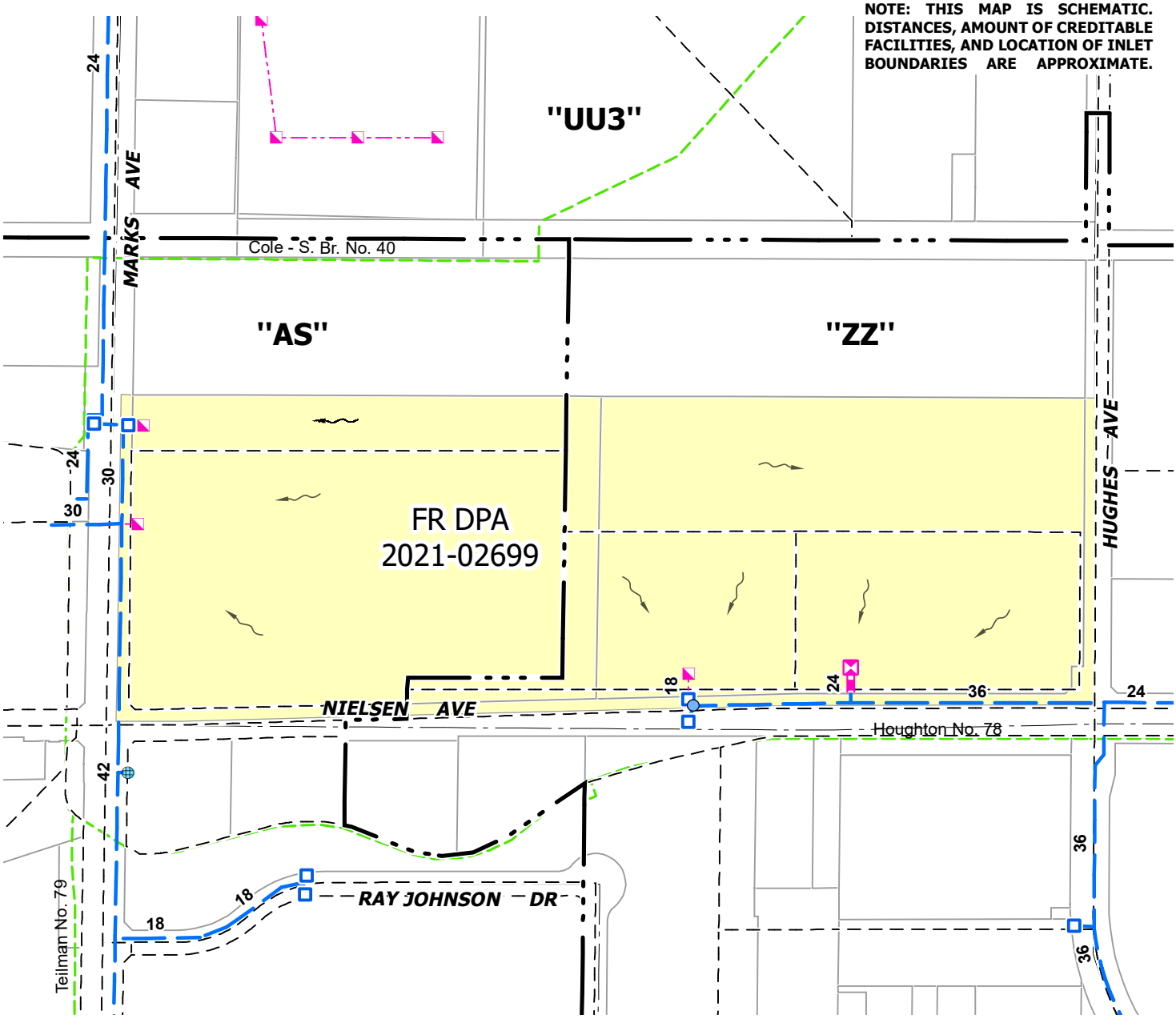
FRESNO, CA 93722

JAKE KURTH, SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140

WAYZATA, MN 55391

FR DPA No. 2021-02699



LEGEND

- Private On-Site System To Be Constructed By Developer
- Existing Private Facilities
- Existing Master Plan Facilities
- Existing Temporary Inlet
- Inlet Boundary
- Drainage Area Boundary
- Existing FID Facilities
- Direction Of Drainage

1 " = 400 '

FR DPA 2021-02699

DRAINAGE AREAS "AS" & "ZZ"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: keithr
Date: 11/16/2021
Path: K:\Autocad\DWGS\0EXHIBIT\CITYDPA\2021-02699.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

DPA 2021-02699 is located in two drainage areas, Drainage Area "AS" and Drainage Area "ZZ". Development of the site shall maintain the Master Plan area to each drainage area as shown on Exhibit No. 1.

The minimum finish floor elevation of the development shall be one foot higher than the controlling flood safety overflow point. The controlling flood safety overflow point for the portion of the project located in Drainage Area "ZZ" is the bridge on Hughes Avenue over the Houghton Canal. The controlling flood safety overflow point for the portion of the project located in Drainage Area "AS" is the breakover to the Houghton Canal on the west side of Marks Avenue between Nielsen Avenue and the Union Pacific Railroad. The elevations at the mentioned breakover locations will need to be provided on the grading plans for review and verification of proposed building finish floor elevations for the development.

The construction of the "Private On-Site System" shown on Exhibit No. 1 will provide permanent drainage service to the portion of the project located in Drainage Area "ZZ". Permanent drainage service will not be available for the portion of the project located in Drainage Area "AS". The District recommends temporary facilities until permanent service is available.

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

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

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

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT

CONDITIONS OF APPROVAL

OCTOBER 4, 2023

VESTING TENTATIVE PARCEL MAP NO. 2021-09

LOCATED ON THE NORTHEAST CORNER OF WEST NIELSEN AND NORTH MARKS AVENUES

NOTICE TO PROJECT APPLICANT

All tentative parcel maps are subject to the applicable provisions of the State Subdivision Map Act (SMA), Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this tentative parcel map.

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on a development project.

Upon conditional approval of Vesting Tentative Parcel Map No. 2021-09 dated February 10, 2022, the subdivider may prepare a Parcel Map (Final) in accordance with the approved tentative parcel map.

Concurrent with the filing of a Parcel Map and when the provisions of Section §66436 of the SMA apply, the subdivider is responsible to send, by certified mail, a sketch of the proposed Parcel Map, together with a copy of Section §66436(a)(3)(A) of the SMA, to any public entity or public utility which has previously acquired a right-of-way easement.

GENERAL CONDITIONS

1. Comply with the provisions of the State of California Government Code Sections §66410 - §66499.58 of the SMA and Articles 31 (Land Division) and 35 (Parcel Maps) of Chapter 15 of the FMC.

2. Upon conditional approval of Vesting Tentative Parcel Map No. 2021-09 dated February 10, 2022, the subdivider may prepare a Final Map in accordance with the approved tentative map and Development Permit Application No. P21-02699, which establishes the development for the subject property. The project shall comply with the requirements and conditions included within the Conditions of Approval for Development Permit Application No. P21-02699 dated October 4,

2023. Any existing and/or proposed structure(s) on the site may be affected due to the location of the proposed parcel lines. The placement of a parcel line in close proximity to any existing or proposed structure(s) requires that the structure(s) be found in compliance with the fire resistive standards of the Uniform Building Code.

3. Every lot or parcel shall have frontage on a public street, except when the lots/parcels are located within a Commercial or Employment District and the following conditions are met (pursuant to Section 15-4105-E of the Fresno Municipal Code) in order to secure the enforceability of properties' obligations for retention and maintenance of access, utilities, facilities, and improvements:

   a) Execute a Mutual Easements and Reciprocal Use Agreement between Parcels "A" through "D" of Vesting Tentative Parcel Map No. 2021-09 dated February 10, 2022. The Mutual Easements and Reciprocal Use Agreement shall, at a minimum, provide: (1) West Nielsen Avenue, North Marks Avenue, and North Hughes Avenue; (2) Cross drainage; (3) Shared parking and/or solid waste facilities (if desired/applicable); and, (4) Provisions and obligations for retention and maintenance of shared access, utilities, fire suppression systems, facilities and improvements on the subject property; or, alternatively, demonstrate the existing agreements meeting City of Fresno standards and requirements are recorded and/or in effect prior to recordation of a Parcel Map.

      i. Access, circulation, and parking on all of the properties to be included within, and made party to the easements and agreements required herein above shall be provided and maintained in accordance with approved entitlements for the respective properties; or, any revisions or amendments thereto, as may be approved by the Planning and Development Department. No modifications to said access, circulation, parking, or easements and agreements authorized for purposes of satisfying the conditions contained herein may be made without prior approval from the Planning and Development Department.

4. Contact Nicholas Caldera, Planner, in the City of Fresno Planning and Development Department at (559) 621-8032 or via email at Nicholas.Caldera@fresno.gov for assignment of addresses to parcels proposed to be created from a subdivision of the subject property.

   - NOTE: It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for

New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

5. Any existing and/or proposed structure(s) on the site may be affected due to the location of the proposed parcel lines. The placement of a parcel line in close proximity to any existing structure(s) requires that the structure(s) be found in compliance with the fire resistive standards of the Uniformed Building Code.

   a) Compliance with the prevailing California Building Code as it relates to exterior wall protection, allowable area, etc., must be demonstrated respective to the new parcel line locations prior to recordation of a Parcel Map. Contact the Planning and Development Department, Building and Safety Services Division at (559) 621-8200.

      - NOTE: In the event existing or proposed structures do not, or will not, comply with any applicable standards of the California Building Code, structures must be modified so as to meet the standard; or, the parcel lines proposed with the tentative parcel map shall be revised accordingly prior to recordation of a Parcel Map.

6. Any existing and/or proposed development on the site may be affected due to the location of the proposed parcel lines. The provision of public or emergency vehicle access, utility services (including fire suppression systems), drainage, or shared parking, solid waste or similar facilities across proposed parcel lines requires recordation of a Mutual Easement and Reciprocal Use Agreement for all effected parcels prior to issuance of building permits for new development; and, prior to recordation of a parcel map for existing development.

7. The subdivider shall dedicate and construct public easements to facilitate the construction of public improvements (when applicable) within the limits of the parcel map.

   a) All such public easements shall be identified and dedicated with the processing and recordation of a Parcel Map.

8. All plans for on-site and off-site improvements included in the Conditions of Approval shall be submitted prior to the final map being processed for recordation.

9. Whenever covenants or agreements are required, they shall be prepared by the city upon receipt of the fee in accordance with the adopted Master Fee Schedule. All covenants and agreements must be approved by the City Attorney's Office and shall be recorded with the final parcel map.

10. The map boundary shall be shown to the street centerline of North Hughes Avenue.

MITIGATION MONITORING REQUIREMENTS

11. Development of the subject property shall be subject to implementation of the mitigation measures, fees, and timelines as stipulated within the Mitigation Monitoring Program of Environmental Assessment No. P21-02699/P21-05930 (SCH Number 2022050265).

STREETS AND RIGHTS-OF-WAY

12. Comply with the requirements included within the attached Department of Public Works, Traffic and Engineering Services Division memorandum dated March 4, 2022; or, any amendment or modifications to those requirements which may be granted by the Director of the Department of Public Works prior to recordation of a Parcel Map.

PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

13. Comply with the requirements of the Department of Public Works, Engineering (Landscaping) Division memorandum dated December 16, 2020.

PUBLIC UTILITIES REQUIREMENTS

14. Comply with the requirements included within the Department of Public Utilities, Water, Sewer, and Solid Waste Divisions memorandum dated March 3, 2022.

FIRE SERVICE

15. Comply with the requirements included within the Fire Department memorandum dated March 2, 2022.

FRESNO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

16. Comply with the requirements included within the Fresno County Environmental Health Department memorandum dated June 9, 2022.

FRESNO IRRIGATION DISTRICT

17. Comply with the requirements included within the Fresno Irrigation District memorandum dated March 3, 2022.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD)

18. The subdivider shall be required to comply with all of the specific requirements imposed by the FMFCD for the subdivision or any amendments or modifications to those requirements, which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the FMC. These requirements are identified in the attached District's letters dated March 4, 2022.

FRESNO UNIFIED SCHOOL DISTRICT (FUSD)

19. Comply with the requirements included within the FUSD memorandum dated February 15, 2022.

PACIFIC GAS & ELECTRIC (PG&E)

20. Comply with the requirements included within the PG&E memorandum dated March 3, 2022.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (SJVAPCD)

21. Comply with the requirements included within the SJVAPCD memorandum dated March 3, 2022.

DEVELOPMENT FEES AND CHARGES

Pursuant to Government Code §66020(d)(1) each local agency shall provide to the project applicant a notice in writing at the time of the approval of a project or at the time of the imposition of the fees, dedications, reservations, or other exactions a statement, and notification that the 90-day approval period in which the applicant may protest has begun (please see Notice to Project Applicant contained herein above for further information).

The following fees are based on preliminary conceptual information. The exact fee obligation will be computed prior to Final Map approval by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of Final Map approval, determined by the Master Fee Schedule, shall apply (Reso. No. 2016-258).

This project is subject to the following development fees and charges:

a. Applicable Drainage and Notice of Review (NOR) Fees as determined by the Fresno Metropolitan Flood Control District.

   (Reference Fresno Metropolitan Flood Control District requirements included herein above and notes below for further information)

SEWER CONNECTION CHARGES	FEE RATE
b. Lateral Sewer Charge [1]	$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area:	N/A
e. Wastewater Facilities Charge [3]	S.T.E.P.**
f. House Branch Sewer Charge [2]	N/A

WATER CONNECTION CHARGES	FEE RATE
g. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
h. Frontage Charge [1]	$6.50/lineal foot
i. Water Capacity Fee [1]	Fee based on meter(s) sizes specified by owner; fee established by the Master Fee Schedule.

CITYWIDE DEVELOPMENT IMPACT FEE	FEE RATE
j. Fire Facilities Impact Fee – Citywide [4] - Industrial	$413/1000 sq.ft. †
k. Park Facility Impact Fee – Citywide [4]	N/A

l. Quimby Parkland Dedication Fee [2]	N/A
m. Citywide Regional Street Impact Fee [3]	
- Heavy Industrial	$2,865/adj. acre
n. New Growth Area Major Street Fee [3]	
- Heavy Industrial	$8,058/adj. acre
o. Police Facilities Impact Fee – Citywide [4]	
- Industrial	$340/1000 sq.ft. †
p. Traffic Signal Charge [1]	
- Industrial	$399/1000 sq.ft. †

Notes:

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. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

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.

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

[1] Deferrable through Fee Deferral Covenant.
[2] Due at Final Map.
[3] Due at Building Permit.
[4] Due at Certificate of Occupancy.

† Building areas to be calculated to the nearest square foot.

APPL. NO. TPM 2021-09 EXHIBIT A-1 DATE 02/10/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

VESTING TENTATIVE PARCEL MAP NO. 2021-09

LA PROJECT NO. 20097.00

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the City of Fresno, County of Fresno, State of California, and is described as follows:

PARCEL 1:

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. 2013-06, AS EVIDENCED BY DOCUMENT RECORDED JUNE 11, 2013 AS INSTRUMENT NO. 2013-0082690 OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF VOLUNTARY PARCEL MERGER NO. 2013-03, AS DOCUMENT NO. 2013-0082689, OF OFFICIAL RECORDS OF FRESNO COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 20 TO 29, INCLUSIVE, OF WEST FRESNO, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 50, LYING
SOUTH OF A LINE THAT IS PARALLEL WITH AND 358.71 FEET SOUTH OF THE SOUTH LINE OF THAT CERTAIN STRIP OF LAND 100 FEET WIDE GRANTED TO THE SOUTHERN PACIFIC RAILROAD COMPANY BY DEED DATED MAY 13, 1982 RECORDED IN BOOK 145, PAGE 390 OF DEEDS, AND WEST OF A LINE THAT IS PARALLEL WITH AND 1169.00 FEET EAST OF THE WEST LINE OF SAID LOTS 24 AND 25.

EXCEPTING THEREFROM THAT PORTION THEREOF GRANTED TO FRESNO IRRIGATION DISTRICT BY AGREEMENT DATED OCTOBER 1, 1946 RECORDED FEBRUARY 14, 1947 IN BOOK 2494 PAGE 185 OF OFFICIAL RECORDS.

PARCEL 2:

PARCEL D AS SHOWN ON LOT LINE ADJUSTMENT NO. 2013-06, AS EVIDENCED BY DOCUMENT RECORDED JUNE 11, 2013 AS INSTRUMENT NO. 2013-0082690 OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF VOLUNTARY PARCEL MERGER NO. 2013-03, AS DOCUMENT NO. 2013-0082689 OF OFFICIAL RECORDS OF FRESNO COUNTY, AND LOTS 17 TO 19 OF WEST FRESNO, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 50, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 17 TO 32, INCLUSIVE, OF SAID WEST FRESNO LYING SOUTH OF A LINE THAT IS PARALLEL WITH AND 358.71 FEET SOUTH OF THE SOUTH LINE OF THAT CERTAIN STRIP OF LAND 100 FEET WIDE GRANTED TO THE SOUTHERN PACIFIC RAILROAD COMPANY BY DEED DATED MAY 13, 1982 RECORDED IN BOOK 145, PAGE 390 OF DEEDS, AND EAST OF A LINE THAT IS PARALLEL WITH AND 1169.00 FEET EAST OF THE WEST LINE OF SAID LOTS 24
AND 25.

For conveyancing purposes only: APN 458-020-71 (Affects Parcel 1) 458-020-72 (Affects Parcel 2)

FLOOD ZONE INFORMATION:

This property lies in Zone "X" as shown on Federal Emergency Management Agency (FEMA) City of Fresno and Incorporated Areas, California, Map No. 06019C2105H Map Revised: February 18, 2009.

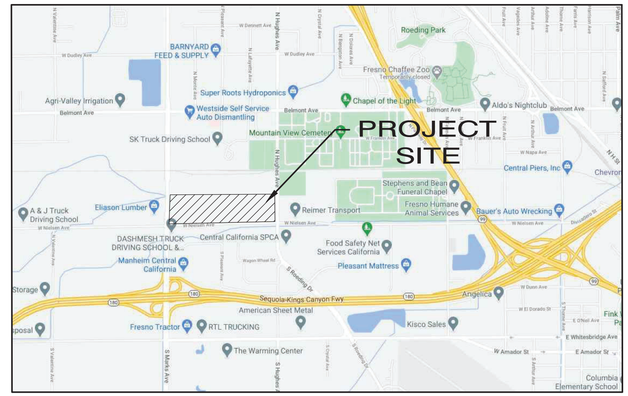
Flood Zone "X" is described as "Area with Minimal Flood Risk" and further described as "0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile."

APPLICANT/SUBDIVIDER:

Scannell Properties
294 Grove Lane East, Suite 140
Wayzata, MN 55391
(612) 280-4088

OWNER:

Di Nielsen Marks LLC
4790 N Cornelia Ave.
Fresno, CA 93706



LOCATION MAP (NTS)

VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED PROPERTY LINE	EXISTING PAVEMENT
LIMITS OF SUBDIVISION	EXISTING TREE
EXISTING SECTION LINE	EXISTING DRAIN INLET
EXISTING EASEMENT LINE	EXISTING UTILITY BOX
EXISTING GROUND CONTOUR 533	
EXISTING SIGN	
EXISTING CURB & GUTTER	
EXISTING CONCRETE CURB	
EXISTING FLOWLINE	
EXISTING OVERHEAD ELECTRIC LINE EOH	
EXISTING WATER MAIN W	
EXISTING SANITARY SEWER SS	
EXISTING CONCRETE BLOCK WALL	
EXISTING FENCELINE	
EXISTING WATER VALVE WV	
EXISTING SANITARY SEWER MANHOLE S	
EXISTING STORM DRAIN MANHOLE D	
EXISTING FIREHYDRANT	
EXISTING POWER POLE	
EXISTING STREET LIGHT	
STORM WATER FLOW DIRECTION	

NOTES:

1. There are no buildings on the property.
2. The property consists of 2 Assessor's parcel numbers. 458-020-71 & 458-020-72
3. The property abuts the following public right of ways: North Hughes Avenue, West Nielson Avenue and North Marks Avenue
4. There is access to the property from West Neilson Avenue and North Hughes Avenue.
5. There are 0 parking spaces on the property.
6. The source of water supply shall be the City of Fresno.
7. The source of proposed electricity and gas shall be PG&E.
8. The source of sewerage and sewage disposal shall be the City of Fresno.
9. There are no existing underground features on proposed property.
10. All offsite improvements will be installed to City of Fresno standards.
11. Acreage:
    Net: 48.35 AC
    Gross: 48.35 AC
12. This property is subject to the following:
    The terms, provisions and easement(s) contained in the document entitled "Storm Water Easement Agreement" recorded July 26, 2013 as Instrument No. 013-0104886-00 of Official Records.
    (Affects Parcel 1)

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

C:\Users\MAvedon\AppData\Local\Temp\AcPublish_17044\Tentative Parcel Map.dwg 2-07-22 04:44:59 PM MAvedon

APPL. NO. TPM 2021-09 EXHIBIT A-2 DATE 02/10/2022

PLANNING REVIEW BY _____ DATE _____

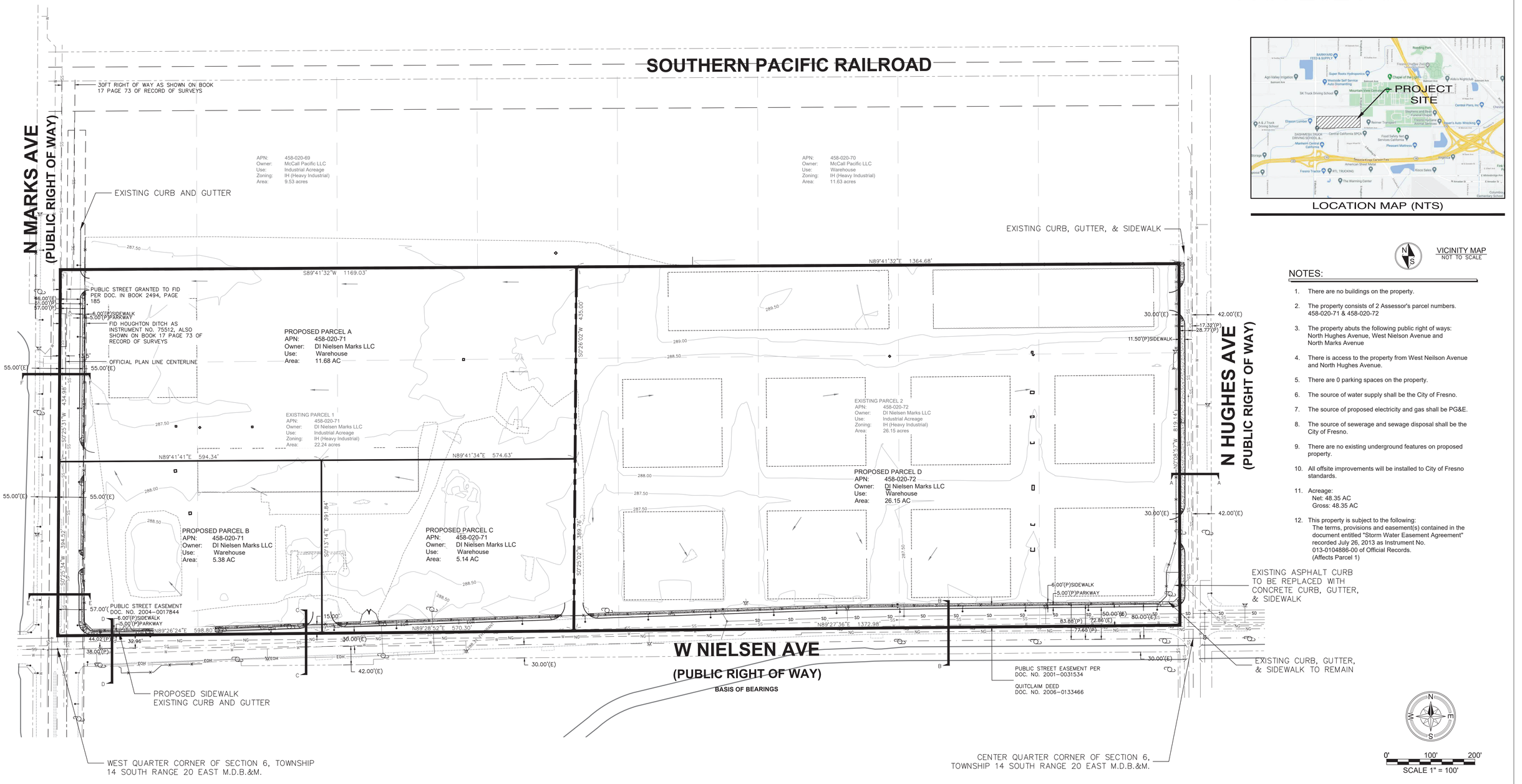
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

VESTING TENTATIVE PARCEL MAP NO. 2021-09

LA PROJECT NO. 20097.00



LOCATION MAP (NTS)

VICINITY MAP
NOT TO SCALE

NOTES:

1. There are no buildings on the property.
2. The property consists of 2 Assessor's parcel numbers. 458-020-71 & 458-020-72
3. The property abuts the following public right of ways: North Hughes Avenue, West Nielson Avenue and North Marks Avenue
4. There is access to the property from West Neilson Avenue and North Hughes Avenue.
5. There are 0 parking spaces on the property.
6. The source of water supply shall be the City of Fresno.
7. The source of proposed electricity and gas shall be PG&E.
8. The source of sewerage and sewage disposal shall be the City of Fresno.
9. There are no existing underground features on proposed property.
10. All offsite improvements will be installed to City of Fresno standards.
11. Acreage:
    Net: 48.35 AC
    Gross: 48.35 AC
12. This property is subject to the following:
    The terms, provisions and easement(s) contained in the document entitled "Storm Water Easement Agreement" recorded July 26, 2013 as Instrument No. 013-0104886-00 of Official Records. (Affects Parcel 1)

0' 100' 200'
SCALE 1" = 100'

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

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APPL. NO. TPM 2021-09 EXHIBIT A-3 DATE 02/10/2022

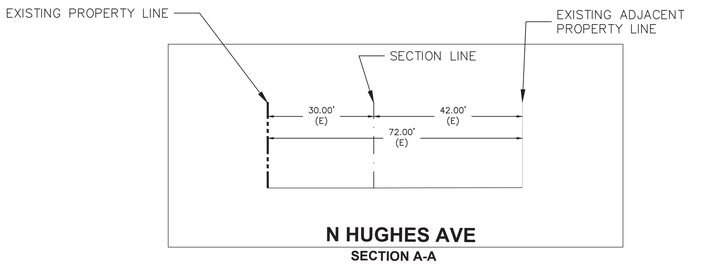
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

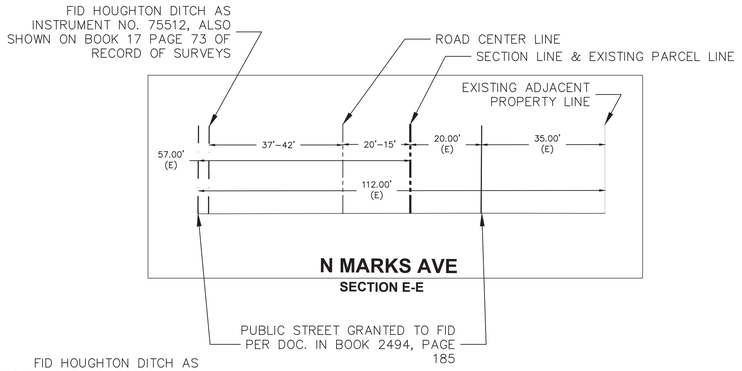
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

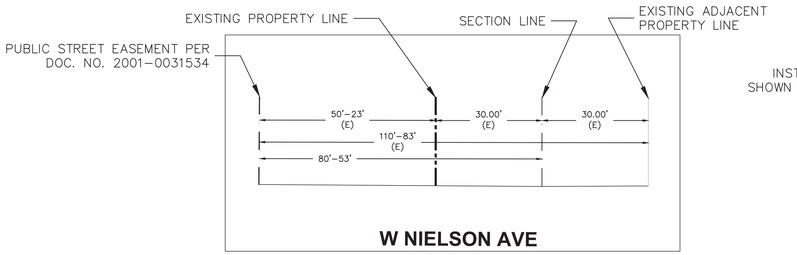
VESTING TENTATIVE PARCEL MAP NO. 2021-09



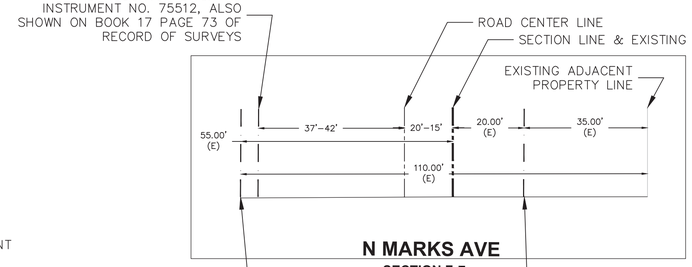
SECTION A-A



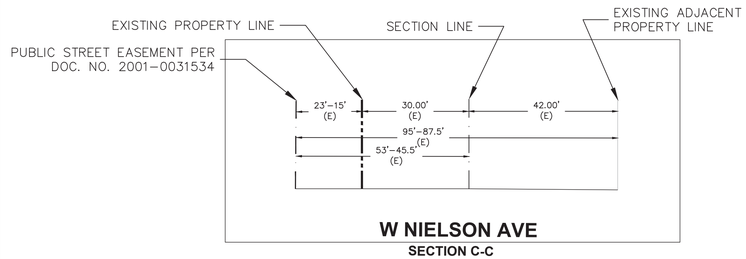
SECTION E-E



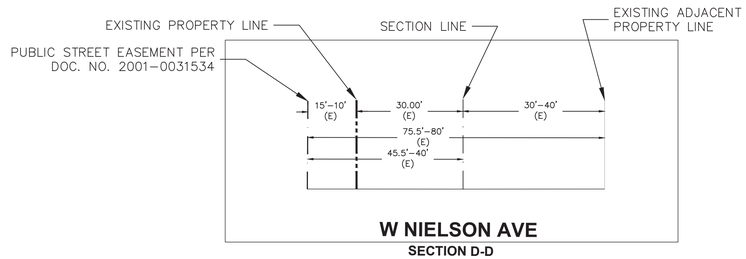
SECTION B-B



SECTION F-F



SECTION C-C



SECTION D-D

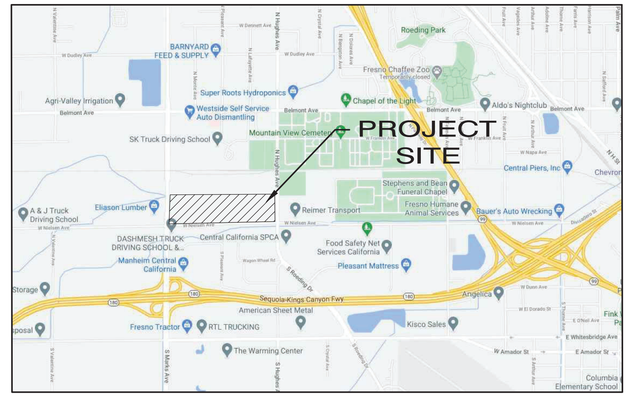
SECTION LINE

EASEMENT LINE

ROAD CENTERLINE LINE

PROPOSED PROPERTY LINE

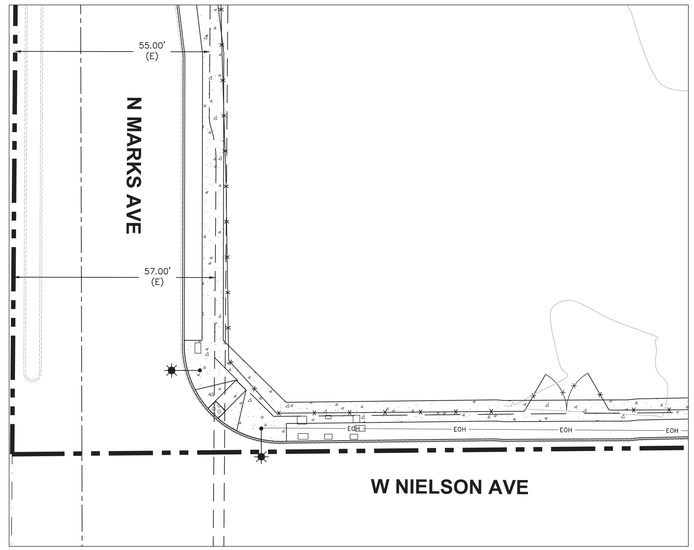
EXISTING PROPERTY LINE



LOCATION MAP (NTS)



VICINITY MAP
NOT TO SCALE



DETAIL "A"
SCALE 1" = 20'

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

JOB NO. 20097.00 DATE: FEBRUARY 2, 2022 SHEET 3 OF 3

LA PROJECT NO. 20097.00

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City of
FRESNO

DATE: March 4, 2022

TO: Steven Martinez,
Planning and Development Department

THROUGH: Andrew Benelli, PE, Assistant Director, City Engineer
Public Works Department, Traffic Operations and Planning Division

FROM: Louise Gilio, Traffic Planning Supervisor
Department of Public Works, Traffic Operations and Planning Division

SUBJECT: Public Works Conditions of Approval
PM 2021-09 / P21-05930 a **4-lot** subdivision
2740 West Nielsen Avenue
Scannell Properties / Lars Andersen & Associates, Inc.

COMPLIANCE REQUIRED:
Provide the following information prior to the acceptance of the final map submittal.

1. Verify the Map Boundary location. Map boundary shall include "Fee Title Interest".
2. Correct the Marks OPL center line location.
3. Notes 3 and 4 on sheets 1 and 2: Revise the spelling of "Nielsen". Why does note 4 talk about access to only 2 streets?
4. Note 9 claims no underground features. Should the note referring to the Houghton Ditch be vacated?
5. Since the parcels are greater than 4 acres, all proposed off-site improvements will be required with the site plan. Remove all proposed improvements and notes.
6. Detail A: revise to reflect current conditions. What is the dashed line that the existing r/w is pointing to, where is the bus stop, etc.?
7. Section A-A: show center line, curb and gutter.
8. Section B-B: This is mid-block and should ultimately be an 84' Collector. Show proposed center line, existing curb and gutter on both sides and revise spelling.
9. Section C-C: This is mid-block and should be an 84' Collector. Show proposed center line, existing curb and gutter on both sides and revise spelling.
10. Section D-D: The cross section for both intersections should be 88' for bus bay and right turn lanes. See P-69. Identify Existing curb and gutter, both sides.
11. Section E-E: Verify dimensions on the map and cross section. They should match. Revise center line. Identify curb and gutter.
12. Section F-F: Revise center line. The map and the cross section do not match. "Public Street Granted to FID" should this be vacated if the ditch is on the west side of the street? We will need a 55-57' street easement, if not existing.

13. Provide a proposed GAD for the intersection of Nielsen and Hughes. Include the bridge and the transition from 2 travel lanes to 4 south of Nielsen.
14. Identify the vacation of excessive right of way along Hughes at Nielsen. Should be 72'-88'.
15. Revise legend line types to match what is used in the cross sections and the map.
16. Marks: Identify existing curb, gutter and bus stop.

PUBLIC IMPROVEMENT REQUIREMENTS

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

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 tentative map. 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 or install the required improvements or contact Public Works to enter into a bonded secured agreement for these improvements. This must be executed **prior** to perfection of this parcel map. Contact Randy Guill **at (559) 621-8684.**

General Conditions

- Map boundary shall include "Fee Title Interest".
- Right of way: All right-of-way "outside" of the subdivision border shall either be acquired **prior** to recordation of Final Map, or a deposit equal to the value of the right-of-way and an estimate of the City staff time necessary to acquire the right-of-way shall be submitted **prior** to recordation of the Final Map.
- Submit the following plans, as applicable, in a single package, to the Public Works Department, Engineering Services Division for review and approval, prior to the final map: Street construction; Signing and Striping; Traffic Signal and Streetlight. All required signing and striping shall be installed and paid for by the developer / owner. The signing and striping plans shall comply with the current Caltrans standards and be submitted as a part of the street improvement plans.
- Additional offsite improvements will be required at the time of future site plan review.
- Curb ramps with "Detectable Warning Devices" are required at all corners within the limits of this parcel map.
- Repair all damaged and/or off grade off-site concrete street and/or alley improvements as determined by the City of Fresno Public Works Department, Construction Management Division, **(559) 621-5600**. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.
- All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such

areas shall be reconstructed with curb, gutter, and sidewalk to match existing adjacent street improvements. This work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per Fresno Municipal Code (FMC) 13-211.

- Provide a 30' visibility triangle at all street intersections.
- Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 15-4114.
- Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.
- Street widening and transitions shall also include utility relocations and necessary dedications.
- FAX: When a bus shelter is required by the Department of Transportation, FAX Division, a thicker sidewalk will be required. Contact Jeff Long at 559 621- 1436. Coordinate all conditions of approval between Public Works and FAX.
- Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Public Works Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Services Division for review and approval. Identify the proposed easement and provide a final cross-sectional detail on the map.
- The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.

Street Dedications and / or Vacations

Identify pedestrian paths of travel along public sidewalks: Provide a minimum of 4' clear to accommodate access along the entire street frontage of this map. Pedestrian easements may be required to accomplish this. Identify all street furniture, e.g.: public utility poles and boxes, guy wires, signs, fire hydrants, bus stop benches, mail boxes, news stands, trash receptacles, tree wells, etc. within the public right of way or public easements.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division. Contact Jason Camit at (559) 621-8681. Encroachment agreements must be approved **prior** to final map.

Frontage Improvement Requirements

All improvements shall be constructed in accordance with the *Standard Specifications and Standard Drawings* of the City of Fresno, Public Works Department. Street construction plans are required and shall be approved by the City Engineer. The performance of any work within the public street rights-of-way (including pedestrian and utility easements) requires a **STREET WORK PERMIT** **prior** to commencement of work. Contact the City of Fresno Public Works Department, Engineering Services Division at **(559) 621-8670** for detailed information.

Public Streets:

Marks Avenue: 110' Arterial

1. Dedication Requirements:
   a. If not existing, dedicate **55-57'** of property, from section line/ center line, for public street purposes, within the limits of this subdivision, per *Public Works Standards* **P-52** and **P-69**. *Center line shall be established per Official Plan Line No.* ***137.***
2. Construction Requirements: to be conditioned with the site plan.

Nielsen Avenue: 84' Collector

1. Dedication and / or Vacation Requirements:
   a. If not existing, dedicate **42-44'** of property, from center line, for public street purposes, within the limits of this subdivision, per *Public Works Standard* **P-54** and **P-69**. Center line shall be established based on the center line created by the existing curb and gutter.
2. Construction Requirements: to be conditioned with the site plan.

Hughes Avenue: 72' Collector

1. Dedication and Vacation Requirements:
   a. Dedicate **36'-44'** from center line, (30'- 38' from quarter section or as approved once the proposed layout is submitted) for public street purposes, within the limits of this subdivision, per *Public Works Standard* **P-54** and **P-69**. Center line shall be established based on the **36'-36'** mid-block section.
   b. Vacate excessive right-of-way within the limits of this subdivision. Reserve enough right of way for **44'** from center line and a corner cut for a ramp. A feasibility study for all proposed vacations of existing public rights of way is required to be completed **prior** to or concurrently with the recordation of the parcel map. Contact Jason Camit of the Public Works Department, at (559) 621-8681. Provide a detail.
2. Construction Requirements: to be conditioned with the site plan.

Specific Mitigation Requirements:

1. Provide a proposed GAD for the intersection of Nielsen and Hughes. Include the proposed vacation, bridge and the transition from 2 travel lanes to 4 south of Nielsen.

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

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

FMSI Requirements: To be conditioned with the site plan.

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

DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Development Services Coordinator
Planning Division

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

DATE: December 16, 2020

SUBJECT: **P20-04688; 2740 & 2102 W. Nielsen Ave.** (APN: 458-020-71) located on the north side of W. Nielsen Ave. between N. Hughes and N. Marks Avenues. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.

2. The designated street tree for N. Marks Ave. is:

   Cinnamomum camphora **Camphor Tree**

   There are no designated street trees for either W. Nielsen or N. Hughes Avenues. Please choose appropriate trees from the list of Approved Street Trees.

3. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications. Landscape and irrigation plans shall be reviewed and approved by the Department of Public Works, Engineering Services. Please submit plans to the scale of 1"=20' to ***dpwplansubmittal@fresno.gov.***

City of FRESNO

DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: March 3, 2022

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

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

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

SUBJECT: DPU CONDITIONS OF APPROVAL P21-05930 TENTATIVE PARCEL MAP 2021-09 APN 458-020-71

Water Service Requirements

The City of Fresno - Department of Public Utilities approves of the proposed project, subject to the following conditions listed below.

1. On-site water facilities shall remain private.

2. Separate water services with meter boxes shall be provided to each lot.

3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards

Water Supply Requirements

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

    a) If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing one 1-inch water meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.

    b) If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the one 1-inch water meter, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee

Charge.

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

d) The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

e) The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.

5. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 36-inch sewer trunk and 45-inch sewer trunk are located in North Marks Avenue, 18-inch sewer oversize main located in West Nielsen Avenue and an 8-inch sewer main located in North Hughes. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.

2. Connecting to the existing 45 or 36-inch sewer trunk shall require a manhole special manhole connection per Public Works Detail 'S-4'.

3. Street work permit is required for any work in the Right-of-Way.

4. On-site sanitary sewer facilities shall be private.

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

6. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 prior to pulling building permits regarding conditions of service for special

users.

Sanitary Sewer Fees

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

1. Sewer Lateral Charge.

2. Sewer Oversize Area.

3. Sewer Facility Charge (Non-Residential)

4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charge.

Solid Waste Requirements

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425.

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

2. Developer will need to provide a 44’ (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.

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

Fire Department

March 2, 2022
Byron Beagles

Comments

1. A preliminary site plan was submitted for the DRC process which indicated these new parcel lines, proposed building footprints, and proposed site access. Provide covenants between all parcels for common access, emergency access, and shared on site utilities. The buildings proposed on Parcels B & C, may need a 30 foot no build easement on each side of the proposed property line between 96,000 square buildings in order to use the California Building Code allowance for unlimited area buildings.

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

Fresno County Environmental Health

June 9, 2022

Comments
Recommended Conditions of Approval:

1. 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.

2. Future construction and project have the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code

3. 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.

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

5. The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 621-2489 for additional information.

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

March 3, 2022

Juan Lara
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Tentative Parcel Map Application No. P21-05930
N/E Nielsen and Marks avenues

Dear Mr. Lara:

The Fresno Irrigation District (FID) has reviewed the Tentative Parcel Map No. 2022-01, Planning Application P22-00102 for which the applicant proposes to subdivide a residential property into two lots, APN: 443-214-10. FID has the following comments:

1. FID previously reviewed and commented on the subject property on December 16, 2020, as Development Review Committee Application P20-04688 and on November 22, 2021, as Development Permit Application No. P21-02699. Those comments and conditions still apply and a copy has been attached for your review.

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

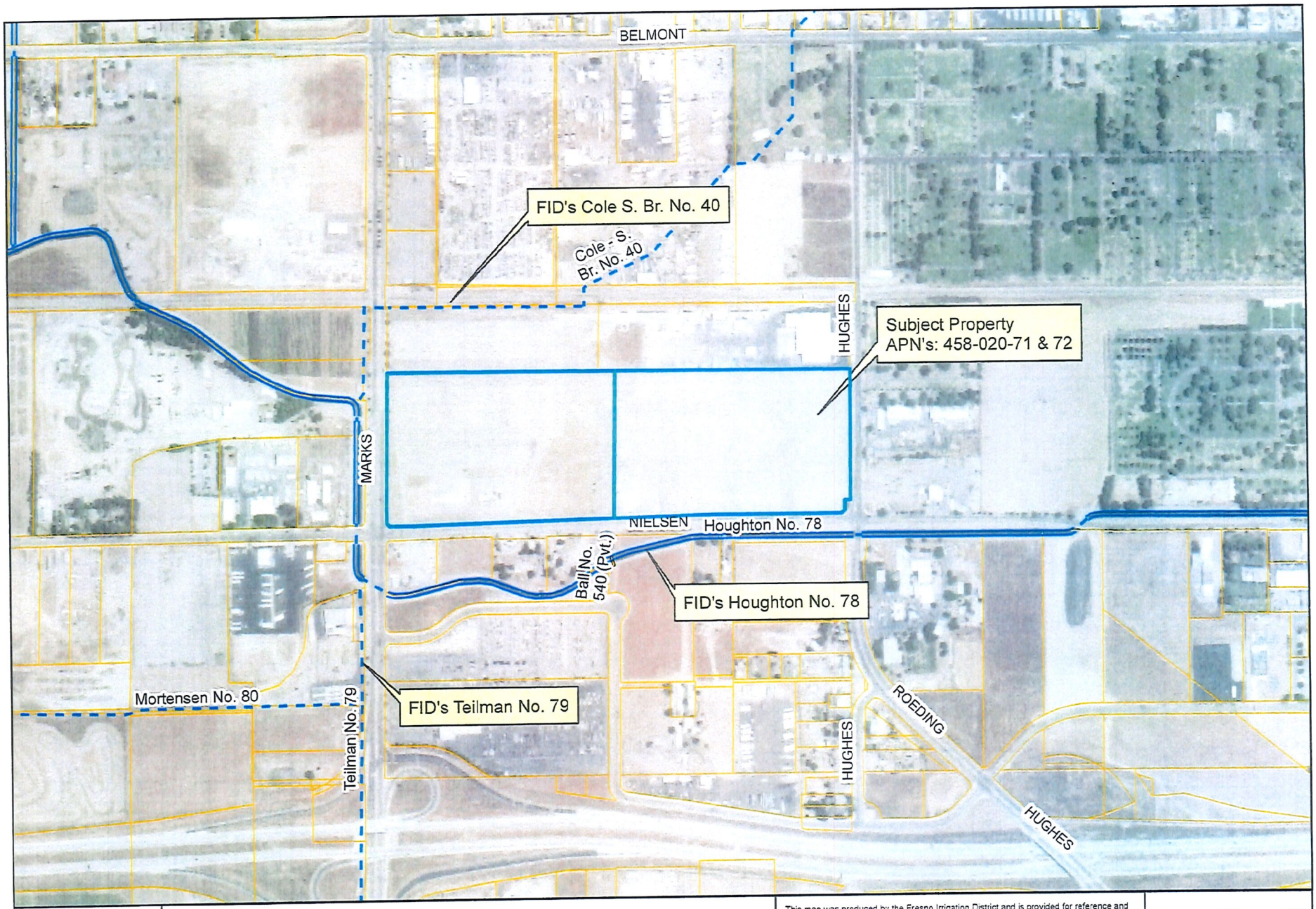
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Parcel Map\P21-05930\P21-05930 FID Comment.doc

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


BELMONT
FID's Cole S. Br. No. 40
Cole - S. Br. No. 40
HUGHES
Subject Property
APN's: 458-020-71 & 72
MARKS
NIELSEN
Houghton No. 78
Ball No. 540 (Pvt.)
FID's Houghton No. 78
Mortensen No. 80
FID's Teilman No. 79
Teilman No. 79
HUGHES
ROEDING
HUGHES
FRESNO IRRIGATION DISTRICT
Legend
FID Canal
Private Canal
Abandoned Canal
FID Pipeline
Private Pipeline
Abandoned Pipeline
Stream Group
Other-Creek\River
Other-Pipeline
FID Boundary
Railroad
Streets & Hwys
Parcel
FMFCD Acquired Basins
FMFCD Proposed Basins
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.
Spatial Reference
Name: NAD 1983 StatePlane California IV FIPS 0404
Path: G:\Fidgis\20211115 FID Master.mxd
0
340
680
Feet
1 inch = 668.97 feet

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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

November 22, 2021

Erik Young
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application No. P21-02699
N/E Marks and Nielsen avenues

Dear Mr. Young:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P21-02699 for which the applicant proposes the construction of four (4) Industrial Warehouse Buildings, APN's: 458-020-71 and 72. FID has the following comments:

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

2. For informational purposes, FID's active Houghton No. 78 runs westerly along the north side of Nielsen Avenue, crosses Nielsen Avenue approximately 2,470 feet east of the subject property, continues west along the south side of Nielsen Avenue, crosses Hughes Avenue approximately 1,280 feet east of the subject property, crossing Marks Avenue approximately 300 feet south of the subject property, crossing Nielsen Avenue approximately 190 feet west of subject property and continues northwest along the west side of Marks Avenue as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Nielsen Avenue, Hughes Avenue, Marks Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

3. For informational purposes, FID's active Cole – S. Br. No. 40 runs southwesterly, crosses Marks Avenue approximately 300 feet north of the subject property and continues south along the west side of Marks Avenue, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Marks Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

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

4. For informational purposes, FID's active Teilman No. 79 runs southerly along the west side of Marks Avenue and crosses Whitesbridge Avenue approximately 2,560 feet south of the subject property, as shown on the attached FID exhibit map.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

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

A Century of Commitment, Conveyance & Customer Service

December 16, 2020

Mindi Mariboho
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application No. P20-04688
N/E Marks and Nielsen avenues

Dear Ms. Mariboho:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P20-04688 for which the applicant proposes the construction of three (3) office/warehouse buildings, APN: 458-020-71. FID has the following comments:

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

2. For informational purposes, FID's active Houghton No. 78 runs westerly along the north side of Nielsen Avenue, crosses Nielsen Avenue approximately 2,470 feet east of the subject property, continues west along the south side of Nielsen Avenue, crossing Hughes Avenue approximately 1,280 feet east of the subject property, crossing Marks Avenue approximately 300 feet south of the subject property, crossing Nielsen Avenue approximately 190 feet west of subject property and continues northwest along the west side of Marks Avenue as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Nielsen Avenue, Hughes Avenue, Marks Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.

3. For informational purposes, FID's active Cole – S. Br. No. 40 runs southwesterly, crosses Marks Avenue approximately 380 feet north of the subject property and continues south along the west side of Marks Avenue, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Marks Avenue or in the vicinity of this facility, FID requires it review and approve all plans.

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

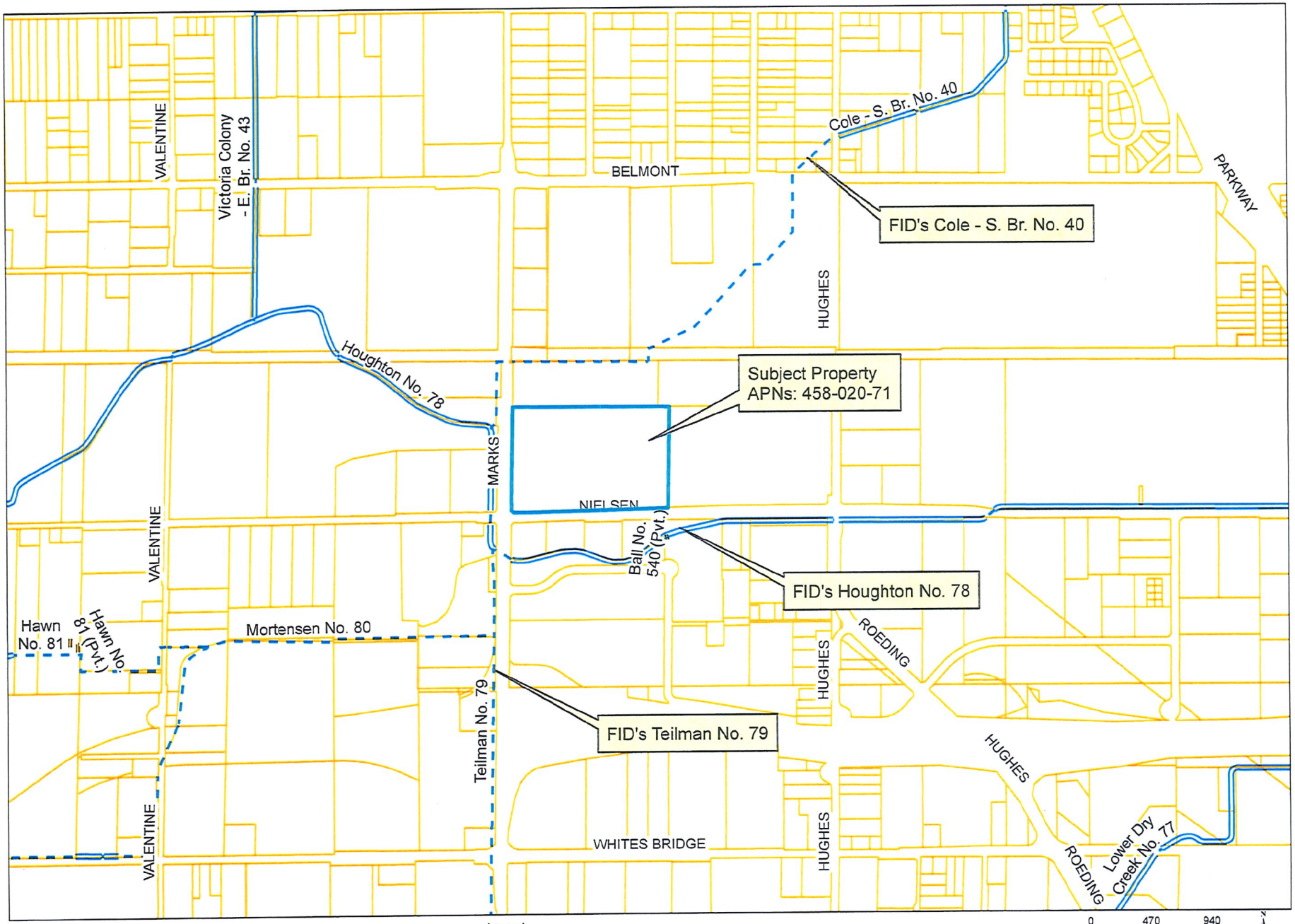
4. For informational purposes, FID's active Teilman No. 79 runs southerly along the west side of Marks Avenue and crosses Whitesbridge Avenue approximately 2,560 feet south of the subject property, as shown on the attached FID exhibit map.

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

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



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

FRESNO IRRIGATION DISTRICT

Legend

- FID Canal
- Private Canal
- Abanconed Canal
- FID Pipeline
- Private Pipeline
- Abanconed Pipeline
- Stream Group
- Other-Creek\River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

0 470 940 Feet

1 inch = 976.2 feet

Date Saved: 12/9/2020 7:35:24 AM
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FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.411

PUBLIC AGENCY

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

DEVELOPER

DANIEL ZOLDAK, LARS ANDERSEN & ASSOCIATES
4694 W. JACQUELYN AVE.
FRESNO, CA 93722

PROJECT NO: **2021-009**

ADDRESS: **2740 W. NIELSEN AVE.**

APN: **458-020-72, 458-020-71**

SENT: **March 04, 2022**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AS	$458,116.00	NOR Review *	$0.00	To be paid prior to release of District comments to Public Agency and Developer.
ZZ	$202,527.00	Grading Plan Review *	$8,519.00	Amount to be submitted with first grading plan submittal.

Total Drainage Fee: $660,643.00 **Total Service Charge: $8,519.00**

* The Development Review Service Charge shown above is associated with FR DPA 2021-02699 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 2/10/22 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.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR TPM No. 2021-009

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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

1.

___ **a.** Drainage from the site shall

__X__ **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 Private On-Site facilities located within the development or necessitated by any off-site improvements required by the approving agency:

__X__ Developer shall construct facilities as shown on Exhibit No. 1 as PRIVATE ON-SITE SYSTEM TO BE CONSTRUCTED BY DEVELOPER.

___ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

__X__ Grading Plan

___ Street Plan

___ Storm Drain Plan

___ Water & Sewer Plan

__X__ 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.

__X__ **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.)

__X__ 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.

FR TPM No. 2021-009

FR TPM No. 2021-009

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

Digitally signed by Debbie Campbell Date: 3/4/2022 10:36:01 AM

Debbie Campbell
Design Engineer, RCE

Gary Chapman

Digitally signed by Gary W. Chapman Date: 3/3/2022 1:17:47 PM

Gary W. Chapman
Engineering Tech III

CC:

DI NIELSEN MARKS LLC

4790 N. CORNELIA

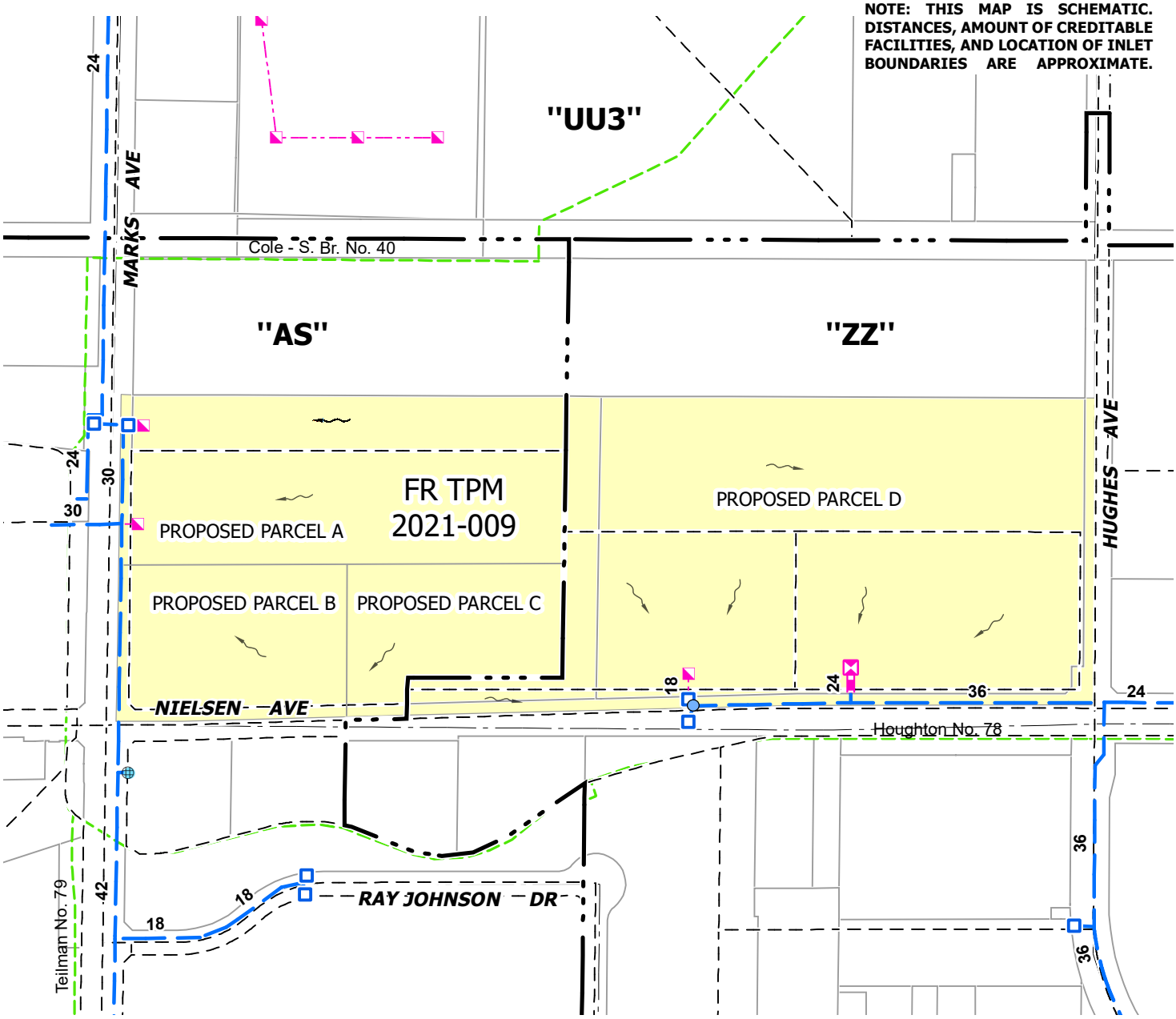
FRESNO, CA 93722

PAUL STARN, SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140

WAYZATA, MN 55391

FR TPM No. 2021-009



LEGEND

- Private On-Site System To Be Constructed By Developer
- Existing Private Facilities
- Existing Master Plan Facilities
- Existing Temporary Inlet
- Inlet Boundary
- Drainage Area Boundary
- Existing FID Facilities
- Direction Of Drainage

1 " = 400 '

FR TPM 2021-009

DRAINAGE AREAS "AS" & "ZZ"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: danielg
Date: 2/28/2022
Path: K:\Autocad\DWGS\0EXHIBIT\CITYTPM\2021-009.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

TPM 2021-009 is located in two drainage areas, Drainage Area "AS" and Drainage Area "ZZ". Development of the site shall maintain the Master Plan area to each drainage area as shown on Exhibit No. 1.

The minimum finish floor elevation of the development shall be one foot higher than the controlling flood safety overflow point. The controlling flood safety overflow point for the portion of the project located in Drainage Area "ZZ" is the bridge on Hughes Avenue over the Houghton Canal. The controlling flood safety overflow point for the portion of the project located in Drainage Area "AS" is the breakover to the Houghton Canal on the west side of Marks Avenue between Nielsen and the Union Pacific Railroad. The elevations at the mentioned breakover locations will need to be provided on the grading plans for review and verification of proposed building finish floor elevations for the development.

The construction of the "Private On-Site System" shown on Exhibit No. 1 will provide permanent drainage service to the portion of the project located in Drainage Area "ZZ". Permanent drainage service will not be available for the portion of the project located in Drainage Area "AS". The District recommends temporary facilities until permanent facilities are available.

If the project is proposing a depressed loading dock (below grade connection) with a direct or private connection to the FMFCD system, a signed agreement between the property owner and District is required, said agreement will require annual reporting and inspection.

The following paragraphs only apply towards development of the individual parcels and are not conditions for the recording of the map.

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

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

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

Fresno Unified School District
Achieving our Greatest Potential!

MEASURE M
Facilities Management & Planning

BOARD OF EDUCATION
Elizabeth Jonasson Rosas, President
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Keshia Thomas
Trustee Area 5 (Vacant)

SUPERINTENDENT
Robert G. Nelson, Ed.D.

February 15, 2022

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

SUBJECT: **APPLICATION NO. P21-05930**
TENTATIVE PARCEL MAP NO. 2021-09
2740 W. NIELSEN AVE. / APN: 458-020-71 & 458-020-72

Dear Mr. Martinez,

In response to your request for review and comment for Tentative Parcel Map No. 2021-09, which proposes to split the existing two parcels into four parcels for office/warehouse use, Fresno Unified School District submits the following.

Any urban commercial or residential development occurring as a result of project approval will have an impact on the District's student housing capacity. The District, through local funding, is in a position to partially mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed, under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50's Level 1, 2 and 3 developer fee legislative provisions.

The Fresno Unified School District levies a development fee for residential and commercial development. The current residential development fee rate is $4.08 per square foot, and the current commercial development fee rate is $0.66 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to rates effective at the time of payment.

The project is presently within the attendance areas of the schools identified below.

Elementary School:	Addams
Middle School:	Gaston
High School:	Edison

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

Sincerely,

Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

DWC

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

Pacific Gas & Electric (PG&E)

March 3, 2022

Comments

Dear City of Fresno,

Thank you for giving us the opportunity to review the subject plans. Our review indicates the proposed tentative parcel map 2021-09 do not appear to directly impact our easement rights.

Please note, PG&E operates an existing 16" high-pressure gas transmission line within Nielsen Avenue. A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

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

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

Sincerely,

Alexa Gardea
Land Management
916-760-5738

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

March 3, 2022

Steven Martinez
City of Fresno
Planning & Development Department
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721

Project: Planning Application for Scannell TMAP, P21-05930

District CEQA Reference No: 20220145

Dear Mr. Martinez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above from the City of Fresno (City). The project consists of the construction of four office/warehouse buildings totaling 907,780 square feet (Project). The Project will also include a subdivision of the existing two parcels into four parcels. The Project is located at 2740 W Nielsen Avenue, in Fresno, CA (APN 458-020-72 & 458-020-71).

Project Scope

The project consists of the construction of four office/warehouse buildings. The first building will be 468,760 square feet, the second building will be 248,820 square feet, the third building will be 96,250 square feet and the fourth building will be 93,950 square feet.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed the following thresholds of significance: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

Other potential significant air quality impacts related to Toxic Air Contaminants (see information below under Health Risk Assessment), Ambient Air Quality Standards, Hazards and Odors, may require assessments and mitigation. More information can be found in the District's Guidance for Assessing and Mitigating Air Quality Impacts at: https://www.valleyair.org/transportation/GAMAQI.pdf

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

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The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions. The additional environmental review of the Project's potential impact on air quality should consider the following items:

1) Project Related Criteria Pollutant Emissions

1a) Construction Emissions:

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

To reduce impacts from construction-related diesel exhaust emissions, the project should utilize clean off-road construction equipment, including the latest tier equipment as feasible.

1b) Operational Emissions:

Emissions from stationary sources and mobile sources should be analyzed separately. For reference, the District's annual criteria thresholds of significance for operational emissions are listed above.

1c) Recommended Model:

Project related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using CalEEMod (**Cal**ifornia **E**mission **E**stimator **Mod**el), which uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: www.caleemod.com.

1d) Project Related Operational Emissions – Cleanest Available Truck

The San Joaquin Valley will not be able to attain stringent health-based federal air quality standards without significant reductions in emissions from heavy-heavy duty (HHD) Trucks, the single largest source of NOx emissions in the San Joaquin Valley. The District recently adopted the 2018 PM2.5 Plan which includes significant new reductions from HHD Trucks, including emissions reductions by 2023 through the implementation of the California Air Resources Board (CARB) Statewide Truck and Bus Regulation, which requires truck fleets operating in California to meet the 2010 0.2 g/bhp-hr NOx standard by 2023. Additionally, to

meet the federal air quality standards by the 2020 to 2024 attainment deadlines, the District's Plan relies on a significant and immediate transition of heavy duty truck fleets to zero or near-zero emissions technologies, including the near-zero truck standard of 0.02 g/bhp-hr NOx established by the California Air Resources Board.

For development projects which typically generate a high volume of heavy duty truck traffic (e.g. "high-cube" warehouse or distribution center), there are heavy duty trucks traveling to-and-from from the project location at longer trip length distances for potential distribution. To reduce impacts from operational mobile source emissions, the District recommends that the following clean air measures be considered for inclusion in the environmental review.

- Advise fleets associated with Project operational activities to utilize the cleanest available HHD truck technologies, including zero and near-zero (0.02 g/bhp-hr NOx) technologies as feasible.

- Advise all on-site service equipment (cargo handling, yard hostlers, forklifts, pallet jacks, etc.) to utilize zero-emissions technologies as feasible.

- Advise fleets associated with future development projects to be subject to the best practices (i.e. eliminating unnecessary idling).

In addition, the District recommends that the City include clean air measures to reduce project related operational impacts through incorporation of design elements, for example, increased energy efficiency, reducing vehicle miles traveled, etc. More information on mitigation measures can be found at: http://www.valleyair.org/transportation/ceqa_idx.htm.

1e) Project Related Operational Emissions– Truck Routing

Truck routing involves the path/roads heavy-duty trucks take to and from their destination. The air emissions from heavy-duty trucks can impact residential communities and sensitive receptors.

The District recommends the environmental review evaluate heavy-duty truck routing patterns to help limit emission exposure to residential communities and sensitive receptors. More specifically, this measure would assess current truck routes, in consideration of the number and type of each vehicle, destination/origin of each vehicular trip, time of day/week analysis, vehicle miles traveled and emissions. The truck routing evaluation would also identify alternative truck routes and their impacts on VMT, GHG emissions, and air quality.

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

The goal of this strategy is to limit the potential for localized PM2.5 and toxic air quality impacts associated with failure to comply with the state's Heavy Duty anti-idling regulation (e.g limiting vehicle idling to specific time limits). The diesel exhaust from excessive idling has the potential to impose significant adverse health and environmental impacts. Therefore, efforts to ensure compliance of the anti-idling regulation, especially near sensitive receptors, is important to limit the amount of idling within the community, which will result in community air quality benefits.

1g) Electric On-Site Off-Road and On-Road Equipment

Since the Project consists of Office/Warehouse Buildings, it may have the potential to result in increased use of off-road equipment (i.e. forklifts) and/or on-road equipment (i.e. mobile yard trucks with the ability to move materials). The District recommends the City advise the project proponent to utilize electric or zero emission off-road and on-road equipment used on-site for this Project.

1h) Health Risk Screening/Assessment

Located directly south and south east of the Project, there are multiple sensitive receptors such as single family residential units. The Health Risk Assessment should evaluate the risk associated with sensitive receptors in the area and mitigate any potentially significant risk to help limit emission exposure to sensitive receptors.

A Health Risk Screening/Assessment identifies potential Toxic Air Contaminants (TACs) impact on surrounding sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences. TACs are air pollutants identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health. A common source of TACs can be attributed to diesel exhaust emitted from both mobile and stationary sources. List of TACs identified by OEHHA/CARB can be found at: https://ww2.arb.ca.gov/resources/documents/carb-identified-toxic-air-contaminants

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

i) The District recommends conducting a screening analysis that includes all sources of emissions. A screening analysis is used to identify projects which

may have a significant health impact. A prioritization, using the latest approved California Air Pollution Control Officer's Association (CAPCOA) methodology, is the recommended screening method. A prioritization score of 10 or greater is considered to be significant and a refined Health Risk Assessment (HRA) should be performed.

For your convenience, the District's prioritization calculator can be found at: http:www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION%20RMR%202016.XLS.

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

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

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

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

- E-Mailing inquiries to: hramodeler@valleyair.org; or
- Contacting the District by phone for assistance at (559) 230-6000; or
- Visiting the Districts website (Modeling Guidance) at:

http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

1i) Ambient Air Quality Analysis

An ambient air quality analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of the ambient air quality standards. For development projects the District recommends

that an AAQA be performed for the project if emissions exceed 100 pounds per day of any pollutant.

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

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

1j) Voluntary Emission Reduction Agreement

If the 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 applicant 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 applicant and the District enter into a contractual agreement in which the project applicant 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-specific regional impacts on air quality can be fully mitigated. Types of emission reduction projects that have been funded in the past include replacement of old heavy-duty trucks with new, cleaner, heavy-duty trucks, electrification of stationary internal combustion engines (such as agricultural irrigation pumps), and replacement of older school buses.

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-specific regional emissions have been mitigated to less than significant. To assist the Lead Agency and project applicant in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental review includes an assessment of the feasibility of implementing a VERA.

Additional information on implementing a VERA can be obtained by contacting District CEQA staff at by email at CEQA@valleyair.org or by phone at (559) 230-6000.

2) Nuisance Odors

While offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable distress among the public and often resulting in citizen complaints.

The City should consider all available pertinent information to determine if the Project could have a significant impact related to nuisance odors. Nuisance odors may be assessed qualitatively taking into consideration of project design elements and proximity to off-site receptors that potentially would be exposed to objectionable odors. The intensity of an odor source's operations and its proximity to sensitive receptors influences the potential significance of odor emissions. Any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact. According to the District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), a significant odor problems are defined as more than one confirmed complaint per year averaged over a three-year period, or three unconfirmed complaints per year averaged over a three-year period. An unconfirmed complaint means that either the odor/air contaminant release could not be detected, or the source/facility cannot be determined.

The District is available to assist the City with information regarding specific facilities and categories of facilities, and associated odor complaint records.

3) Vegetative Barriers and Urban Greening

Located directly south and south east of the Project, there are multiple sensitive receptors such as single family residential units. 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 (i.e. residential units).

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 update of gaseous pollutants. Examples of vegetative barriers include, but 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 resistant low maintenance greenery.

4) 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 the feasibility of incorporating solar power systems, as an emission reduction strategy for this Project.

5) Charge Up! Electric Vehicle Charger

To support further installation of electric vehicle charging equipment and development of such 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 this incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District suggests that the City and Project proponent consider the feasibility of installing electric vehicle chargers for this Project.

Please visit www.valleyair.org/grants/chargeup.htm for more information.

6) District Rules and Regulation

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

6a) 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 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 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 commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

6b) District Rule 9510 (Indirect Source Review)

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

The proposed 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 25,000 square feet of light industrial space. When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

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

6c) 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.*

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

6d) District Rule 9410 (Employer Based Trip Reduction)

The proposed 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 how District Rule 9410 can be found online at: 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

6e) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

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

7) 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 Harout Sagherian by e-mail at Harout.Sagherian@valleyair.org or by phone at (559) 230-5860.

Sincerely,

Brian Clements
Director of Permit Services



For Mark Montelongo
Program Manager

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Please only use the notes that apply to your project.)

GENERAL

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Citywide Development Code, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operational Statement provided by the applicant. The Operational Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operational Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operational Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:

   a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property.

   b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,

   c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.

4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardSpecifications2016January.pdf

5. Development shall take place in accordance with all city, county, state and federal laws and regulations.

6. Owners and persons having ownership interest in businesses operating in the City of Fresno are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form are available at the following website: http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businesstaxapplicaiton.htm

7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.

8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.

9. A permit granted under the Fresno Municipal Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to Section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.

11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.

12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.

13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.

14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the

California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.

15. Trees shall be maintained by property owners to be free from physical damage or injuring arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.

16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.

17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met: **a**) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal. **b**) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services. **c**) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).

18. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Current Planning Division. **(Include this note on the landscape plan.)**

19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.

20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.

21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.

22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.

23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**

24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**

25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**

26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.

27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.

28. The parking lot is required to meet the *City of Fresno's Parking Manual, Public Works Standards (P-21, P-22, and P-23) and Specifications* (https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/Parking-Manual.pdf). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.

30. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**

31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at https://www.fresno.gov/darm/planning-development/applications-forms-fees/#tab-14

32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards: **a)** Operational windows signs shall not be mounted or placed on windows higher than the second story. **b)** The maximum area of exempt window signage shall not exceed three square feet in area.

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

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

MISCELLANEOUS

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

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

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

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

39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

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

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

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

    When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: *www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml*,

    The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (*www.casqa.org*).

41. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**

42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**

43. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**

44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**

45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.

46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.

47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.

48. Open street cuts are not permitted; all utility connections must be bored.

49. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.

50. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development Department 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.

51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from

public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operation. If it is not, it is not allowed on the site.

52. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects. Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

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

54. CITYWIDE DEVELOPMENT IMPACT FEES

a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.

b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)

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

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

a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.

b) Street Impact Fees will be a condition on all development entitlements granted.

56. FRESNO COUNTY FACILITY IMPACT FEE

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

57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

    Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. The RTMF form shall be signed by a Building and Safety Services staff member prior to issuance of building permits. Proof of payment shall be provided prior to issuance of occupancy.

58. SCHOOL FEES

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

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

    a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.

    b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

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

    a) Lateral Sewer Charge (based on property frontage to a depth of 100')

    b) Oversize Sewer Charge (based on property frontage to a depth of 100')

c) Wastewater Facilities Charge

d) Trunk Sewer Charge

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Wastewater Division - Environmental Services Section at (559) 621-5153.

61. WATER CONNECTION CHARGES: (FMC Sections 6-501 to 6-507). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

    a) Frontage Charge (based on property frontage)

    b) Service Charges (based on service size required by applicant)

    c) Meter Charges (based on service need)

    d) Water Capacity fee (based on size of meter)

62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

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

63. 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.

64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.

65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.

66. 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.

67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.

68. For Standard Drawings visit https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf

69. 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

70. Traffic Planning Checklist link: https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/Traffic-Planning-Checklist-04-19.pdf

71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

Updated: 9/14/2020

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Environmental Impact Report (EIR) prepared for the 2740 West Nielsen Office/Warehouse Project (Development Permit Application No. P21-02699 and Tentative Parcel Map Application No. P21 05930) (herein referred to as the project), for which the City of Fresno (City) is the CEQA Lead Agency for environmental review. The MMRP, which is provided in Table A, lists mitigation measures recommended in the EIR for the proposed project and identifies mitigation monitoring requirements. The Final MMRP must be adopted when the City makes a final decision on the project.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format:

- The first column identifies the mitigation measure that would be implemented for each project impact.
- The second column refers to the party or agency responsible for implementing the mitigation measure.
- The third column refers to the action that prompts implementation and/or implementation timing.
- The fourth column refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented.
- The fifth column refers to the action that prompts the commencement of monitoring.
- The sixth column refers to when the monitoring will occur to ensure that the mitigation action is completed.
- The seventh and final column is where the lead agency contact initials and dates are provided as verification of mitigation measure implementation.

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
4.1: AESTHETICS						
Mitigation Measure AES-1: Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences.	Project Applicant and project architect	Lighting systems to be confirmed during plan check, prior to issuance of building permits	Planning and Development Department	Plan review and approval	Prior to approval	Initials:_____ Date:_____
Mitigation Measure AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties.	Project Applicant and project architect	Lighting systems to be confirmed during plan check, prior to issuance of building permits	Planning and Development Department	Plan review and approval	Prior to approval	Initials:_____ Date:_____
Mitigation Measure AES-3: Lighting systems for non-residential uses, not including public facilities, shall provide shields on the light fixtures and orient the lighting system away from adjacent properties. Low intensity light fixtures shall also be used if excessive spillover light onto adjacent properties will occur.	Project Applicant and project architect	Lighting systems to be confirmed during plan check, prior to issuance of building permits	Planning and Development Department	Plan review and approval	Prior to approval	Initials:_____ Date:_____
Mitigation Measure AES-4: Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater.	Project Applicant and project architect	Lighting systems to be confirmed during plan check, prior to issuance of building permits	Planning and Development Department	Plan review and approval	Prior to approval	Initials:_____ Date:_____
Mitigation Measures AES-5: Materials used on building facades shall be non-reflective.	Project Applicant and project architect	Building materials to be used confirmed during plan check, prior to issuance of building permits	Planning and Development Department	Plan review and approval	Prior to approval	Initials:_____ Date:_____

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
4.2: AIR QUALITY						
Mitigation Measure AIR-1: Consistent with SJVAPCD Regulation VIII (Fugitive PM_{10} Prohibitions), the following controls are required to be included as specifications for the proposed project and implemented at the construction site: ● All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. ● All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. ● All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. ● When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained. ● All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.) Following the addition of materials to, or the removal of materials from, the surface of out-door storage piles, said piles shall be effectively stabilized of fugitive dust emission utilizing sufficient water or chemical stabilizer/suppressant.	Project Applicant and Construction Contractor	Prior to issuance of a building permit and throughout the construction period	Planning and Development Department	Plan review and approval	Prior to approval and during scheduled site visits	Initials:_____ Date:_____

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
Mitigation Measure AIR-2: During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board Tier 4 emissions standards or equivalent.	Project Applicant and Construction Contractor	Prior to issuance of a building permit and throughout the construction period	Planning and Development Department	Plan review and approval	Prior to approval and during scheduled site visits	Initials:_____ Date:_____
Mitigation Measure AIR-3: The project applicant shall ensure that the proposed project provides the infrastructure for AC and/or DC chargers for electric heavy-duty trucks. The infrastructure provided shall accommodate a minimum of one future charger per 50,000 square feet.	Project Applicant	Prior to issuance of a building	Planning and Development Department	Plan review and approval	Prior to approval and during scheduled site visits	Initials:_____ Date:_____
4.3: BIOLOGICAL RESOURCES						
Mitigation Measure BIO-1: If project construction activities occur during nesting season (between February 1 and August 31), a qualified biologist shall conduct pre-construction surveys for active migratory bird nests at the project site within 14 days of the onset of these activities. Should any active nests be discovered in or near proposed construction zones, the biologist shall identify a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing, and shall be maintained until the biologist has determined that the young have fledged.	Project Applicant and Construction Contractor	Prior to project construction if during the nesting season (February 1 to August 31)	Planning and Development Department	Plan review and approval	During project construction if during the nesting season (February 1 to August 31)	Initials:_____ Date:_____

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
4.4: CULTURAL AND TRIBAL RESOURCES						
Mitigation Measure CUL-1: If previously unknown resources are encountered before or during any ground disturbing activities, construction shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the State CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique archeological resources as defined under Section 15064.5 of the State CEQA Guidelines, measures shall be identified by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology and recommended to the lead agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further ground disturbing activity shall occur in the area of the discovery until the lead agency approves the measures to protect identified resources. Any significant or unique recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.	Project Applicant and Construction Contractor	During construction	Qualified archaeologist approved by the Planning and Development Department	Initiated in the event that a find is made during construction	During regularly scheduled site inspections that would be initiated in the event that a find is made during construction	Initials:_____ Date:_____

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
Mitigation Measure CUL-2: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.	Project Applicant and Construction Contractor	During construction	The Fresno County Coroner	Initiated in the event that a find is made during construction	During regularly scheduled site inspections initiated after a find is made during construction	Initials:_____ Date:_____

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
4.7: HAZARDS AND HAZARDOUS MATERIALS						
Mitigation Measure HAZ-1: Prior to soil disturbance, a consultant qualified under American Society for Testing and Materials (ASTM) International Standard E1527-13 for the purposes of identifying hazardous materials shall be retained to prepare a Soil Management Plan (SMP) address soil management procedures that may arise based on historical use of the project site and the known total petroleum hydrocarbons (TPH) and arsenic impacts. Construction may not proceed until the extent and nature of the TPH and arsenic impacts are determined by qualified personnel and in consultation with appropriate City staff. The removal and/or disposal of any contaminants shall be in accordance with all applicable local, State, and federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City.	Project Applicant and a consultant qualified under American Society for Testing and Materials (ASTM) International Standard E1527-13	Prior to permit issuance	Planning and Development Department	Plan review and approval	Prior to approval	Initials:_____ Date:_____
4.9: NOISE						
Mitigation Measure NOI-1: The project contractor shall implement the following measures during construction of the project: ● Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. ● Designate a "disturbance coordinator" at the City who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem.	Project Applicant and Construction Contractor	Prior to issuance of construction permits	Planning and Development Department	Plan review and approval	During construction	Initials:_____ Date:_____

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
Mitigation Measure NOI-2: All loading dock activities shall be prohibited at the loading dock doors on the south end of Building 1 during the nighttime hours (10:00 p.m. to 7:00 a.m.) or once operational, the project proponent shall provide documentation to the City of Fresno Planning and Development Department that demonstrates that nighttime loading dock activities would comply with the noise level specifications of the City's Municipal Code.	Project Applicant	prior to issuance of building permits	Planning and Development Department	Plan review and approval	Prior to approval	Initials:_____ Date:_____
Initial Study						
GEOLOGY AND SOILS						
Mitigation Measure GEO-1: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed: ● If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the lead agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or	Project Applicant and Construction Contractor	During construction	Qualified paleontologist approved by the Planning and Development Department	Initiated in the event that a find is made during construction	During regularly scheduled site inspections that would be initiated in the event that a find is made during construction	Initials:_____ Date:_____

Table A: EIR Mitigation Monitoring and Reporting Program

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the lead agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study. If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.						

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