

Exhibit G – Conditions of Approval



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

Jennifer K. Clark, AICP, HDFP
Director

April 23, 2024

Please reply to:
Steven Lieng
559-621-8007
Steven.Lieng@fresno.gov

Kevin Gilio
A-1 Alternative Fuel Systems
kevin@a1altfuels.com
(Sent via email only)

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P23-03592 FOR PROPERTY
LOCATED AT 2345 STANISLAUS STREET (APN: 466-102-07)**

Dear Kevin Gilio:

On March 21, 2024, the Planning and Development Director approved **Conditional Use Permit Application No. P23-03592**, authorizing “A-1 Auto” to expand their legal non-conforming Auto/Vehicle Repair (Major) land use into a vacant building across the street that was previously occupied by “Pro Auto” Auto/Vehicle Repair (Major) land use. The proposed expansion under this special permit is in accordance with the specific provisions under FMC Chapter 15, Article 4, Section 15-404-B, 1 Expansion of Legal Non-Conforming Uses.

The parcel is zoned DTN (*Downtown – Neighborhoods – Activity Class C*). The project is exempt under Sections 15301/Class 1 of the California Environmental Quality Act Guidelines. The approval of this project is subject to compliance with the following Conditions of Approval:

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits and/or the commencement of land use activity:

Planner to check when completed		
	1.	Development shall take place in accordance with Exhibits A, E-1 through E-4, and O dated December 8, 2024. Revise and transfer all comments and conditions on Exhibits to the corrected exhibit(s) and upload to the related Compliance Record No. P24-01531 and submit to the planner at least 15 days prior to issuance of building permits.
	2.	Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. All proposed signs shall be submitted under a separate sign application subject to the specific sign design/illumination requirements for Downtown zone districts under Article 26.

	3.	Provide Legal Description and Depict Site Area of 0.26 acres Exhibit A.
	4.	Depict where vehicle storage will occur, if outdoor vehicle storage is proposed depict location and area on Exhibit A.
	5.	Provide elevations of all proposed exterior building colors, verify, and depict if exterior will be repainted.
	6.	Provide floor plan layout for the proposed building reuse.
	7.	<p>DPU - Solid Waste, Water, Planning and Engineering:</p> <p>Solid Waste, Water, Planning and Engineering requirements are located within the Attachment section of the Planning Record under DPU CONDITIONS dated January 22, 2024, labeled as “P23-03592 A-1 Auto Electric Expansion 466-102-07 DPU COA 2023-01-03”. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.</p>
	8.	<p>Fire Department:</p> <p>Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection.</p> <p>This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.</p> <p>This plan review is a review of the areas noted with a cloud or delta only. Any current or future approval for this plan will be for the clouded areas only and shall not constitute an approval for any areas or changes not shown on the plans with a cloud or delta.</p>
	9.	<p>Fresno County Environmental Health:</p> <p>Recommended Conditions of Approval:</p> <ul style="list-style-type: none"> • 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. • The proposed 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.
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1) Planning/Zoning/Environmental Compliance Requirements

- a. Development shall take place in accordance with Exhibits A, E-1 through E-4, and O dated December 8, 2024, and the Conditions of Approval dated April 23, 2024.
- b. Comply with the operational statement (Exhibit O) submitted for the proposed project dated December 8, 2024.
- c. Legal Non-Conforming uses may be continued indefinitely if it has continuously remained in compliance with all terms and conditions imposed upon the use, structure or site feature upon its establishment or imposed upon it at any time thereafter, based on evidence provided by the property owner, tenant, or applicant.

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;
- 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. 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.

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

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed but will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received at the Planning and Development Department by **May 8, 2024**. The written request should be addressed to the Planning and Development Director and include the application number referenced above. Please submit the request in writing (mail or email to PublicCommentsPlanning@fresno.gov and CC the planner listed below) to the Planner by the date noted above. An \$963.77 fee applies to an appeal by an applicant (no fee applies if member of the public). **The fee is required prior to accepting the appeal, as required by Section 15-5017-A.1 of the FMC and established by the Master Fee Schedule.**

COMPLIANCE REVIEW PROCESS

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

The compliance record number for this application is **P24-01531**. These documents can be uploaded electronically to the citizen access portal at www.fresno.gov/faaster. Contact Planner once any corrected exhibits are uploaded.

It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. To complete the back-check process, the applicant must demonstrate compliance with all required conditions of approval prior to commencement of land use activity. Submit any required items to **Steven Lieng** in the Planning and Development Department for Final review and Approval, prior to commencement of land use activity.

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

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by **April 23, 2027** (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.

Our goal is to continuously improve our customer service. Please take a moment to complete a quick survey linked [here](#). If you have any questions regarding this letter, feel free to give me a call at the number listed above.

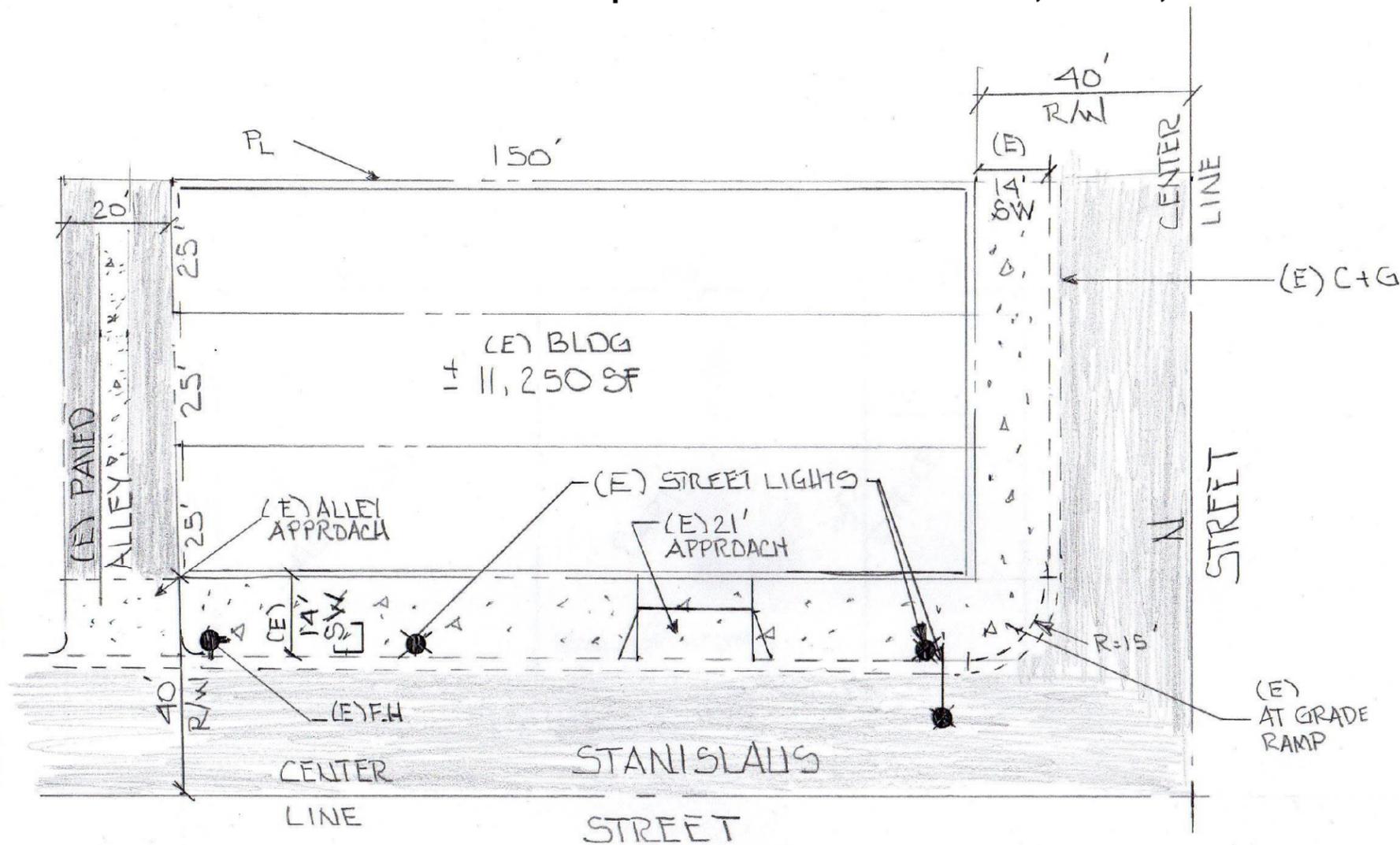
Sincerely,

Steven Lieng

Steven Lieng, Planner
Planning and Development Department

Enclosures: Exhibits A, E-1 through E-4, and O dated December 8, 2024

A-1 Auto Electric Expansion: 2345 Stanislaus St, Fresno, CA 93721



1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE U.S.
2. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET R/W AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444

PROVIDE LEGAL DESCRIPTION
 DEPICT SITE AREA OF 0.26 ACRES

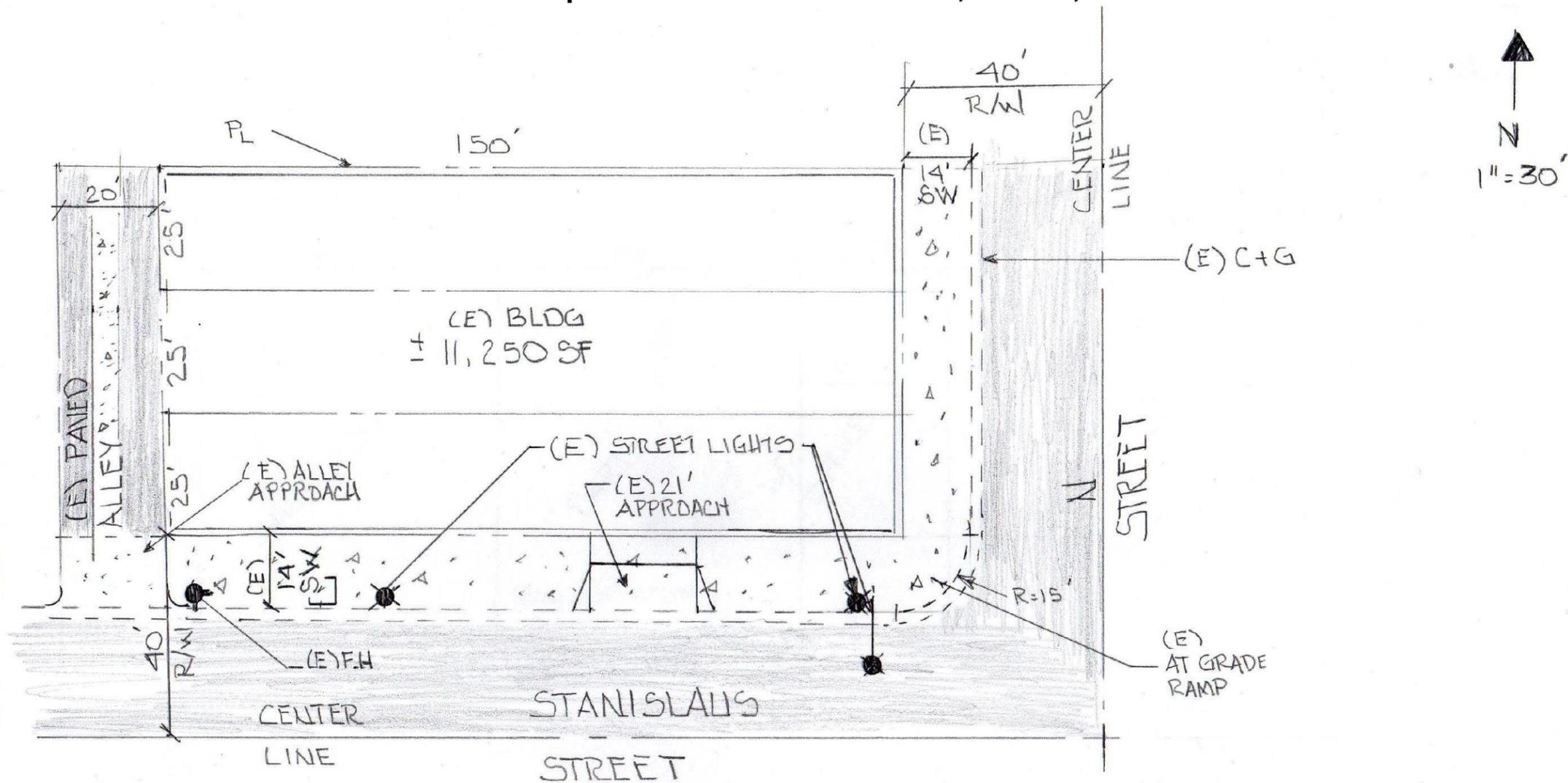
SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. ALL PROPOSED SIGN SHALL BE SUBMITTED UNDER A SEPARATE SIGN APPLICATION.

SITE PLAN

A-1 AUTO ELECTRIC
 2345 STANISLAUS ST
 406-102-07

APPL. NO. P23-03592	EXHIBIT A	DATE 12/08/2023
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

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SITE PLAN

A-1 AUTO ELECTRIC
 2345 STANISLAUS ST
 406-102-07

APPL. NO. P23-03592	EXHIBIT A	DATE 4/3/2024
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	

CITY OF FRESNO DARM DEPT



Responses to Revisions Required by Fire Department

1. Provide the construction type of the building. ^^ walls are concrete tilt up slabs
2. Provide the proposed occupancy classification. ^^ Occupancy is not changing from what it has always been which is an automotive repair shop
3. Specify the materials to be stored in the building and the quantities. ^^ No materials except some fast moving auto parts and supplies used for the automotive industry (5-6 cases each of engine and transmission oil quart sizes, 2-3 cans of WD-40, nuts, bolts, fasteners, 2-3 rolls of emery cloth, small package of sand paper, various wire tie sizes, wire connectors, 2-3 silicone tubes, 6 quarts brake fluid, 2-3 quarts power steering fluid, various vehicle light bulb sizes, etc). No gas stored, no batteries stored
4. Provide note on plan: This permit does not include any high-pile storage (per CFC) or rack storage over 8 feet in height. Any such proposed storage will require submittal of plans and application for permit(s). 2022 CFC, Chapter 32. ^^ There will not be any storage racks over 8' high in that building
5. Indicate whether a sprinkler system will be installed. ^^ There is no sprinkler system currently and we did not have plans to install a sprinkler system. We are set to buy the building as is and use it for the same occupancy it has been in the past.
6. Provide the fire-flow for the building. ^^ Attached



BILLY P. ALCORN
FIRE CHIEF

Theodore F. Semonious, Deputy Fire Chief/Fire Marshal
Prevention and Support Services Division
(559) 621-4181 ♦ FAX (559) 457-1279
Fresno Fire Department ♦ 911 H Street ♦ Fresno, CA 93721-3082

April 3, 2024

Kevin Gilio
Vice President
A-1 Alternative Fuel Systems
Office: (559) 485-4427 ext: 114

**SUBJECT: BUILDING FIRE FLOW – A-1 ALTERNATIVE FUEL SYSTEMS – PLAN
CHECK #P23-03592 – 2345 STANISLAUS, FRESNO, CA**

The Fresno Fire Department provides prescriptive curves for building fire flow. The subject project's water supply is provided by the City of Fresno Water Division.

For purposes of building fire flow for this project, a curve of 43 psi static at a flow of 1500 gpm (prescriptive curve "A") shall be utilized for as the basis of design for building fire flow for any buildings fronting Stanislaus or N Street.

The minimum legal residual pressure that can be used for building fire flow is 20 psi. The permit applicant may graph the above data out to 20 psi to obtain the maximum flow in gpm at 20 psi.

This prescriptive curve is based on water main infrastructure in the project area, historic data on available fire flow at peak demand periods, anticipated available fire flow with future development, and the known operating parameters of the respective water purveyors.

If you have any further questions, please contact me at: justin.beal@fresno.gov

Respectfully,

Sent Electronically

Justin. H. Beal, MPA, EFO, FM, FO, CFPS

"To protect and put service above all else."



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April 3, 2024

Kevin Gilio
Vice President
A-1 Alternative Fuel Systems
Office: (559) 485-4427 ext: 114

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CHECK #P23-03592 – 2345 STANISLAUS, FRESNO, CA**

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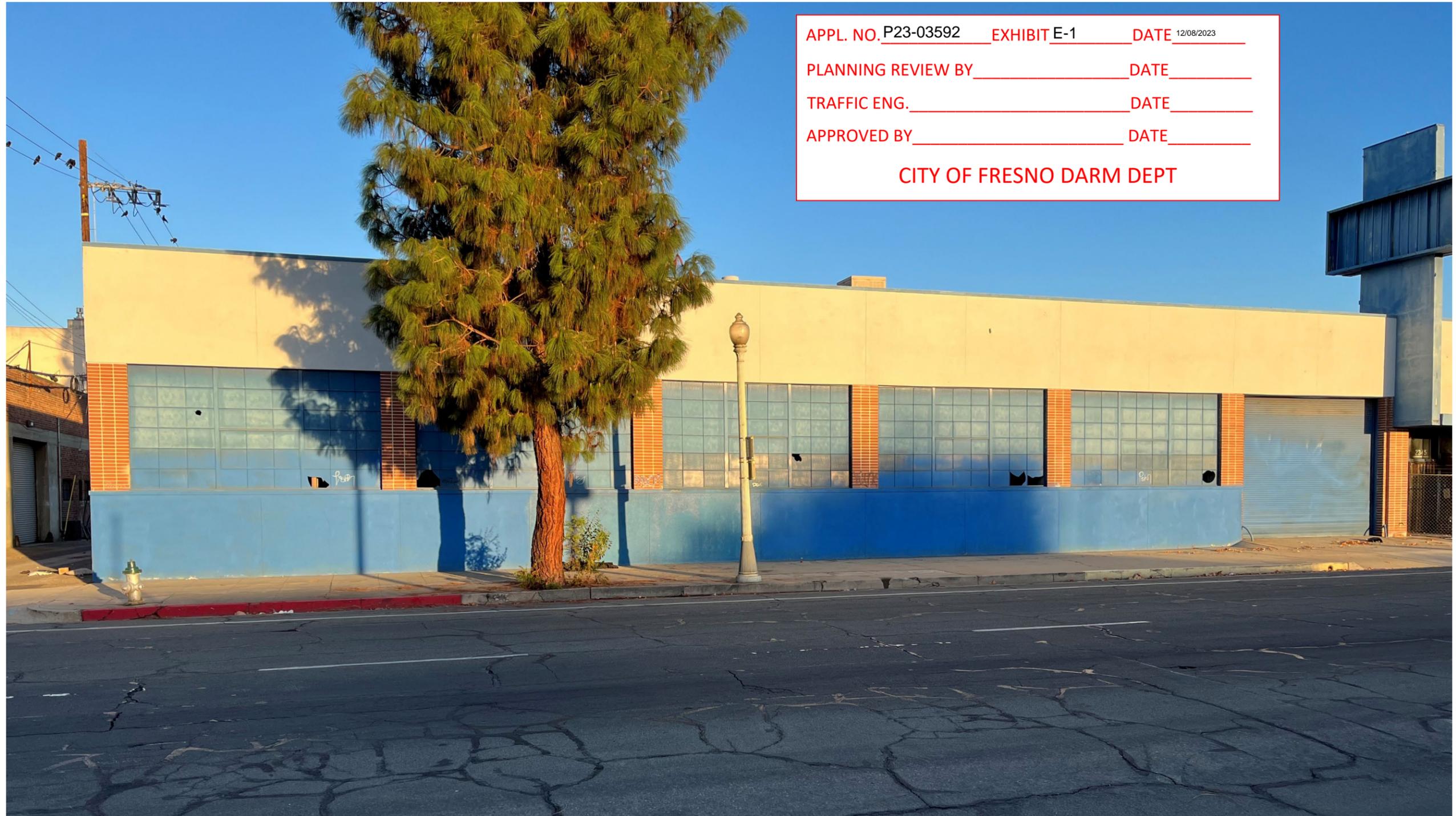
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"To protect and put service above all else."

A-1 Auto Electric Expansion: 2345 Stanislaus St, Fresno, CA 93721



APPL. NO. P23-03592 EXHIBIT E-1 DATE 12/08/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

PROVIDE ALL ELEVATIONS OF PROPOSED EXTERIOR BUILDING COLORS, VERIFY IF EXTERIOR WILL BE REPAINTED

A-1 Auto Electric Expansion: 2345 Stanislaus St, Fresno, CA 93721



APPL. NO. P23-03592 EXHIBIT E-2 DATE 12/08/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

A-1 Auto Electric Expansion: 2345 Stanislaus St, Fresno, CA 93721



APPL. NO. P23-03592 EXHIBIT E-3 DATE 12/08/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

A-1 Auto Electric Expansion: 2345 Stanislaus St, Fresno, CA 93721

APPL. NO. P23-03592 EXHIBIT E-4 DATE 12/08/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



A-1 Auto Electric Expansion
2345 Stanislaus St, Fresno, CA 93721
APN: 466-102-07

Zone District: DTN (*Downtown Neighborhood / Activity Class C*)

The Gilio family, owners of A-1 Auto Electric, a business established in 1991 in downtown Fresno, is seeking approval of a CUP application for legal non-conforming use to expand our 30+ year operations into the building across the street located at 2345 Stanislaus Street, Fresno, CA 93721.

A-1 Auto Electric operating at 2310, 2320, & 2340 Stanislaus Street is a legally established business use and under the current downtown zone district, DTN-Downtown Neighborhood, is considered a “grandfathered” or legal non-conforming use.

Therefore, reuse of the former and abandoned Pro Auto building, being located right across the street, can be considered as an expansion to A-1’s auto/vehicle minor repair services. This determination is supported by FMC Section 15-404-B (Expansion of a Legal Non-Conforming Use) which states the following:

A Legal Non-Conforming use shall not be expanded unless a Conditional Use Permit is granted for such expansion. Prior to issuance of a Conditional Use Permit, it must be determined that at least one of the following three circumstances exists:

1. The resultant use and/or project design will reduce current adverse impacts on adjacent properties and/or on the general public;
2. The resultant use and/or project design will aid in the preservation of a historic resource; or
3. The expansion of the use or the enlargement of a structure housing a non-conforming use is necessary to comply with a requirement imposed by law for the operation of the particular use, including, but not limited to, regulations for disabled access or seismic retrofit.

We believe we conform to #1 of the above as the building in question is entirely rundown and has become a gathering spot for drug use. A-1 can immediately add 5 - 10 local jobs by expanding into the building and will improve the quality of the building / area.

Kevin Gilio
Vice President | A-1 Alternative Fuel Systems
Office: (559) 485-4427 ext: 114
kevin@a1altfuels.com

APPL. NO. <u>P23-03592</u>	EXHIBIT <u>O</u>	DATE <u>12/08/2023</u>
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: January 3, 2024

TO: STEVEN MARTINEZ – PLANNER II
Planning & Development Department – Current Planning

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

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P23-03592 A-1 AUTO
ELECTRIC EXPANSION – APN 466-102-07**

General Requirements

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

Water Service Requirements

The nearest water main to serve the Project is an 8-inch water main located in the alley adjacent to the southwesterly boundary of the Project (between N Street and M Street). Water facilities are available to provide service to the Project subject to the following requirements:

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

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

Water Supply Requirements

The existing property is currently served with 1 (one) 1.0-inch water service and meter.

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

Sewer Requirements

The nearest sanitary sewer main to serve the Project is an 8-inch sewer main located in the alley adjacent to the southwesterly boundary of the Project (between N Street and M Street). Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

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

Sanitary Sewer Fees

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

1. Lateral Sewer Charge.
2. Oversize Sewer Charge Area.
3. Wastewater Facility Sewer Charge (Commercial).
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC Sections 6-304 and 6-305. Sewer Facility Charges consist of two components: A Wastewater Facilities Charge and Trunk Sewer Charge, where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis, based on metered usage (water or sewer effluent). The applicant may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the Project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect at that time, per City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

Solid Waste Requirements

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

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

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



BOARD OF EDUCATION

Genoveva Islas, President
Susan Wittrup, Clerk
Claudia Cazares
Valerie F. Davis
Elizabeth Jonasson Rosas
Andy Levine
Keshia Thomas

SUPERINTENDENT

Robert G. Nelson, Ed.D.

December 8, 2023

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

Re: **APPLICATION NO. P23-03592**
2345 STANISLAUS ST.

Dear Mr. Martinez,

In response to your request for school district information regarding the above planning application for the proposed expansion of the existing 'A-1 Auto Electric' legal non-conforming auto repair business into ±11,250 square feet of vacant building space located at 2345 Stanislaus Street, Fresno Unified School District submits the following.

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

The District levies a commercial/industrial development fee and the current fee rate is \$0.78 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. However, if no new square footage is constructed no development fee would be charged.

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

Sincerely,

Alex Belanger, Chief Executive
Operational Services

AB:hh

c: Kevin Gilio, Applicant/Agent

DWC