

## Exhibit I



**SUBJECT:** Conditions of Approval for **P24-04504**

**DATE:** 7/18/2025

**TO:** Diego St. Clair, Planner II  
Planning and Development Department

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

**ADDRESS:** 3484 West Shields Avenue

**APN:** 433-090-21S

**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
<b>Maintenance Agreement / CFD</b>	Adrian Gonzalez	Public Works Department (559) 621- 8693
<b>Deeds (up to 2-month processing time)</b>  Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jason Camit for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 <a href="mailto:Jason.Camit@fresno.gov">Jason.Camit@fresno.gov</a>
<b>Fresno Metropolitan Flood Control District</b>  When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per <i>Public Works Standard P-97</i> for review and approval from Public Works, if applicable.	Melessa Avakian  Kevin Rein	Public Works Department (559) 621-8812 <a href="mailto:Melessa.Avakian@fresno.gov">Melessa.Avakian@fresno.gov</a>  Planning and Development Department (559) 621-8079 <a href="mailto:Kevin.Rein@fresno.gov">Kevin.Rein@fresno.gov</a>

**ATTENTION:**

**Provide corrections as noted on Exhibit "A".**

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

**A. GENERAL REQUIREMENTS**

1. **Legal description:** Revise legal description.
2. **Easements:** Identify, revise and dimension existing and proposed easements.
3. **Legend:** Provide/Revise line type and utility symbols.
4. **Required notes:** Revise general notes to include the required public works department notes.
  - a. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
  - b. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
  - c. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
  - d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the city prior to occupancy. <Https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>
  - e. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
  - f. 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.
  - g. Submit street construction plans to the public works department.
  - h. Submit street lighting plans to the public works department.  
<Https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
  - i. 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>
  - j. 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.
  - k. Contact the public works department, traffic engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.

- I. All development shall take place in accordance with all city laws and regulations.

**B. OFFSITE INFORMATION:**

1. **Section Lines:** Identify section lines.
2. **Public Street Improvements:**
  - a. **Street pavement**
  - b. **Concrete sidewalk**
  - c. **Sidewalk drains**
3. **Street furniture:** Identify utility poles, boxes, guy wires, signs, fire hydrants, bus stop benches, trash receptacles, etc.
4. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.

**C. ONSITE INFORMATION:**

1. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
2. **State standard "STOP":** Identify and install a **30"** state standard "STOP" sign at the location shown. Where required, a "right turn only" sign is to be installed; 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.
3. **Parking lot:**
  - a. **Turning template:** Provide turning templates for large vehicles. Identify the length for the largest vehicle to access the site in the operational statement.
  - b. **Visibility triangles:** Identify the required 12' visibility triangle at all approaches and alleys.
4. **Gates:**

**Multi-Family:** Provide a minimum of **50'** from the proposed gate to the back of walk/right-of-way/pedestrian easement, for vehicle stacking at the main gate. **– Or-** If multiple gates are provided, a total of **50'** of stacking can be split between the additional gates. If not existing, redesign the main entrance to provide for an onsite turn around. Where the entry is divided, each side shall provide for a minimum opening of 16' min. each. Where it is not divided, the gate shall be a minimum of 20' wide. Coordinate requirements with DPU and Fire.

## 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.

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

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

### **Shields Avenue: Collector**

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

1. Dedication Requirements:
  - a. Dedicate a **52'** easement, from section line, for public street purposes, within the limits of this application.
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. Construct driveway approaches to *Public Works Standards P-2* and *P-6*, as approved on the site plan. Construct permanent paving as needed per *Public Works Standard P-48*. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**.
  - c. Construct concrete curb, gutter and sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** residential pattern. Construct a 6' residential sidewalk.
  - d. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.

- e. Where required, construct sidewalk drains per Public Works Standards P-22 and P-23.
- f. 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* 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.
- g. 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 Melessa Avakian at (559) 621-8812 or at [Melessa.Avakian@fresno.gov](mailto:Melessa.Avakian@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 Aimee Scrivner at (559) 621-8702 or at [Aimee.Scrivner@fresno.gov](mailto:Aimee.Scrivner@fresno.gov) and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

## **PRIVATE IMPROVEMENT REQUIREMENTS**

### **Off-Street Parking Facilities and Geometrics:**

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

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

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

**FMSI Requirements:**

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

**Shields Avenue: Collector**

1. Where not existing, dedicate and construct to accommodate 2-center section travel lanes and a center two-way left turn lane **within the limits of this application**. Details of said street shall be depicted on the approved street plans. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed.
  - a. If not existing, an additional **8'** dedication is required beyond the edge of pavement.

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

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

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



**DATE:** July 18, 2025

**TO:** Diego St Clair, Planner II  
Planning & Development Department

**FROM:** Adrian Gonzalez, Supervising Engineering Technician  
Public Works Department, Land Planning Section

**SUBJECT:** PUBLIC WORKS CONDITIONS OF APPROVAL FOR DEVELOPMENT  
PERMIT APPLICATION NO. P24-04504 REGARDING MAINTENANCE  
REQUIREMENTS

**ADDRESS:** 3484 West Shields Avenue

**APN:** 433-090-21S

The Public Works Department has completed its review and the following requirements are to be placed on this development as a condition of approval by the Public Works Department. These requirements are based on City records, standards and the proposed improvements depicted for this development on the exhibits submitted.

**ATTENTION:**

**\*\*\* A HOLD ON OCCUPANCY WILL BE PLACED ON THIS DEVELOPMENT\*\*\***

The item (s) below requires a separate process with additional costs and timelines. To avoid delays with the approval of this development, the following item (s) shall be submitted to the Public Works Department and accepted for processing:

<input checked="" type="checkbox"/>	<b>CFD 9 Annexation Request Package</b>	Adrian Gonzalez	(559) 621-8693 <a href="mailto:Luis.Gonzalez@fresno.gov">Luis.Gonzalez@fresno.gov</a>
<input checked="" type="checkbox"/>	<b>Private Maintenance Covenant</b>		

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 Site Plan approval.

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

## **MAINTENANCE REQUIREMENTS OF PUBLIC IMPROVEMENTS**

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

### **1. The Property Owner's Maintenance Requirements:**

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

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

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

- All costs associated with the streetlights (including repair and replacement) within public street rights-of-way. **(Major and Local Public Streets)**

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

A. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Land Planning & Subdivision Inspection Section for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.

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

**-OR-**

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

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

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



**CITY OF FRESNO**  
**PLANNING AND DEVELOPMENT DEPARTMENT**  
2600 Fresno Street  
Fresno, California 93721-3604

**Date:** July 9, 2025

**To:** Planning and Development Department Building Official

**From:** Public Works Department, Land Planning Section

**Subject:** **WITHHOLDING OF OCCUPANCY**

**Address:** 3484 West Shields Avenue

**APNs:** 433-090-21S

**Parcel Map / Tract / Lot No /** Permit: **P24-04504**

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This request is to WITHHOLD OCCUPANCY at the above address, APN, or Parcel Map/Tract/Lot No., for the following reasons:

Annexation into Community Facilities District No. 9

This action is being taken at the request of Owner/Agent for favorable consideration of BUILDING permit application prior to satisfying the conditions of approval of special permit No. P24-04504. (It is understood that a nonrefundable fee, in accordance with the Master Fee resolution, will be charged to release this hold on occupancy.)

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Acknowledged  
By: \_\_\_\_\_

Date: \_\_\_\_\_

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Building Official	Action	Date
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## DEPARTMENT OF PUBLIC WORKS

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**TO:** Diego St Clair, Planner II  
Planning & Development Department

**FROM:** Adrian Gonzalez, Supervising Engineering Technician  
Public Works, Land Planning Section

**DATE:** July 18, 2025

**SUBJECT:** P24-04504; 3484 West Shields Avenue (APN: 433-090-21S) located on the north side of West Shields Avenue, east of North Selland Avenue. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, landscape easements, outlots and median islands:

### GENERAL REQUIREMENTS

#### STREET TREE REQUIREMENTS

1. Street Tree Planting by Developer: The developer is required to provide street trees on all public street frontages as per the City of Fresno Municipal Code. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage. Tree planting shall be within a Street or Landscape Easement. The developer is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
  - a. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
  - b. 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.
  - c. Upon acceptance of the required work, a warranty period of ninety days shall apply.
  - d. Choose appropriate trees from the list of Approved Street Trees.

[Developer Doorway – City of Fresno](#)

#### BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The developer shall provide long-term maintenance for all proposed landscaped areas by either petitioning for annexation into the Community Facilities District or by entering into a private maintenance agreement.
2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval. Plans shall be numbered and conform to the Department of Public Works standards. Fees are applicable when the developer elects to have landscaping maintained by annexing into the City's Community Facilities District.
  - a. Landscaping shall comply with Landscape Buffer Development Standards approved by

the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.

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

#### **MEDIAN ISLAND LANDSCAPE REQUIREMENTS**

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

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

# WEST SHIELDS APARTMENTS

**3484 W. SHIELDS AVENUE FRESNO, CA. 93722**

# **FIRE DEPARTMENT NOTES**

## **SITE PLAN NOT**

# BUILDING ANALYSIS

## **BUILDINGS 1 - UNIT 'A' AREA CALCULATION**

# PROJECT DATA

## **SHEET INDEX**

**PROVIDE THE FOLLOWING GENERAL NOTES (AS APPLICABLE):**

1. SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
2. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
3. SUBMIT SIGNING AND STRIPING PLANS TO THE PUBLIC WORKS DEPARTMENT WITH THE CURRENT CALTRANS STANDARDS.

1. 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) \*\*\*Building 1, 2 and 4 are in question due to the parking lot configuration and tree installation. Possibly obstructing access.

2. Aerial fire apparatus access (near edge) shall be located a minimum of 15 feet and a maximum of 30 feet away from the building. (FFD Development Policy 403.002)

3. Aerial fire apparatus points shall be located on the long side of the building. (FFD Development Policy 403.002).

4. Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002).

5. All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002).

6. All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002) \*\*\*See note 1 above.

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

8. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Provide test documents confirming that the building meets the requirements of 2022 FMC, Section 10-50510.1 or install an emergency responder radio coverage system (with appropriate plan review, approval and testing). This shall occur prior to building permit final.

9. 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.

10. Fire emergency guides shall be provided for Group R-2 occupancies. Guide contents, maintenance and distribution shall comply with Sections 403.10.2.2.1 through 403.10.2.2.3. 2022 CFC, Section 403.10.2.2. A fire emergency guide shall describe the location, function and use of fire protection equipment and appliances available for use by residents, including fire alarm systems, smoke alarms and portable fire extinguishers. Guides shall include an emergency evacuation plan for each dwelling unit. Emergency guides shall be reviewed and approved by the fire code official. A copy of the guide shall be given to each tenant prior to initial occupancy. Provide a detail of the posted floor plan which complies with these requirements. Show the location of the posted floor plans on the all levels of the building on the plan.

11. Buildings three or more stories in height require a Fire Alarm System permit for sprinkler alarm supervision with "water flow" to annunciate by floor.

12. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4, regardless of occupant load, at all of the following locations: (2022 CFC, Section 907.2.10.2) 1. On the ceiling or wall outside of each separate sleeping are in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. 4. In a Group R-3.1 occupancies, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.

13. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

14. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows: 1. At each stairway on all floors where combustible materials have accumulated. 2. In every storage and construction shed. 3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

15. The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable throughout all phases of the construction, repair, alteration or demolition. The plan shall be submitted and approved before a building permit is issued. Any change to the plan shall be submitted for approval. 2022 CFC, Section 3303.1.

16. In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with the emergency preparedness requirements set forth in Sections 403.2 through 403.12.3.3, evacuation drill shall be in accordance with Section 405 and employee training shall be in accordance with Section 406. Where a fire safety and evacuation plan is required by Sections 403.2 through 403.12.3.3, evacuation drills shall be in accordance with Section 405, employee training shall be in accordance with Section 406, and evacuation plans, diagrams, and signage shall be prepared using the symbology in the currently adopted version of NFPA 170. The edition of NFPA 170 shall be noted on the plan. 2022 FMC Section 10-50403.1.

17. Submit plans to and obtain permit from the Fire Prevention Division for the installation or modification of fire alarm system.

18. The general contractor shall coordinate the fire alarm system interfaces between the fire alarm contractor, sprinkler contractor, mechanical contractor and any other pertinent trades (fire alarm, sprinkler system, hood and vent extinguishing system, HVAC, fire smoke dampers, etc.). All work must remain visible and may not be covered until the required fire inspections have been completed by the Fire Department.

19. Submit plans to and obtain permit from the Fire Prevention Division for the installation or modification of fire sprinkler system. Installations must also comply with FFD policy section 405.

20. The general contractor and the sprinkler contractor shall coordinate the protection of roof "Crickets" or other concealed combustible spaces (where applicable). FFD Policy No. 405.007.

21. Sprinklers shall be installed under exterior roofs or canopies exceeding 4 feet in Obtain permit from Fresno Fire Prevention Division for the installation of fire sprinkler systems. 2022 NFPA 13, Section 9.2.3.4. Exception: Sprinklers are permitted to be omitted where the canopy or roof is of noncombustible or limited combustible construction.

22. Buildings more than 50 feet from the street shall have minimum 12 inch high address numbers on the street side of the building. Buildings 50 feet or less from the street shall have minimum six inch high address numbers on the street side of the building. Installation and design shall be in accordance with Development and Resource Management Policy 02-111 and/or G-002. 2022 FMC Section 10-50505.1.

23. The owner shall designate a person to be the site safety director. The site safety director shall be responsible for ensuring compliance with the site safety plan. The site safety director shall have the authority to enforce provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided in accordance with NFPA 241, the site safety director shall be responsible for the guard service. 2022 CFC, Section 3303.2.

24. 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.

25. Fire department connections shall be located within forty (40) feet of a fire apparatus access lane.

26. Fire department connections shall not be installed within five (5) feet of any building opening, excluding a fire department riser access door.

✓ 1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.

✓ 2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DIRECTED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.

✓ 3. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL BE LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.

✓ 4. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-A-WAY REQUIRES A WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.

✓ 5. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER. COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

6. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROPRIATE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BY THE PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER FMC 13-211.

✓ 7. UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. FRESNO MUNICIPAL CODE SECTION 15-2017 AND PUBLIC WORKS POLICY NO.260.01.

✓ 8. PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT SHALL BE PROVIDED IF REQUIREMENTS ARE NOT MET.

✓ 9. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

✓ 10. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.

11. SUBMIT TRAIL CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.

12. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PREPARATION, SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.

13. IF THERE ARE SUSPECTED HUMAN REMAINS, THE MADERA COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS DETERMINED TO BE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (559) 449-6200) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY (PHONE: (805) 449-2289) SHALL BE IMMEDIATELY CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALIZED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION AND AVOIDANCE/PRESERVATION.

14. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE IMMEDIATELY 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.

15. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

16. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME AS LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.

17. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES FOR THE PHYSICALLY HANDICAPPED. A TOW-AWAY 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 PLACED CONSPICUOUSLY ON SEVEN-FOOT POLES.

18. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS TO ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A COVENANT SHALL BE REQUIRED.

19. ALL EXTERIOR DOORS (EXCEPT FOR INTERIOR RESIDENTIAL UNITS) OR THAT FACE ON NORTHERN CLOVIS AVENUE DURING THE HOURS OF DARKNESS SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT-CANDLE OF LIGHT.

20. BUILDING FACADES SHALL INCLUDE AT LEAST TWO CLADDING/EXTERIOR WALL FINISH MATERIALS (EXCLUDING ROOF AND FOUNDATION) AND AT LEAST THREE EXTERIOR COLOR ELEMENTS (EACH CLADDING MATERIAL SHALL COUNT AS A COLOR, TRIM/ACCENT COLORS SHALL COUNT AS A COLOR, AND VISUALLY SIGNIFICANT COLORS FOR DOORS, CORNICES, AND ELEMENTS MAY COUNT AS A COLOR).

21. ALL PARKING LOTS AND GARAGES SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT-CANDLE OF LIGHT. THE MAXIMUM HEIGHT FOR LIGHTING FIXTURES SHALL BE 20 FEET WHEN USED IN ANY STREET FRONTAGE OR RESIDENTIAL DISTRICT; 25 FEET IN ANY OTHER LOCATION.

22. LANDSCAPING MUST BE IN PLACE BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

23. PRIOR TO FINAL INSPECTION, 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 PER THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.

24. PRIOR TO THE SUBMITTAL OF PLANS FOR PLAN CHECK REVIEW, ALL OUTDOOR UTILITIES SHALL BE EFFECTIVELY SCREENED FROM PUBLIC VIEW. THE PARAPET HEIGHTS OF ALL ROOFTOPS SHALL EFFECTIVELY SCREEN ALL ROOF-TOP MECHANICAL AND ELECTRICAL EQUIPMENT. GROUND-MOUNTED ELECTRICAL UTILITY CIRCUIT PANEL CABINETS ARE INSTALLED WITHIN BUILDINGS.

# ENVIRONMENTAL HEALTH NOT

# PARKING CALCULATOR

REQUIRED: 46 SPACES  
PROVIDED: 73 SPACES  
  
COVERED: 46 SPACES  
UNCOVERED SPACES: 27  
  
ACCESSIBLE SPACES REQUIRED: 2 SPACES  
ACCESSIBLE SPACES PROVIDED: 4 SPACES  
  
EV SPACES: REQUIRED :  
EV CAPABLE (EV-C) SPACES AT 10%: 8 SPACES  
EV READY (EV-R) SPACES AT 25% : 19 SPACES  
EV CHARGERS (EVCS) SPACES AT 5% : 4 SPACES

S.1700	UNIT 'B' 2 & 3 FLR. SHEAR WALL PLAN		
S.1800	UNITS 'C' GND. FLR. SHEAR WALL PLAN		
S.1900	UNITS 'C' 2 & 3 FLR. SHEAR WALL PLAN		

A red rectangular stamp with a double-line border. Inside the stamp, the letters "CP1" are printed in a bold, black, sans-serif font.

PROJECT ADDRESS

The map shows a satellite view of a residential and commercial area. A specific location is marked with a red circle, labeled 'EVCS PROPOSED SITE'. The site is situated at the corner of Valentine Ave (a street running vertically on the right) and 20th Street (a street running horizontally on the bottom). The surrounding area includes several houses, a gas station, and a large industrial or commercial building complex to the west. A yellow line on the right side of the map indicates a property boundary.

R-2 DWELLING BUILDING AREA: (3-BEDROOM/2-BATH)		2,536	THIS PROJECT WILL BE PRIVATELY FUNDED
R-2 PRIVATE DECK BUILDING AREA:		72	
TOTAL GROUND FLOOR AREA:		2,608	
<b>SECOND FLOOR AREA:</b>			
R-2 DWELLING BUILDING AREA: (3-BEDROOM/2-BATH)		2,536	
R-2 PRIVATE DECK BUILDING AREA:		72	

**ATTENTION APPLICANT:**  
THE FOLLOWING SHALL BE COMPLETED PRIOR TO SITE PLAN APPROVAL/STAMP:  
SUBMIT DOCUMENTS TO THE ENGINEERING DIVISION.

3484 W. SHIELDS AVENUE  
FRESNO, CA 93722

A satellite map of a residential neighborhood in Sacramento, California. The map shows a grid of streets with houses and apartment complexes. A red dot marks the address 3484 West Shields Avenue. A blue dot marks the location of Indian Luxury Apartments. Other landmarks include the Sacramento Center and a gas station. The map also shows the names of the streets: W Shields Ave, N Shields Ave, and Victoria Park.

TOTAL SECOND FLOOR AREA:		2,608	OWNER:	SUKHMINDER SINGH & PAWANDEEP KAUR	
<b>STORAGE / OFFICE BUILDING AREA CALCULATION</b>			ADDRESS:	228 SOUTH LILLIAN AVE., FRESNO, CA. 93727	
OFFICE BUILDING AREA:		280	OFFICE:	(559) 286 - 1270	FAX:
STORAGE BUILDING AREA:		370			
	<b>TOTAL FLOOR AREA:</b>	<b>650</b>			

SHEET TITLE	
<h1>SITE PLAN &amp; LANDSCAPE PLAN</h1>	
<hr/>	
JOB #AMG047	SHEET NO.  <b>A-001</b>
DRAWN BY: AM	
APPROVED BY: JC	
DATE: MAY/2024	

OWNER:  
**SUKHMINDER SINGH  
 PAWANDEEP KAUR**

 228 SOUTH LILLIAN AVE.  
 FRESNO, CA 93727  
 Main: 559.286.1270 / Fax: n/a

 DRAWINGS PREPARED FOR:  
**SUKHMINDER SINGH  
 PAWANDEEP KAUR**

 REVISIONS  
 NO. DESCRIPTION DATE  
 PER DRC COMM 05/13/23

SITE KEY NOTES	
#	DESCRIPTION
SI001	PROPOSED CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5.
SI002	PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. P-5.
SI005	PROPOSED PARKWAY
SI006	PROPOSED DRIVEWAY APPROACH PER CITY OF FRESNO STD. P-6, AND P-2
SI007	PROPOSED STREET LIGHTING POLE PER PW STD. E-1 AND E-7A
SI008	DIRECTIONAL ARROW PAINTED ON PAVING TYPICAL AS INDICATED ON PLANS.
SI012	PROPOSED PARKING LOT ASPHALT CONCRETE PAVING OVER PREPARED BASE PER CITY OF FRESNO WORKS STANDARDS. P-21, P-22 & P-23.
SI14	PROPOSED 6'-0" HIGH WOOD FENCE AT PROPERTY LINE PER CITY OF FRESNO STD'S.
SI17	8'-0" WIDE ACCESSIBLE UNLOADING SPACE WITH WARPED CONCRETE STRIPS AND STRIPPING TO COMPLY WITH THE TITLE 24 ACCESSIBILITY STANDARDS.
SI18	"ACCESSIBLE PARKING ONLY" SIGN POLE MOUNTED AT +90" ABOVE CURB WITH "VAN ACCESSIBLE" SIGNAGE BELOW PER TITLE 24 ACCESSIBILITY STANDARDS.
SI20	6" CONCRETE CURB ROUND-DOWN TO FINISH GRADE OF BACK OF WALK.
SI21	CONCRETE CURB RAMP MEDIUM BROOM FINISH, MAX. 1:12 SLOPE WITH TRUNCATED DOMES LOCATED AT THE BOTTOM OF THE SLOPE.
SI22	LOCATION OF 6'-0" HIGH SPLIT FACED CONCRETE MASONRY TRASH ENCLOSURE, PROVIDE 6'-0" HIGH METAL GATES. P-33A & P-33B.
SI23	PLANTING AND IRRIGATION. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
SI24	MONUMENT SIGN W/BASE. SIGN PORTION PROVIDED BY SIGN CONTRACTOR.
SI25	LOOP TYPE BIKE RACK SET IN CONCRETE BASE. PROVIDE SPACE FOR 3 BIKES.
SI26	FIRE HYDRANT INSTALLED PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS.
SI29	INSTALL 8 INCH DETECTOR CHECK VAULT.
SI31	PROVIDE A 12' WIDE FREE LANE TOWAWAY WARNING SIGN AT THE ENTRY GATE.
SI49	30'-0"X30'-0" VISIBILITY TRIANGLE TO HAVE NO ENCROACHMENTS OVER 3'-0" IN HEIGHT WITHIN ITS PERIMETERS.
SI69	PROVIDE A 48"-WIDE MARKED CROSSING (CROSSWALK) TO IDENTIFY A PATH INTENDED FOR PEDESTRIAN USE IN CROSSING A VEHICULAR WAY. CROSSWALK SHALL BE PAINTED WITH 3"-WIDE STRIPES AT 36'-0" O.C. WITH WHITE TRAFFIC PAINT.
SI150	MAIL-BOX.
SI151	CARPORT. PROVIDE 8'-2" MIN. VERTICAL CLEAR HEIGHT DIMENSION, REFER TO PROVIDE SHOP DRAWING AND ENGINEERING FOR DEFERRED APPROVAL.
SI196	PROVIDE AN ACCESS GATE TO BE ADJACENT TO TRAIL FOR USE BY THE RESIDENTS.
SI153	6'-0" TALL PAINTED WROUGHT IRON FENCE. REFER TO ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. GATE CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR DEFERRED APPROVAL.
SI197	PROPOSED STOP SIGN.
SI198	PROPOSED WATER METERS.
SI199	INSTALL 8 INCH FIRE WATER LINE WITH GATE VALVE IN THE LATERAL.
SI200	PROPOSED TREE. REFER TO LANDSCAPE PLANS.
SI201	PROPOSED GAS METERS. VERIFY WITH UTILITY COMPANY.
SI202	PROPOSED A/C CONDENSERS.
SI203	FIRE ALARM CLOSET. Provide durable metal sign on the closet door identifying "FIRE ALARM PANEL INSIDE" and install a Fire X1 key box for emergency access to the closet.
SI204	SLIDING W.I. GATE CONTROLLER.
SI205	PROPOSED PAIR OF 14 FEET WIDE W.I. SLIDING GATE.
SI206	PROPOSED ADDRESS DIRECTORY.
SI207	PROPOSED EV PARKING.
SI208	FIRE ROOM.
SI209	OPEN PORCH.

BUILDING 4 (single occupancy with accessory occupancies)	
DESCRIPTION	: TWO STORY
OCCUPANCY	: R2
CONSTRUCTION TYPE	: VB
FIRE SPRINKLER	: NFPA 13R (SM w/o height increase)
MAXIMUM HEIGHT	: 60 FEET (TABLE 504.3)
ACTUAL BUILDING HEIGHT	: 32.5 FEET < 60 FEET
ALLOWABLE # OF STOREIES	: 2 (TABLE 504.4)
STORIES	: 2
ALLOWABLE AREA (No area increase)	: 21,000 SF PER STORY (TABLE 506.2)
BUILDING AREA PER STORY	: 6,300 SF PER BUILDING
GROSS AREA	: 10,876 S.F. < 63,000 S.F.
FIRE RESISTANCE RATING	: 0-HOUR (CBC 2022 TABLE 602)
Eq. 5-1:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-2:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-3:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-4:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
TOTAL ALLOWABLE BUILDING AREA	: 63,000 S.F.

BUILDING 1 (single occupancy with accessory occupancies)	
DESCRIPTION	: TWO STORY
OCCUPANCY	: R2
CONSTRUCTION TYPE	: VB
FIRE SPRINKLER	: NFPA 13R (SM w/o height increase)
MAXIMUM HEIGHT	: 60 FEET (TABLE 504.3)
ACTUAL BUILDING HEIGHT	: 32.5 FEET < 60 FEET
ALLOWABLE # OF STOREIES	: 2 (TABLE 504.4)
STORIES	: 2
ALLOWABLE AREA (No area increase)	: 21,000 SF PER STORY (TABLE 506.2)
BUILDING AREA PER STORY	: 6,300 SF PER BUILDING
GROSS AREA	: 10,876 S.F. < 63,000 S.F.
FIRE RESISTANCE RATING	: 0-HOUR (CBC 2022 TABLE 602)
Eq. 5-1:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-2:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-3:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-4:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
TOTAL ALLOWABLE BUILDING AREA	: 63,000 S.F.

BUILDING 5 (single occupancy with accessory occupancies)	
DESCRIPTION	: TWO STORY
OCCUPANCY	: R2
CONSTRUCTION TYPE	: VB
FIRE SPRINKLER	: NFPA 13R (SM w/o height increase)
MAXIMUM HEIGHT	: 60 FEET (TABLE 504.3)
ACTUAL BUILDING HEIGHT	: 32.5 FEET < 60 FEET
ALLOWABLE # OF STOREIES	: 2 (TABLE 504.4)
STORIES	: 2
ALLOWABLE AREA (No area increase)	: 21,000 SF PER STORY (TABLE 506.2)
BUILDING AREA PER STORY	: 6,300 SF PER BUILDING
GROSS AREA	: 10,876 S.F. < 63,000 S.F.
FIRE RESISTANCE RATING	: 0-HOUR (CBC 2022 TABLE 602)
Eq. 5-1:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-2:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-3:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-4:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
TOTAL ALLOWABLE BUILDING AREA	: 63,000 S.F.

BUILDING 2 (single occupancy with accessory occupancies)	
DESCRIPTION	: TWO STORY
OCCUPANCY	: R2
CONSTRUCTION TYPE	: VB
FIRE SPRINKLER	: NFPA 13R (SM w/o height increase)
MAXIMUM HEIGHT	: 60 FEET (TABLE 504.3)
ACTUAL BUILDING HEIGHT	: 32.5 FEET < 60 FEET
ALLOWABLE # OF STOREIES	: 2 (TABLE 504.4)
STORIES	: 2
ALLOWABLE AREA (No area increase)	: 21,000 SF PER STORY (TABLE 506.2)
BUILDING AREA PER STORY	: 6,300 SF PER BUILDING
GROSS AREA	: 10,876 S.F. < 63,000 S.F.
FIRE RESISTANCE RATING	: 0-HOUR (CBC 2022 TABLE 602)
Eq. 5-1:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-2:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-3:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-4:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
TOTAL ALLOWABLE BUILDING AREA	: 63,000 S.F.

BUILDING 6 (single occupancy with accessory occupancies)	
DESCRIPTION	: TWO STORY
OCCUPANCY	: R2
CONSTRUCTION TYPE	: VB
FIRE SPRINKLER	: NFPA 13R (SM w/o height increase)
MAXIMUM HEIGHT	: 60 FEET (TABLE 504.3)
ACTUAL BUILDING HEIGHT	: 32.5 FEET < 60 FEET
ALLOWABLE # OF STOREIES	: 2 (TABLE 504.4)
STORIES	: 2
ALLOWABLE AREA (No area increase)	: 21,000 SF PER STORY (TABLE 506.2)
BUILDING AREA PER STORY	: 6,300 SF PER BUILDING
GROSS AREA	: 10,876 S.F. < 63,000 S.F.
FIRE RESISTANCE RATING	: 0-HOUR (CBC 2022 TABLE 602)
Eq. 5-1:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-2:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-3:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
Eq. 5-4:	Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See shts. A-2000, A-2100 & A-2100.
TOTAL ALLOWABLE BUILDING AREA	: 63,000 S.F.

BUILDING 7 (single occupancy with accessory occupancies)	
DESCRIPTION	: SINGLE STORY
OCCUPANCY	: VB
CONSTRUCTION TYPE	: VB
FIRE SPRINKLER	: NON-SPRINKLERED
MAXIMUM HEIGHT	: 40 FEET (TABLE 504.3)
ACTUAL BUILDING HEIGHT	: 32.5 FEET < 60 FEET
ALLOWABLE # OF STOREIES	



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2600 Fresno Street  
Fresno, California 93721-3604  
[www.fresno.gov](http://www.fresno.gov)

## **Fire Department**

July 17, 2025

### **Comments**

Approved with conditions. 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. ^^

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 & 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. ^^

On-site hydrant is spaced greater than 400 feet from the farthest opening in the farthest building. Either relocate the hydrant, or add an additional hydrant for coverage. Show on plan: Install on site hydrant(s) with a minimum 8 inch main and a fire flow of 2500 GPM. See plan for location(s). Public and private hydrants for multi-family dwellings are spaced a maximum of 450 feet apart. ^^

Provide note on plan: Fire department connections shall be located on the street side of buildings or facing approved fire apparatus access roads, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2022 CFC, Section 912.2.1. ^^

Provide note on plan: For new and existing buildings, the fire code official is authorized to require approved addressing or building area identification signage on remote fire department connections as needed to readily determine the building or area of a building protected by fire department connections. 2022 FMC, Section 10-50912.4.4^^

Show the proposed location of fire sprinkler riser, post indicator valve (PIV), and fire department connection (FDC) on the plan, and add note on plan: Unless otherwise approved, all fire sprinkler systems shall be installed with remote Post Indicator Valves and Fire Department Connections. PIVs and FDC shall be a minimum of 40 feet away from the building serviced, and no more than 40 feet from a fire department access road. FFD Policy No. 405.003 and 405.025. ^^

The shape of the proposed T-turnaround does not allow sufficient space for the fire apparatus to turn around. Each leg of the turnaround must be a minimum of 45 feet. Currently, the shorter leg is 20 feet.^^



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2600 Fresno Street  
Fresno, California 93721-3604  
[www.fresno.gov](http://www.fresno.gov)

## **Building Department**

July 16, 2025

### **Comments**

The items below require a separate process with additional fees and timelines, in addition to the Conditional Use Permit Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division.

- 1) Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Division for approval permits for the proposed project.
  - a) All construction documents shall be designed, stamped and signed by a licensed architect/engineer.
  - b) Fire-resistance rated construction is required at the west and east exterior walls of the proposed building #6.
  - c) Provide Electric Vehicle charging per California Green Building Standards Code section 4.106.4.2.



## DEPARTMENT OF PUBLIC UTILITIES

### MEMORANDUM

**DATE:** July 21, 2025

**TO:** DIEGO ST. CLAIR –Planner II  
Planning & Development Department – Current Planning

**FROM:** DENISE SORIA, MSCE, PE, Licensed Professional Engineer  
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT APPLICATION P24-04504 - 3484 WEST SHIELDS APARTMENTS – APN 433-090-21S**

#### Background

Conditional Use Permit Application P24-04504 pertains to a vacant lot located at 3484 West Shields Avenue. The applicant proposes to construct a Multi-Family Residence apartment complex with 7 buildings for a total of 36 units.

#### General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities (DPU) review and approval.
2. All DPU 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 the approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way. Contact the Department of Public works at [DPWPermits@fresno.gov](mailto:DPWPermits@fresno.gov) or (559) 621-8800 for an encroachment/street work permit.
5. All underground utilities shall be installed prior to permanent street paving.
6. **Attached to these DPU Conditions of Approval is a preliminary review of the Site Plan for the Project (as such Site Plan was available on Accela as of the date of these Conditions of Approval). Final Site Plan review will be conducted after an update based on these and other conditions for the Project.**

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### **Water Service Requirements**

The nearest water main to serve the Project is a 12-inch water main located in West Shields Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. On-site water facilities shall remain private.

**Note:** As of the date of these DPU Conditions of Approval the applicant has not confirmed they intend to install master meter(s) (City meters) to serve the entire Project or individual private meters to serve each building. Private meter(s) shall be maintained by the applicant. On July 17, 2025, DPU's Utilities Planning and Engineering Division emailed the applicant communicating this requirement.

2. Installation of new water service(s) and meter(s) to each parcel shall be required as the existing water service (**inactive**; no meter) at the property, referenced below, is not adequate to serve the Project. Separate fees will apply to the new/additional water service(s).
3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property, if any.
4. Destroy existing on-site well(s), **if any**, 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, and City of Fresno Public Works Standard Drawing **W-45** and Standard Specifications Section **32**. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.

### **Landscape Requirements**

1. Service, meter, and backflow prevention device are to be of the same size (inside diameter of pipe).
2. 1.5-inch and 2.0-inch meters to be installed per Public Works Standard Drawing **W-1**.
3. 1.0-inch meters to be installed per Public Works Standard Drawing **W-2**.
4. Backflow prevention device(s) to be installed per Public Works Standard Drawing **W-11**.
5. All Reduced Pressure Principle Backflow Prevention Assembly (i.e. RP devices) shall be tested and approved by a certified AWWA or ABPA tester within five days of installation. The property will not be given occupancy until all the RP devices are tested and documented with the City of Fresno Water Division. A list of certified testers can be obtained by calling (559) 621-5335.

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**Water Supply Requirements**

The Project is currently served by 1 (one) 1.0-inch water service (**inactive**; no meter). **See Water Service Requirements Item 2 above for reference to new and/or additional water service(s) and meter(s).**

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 (no 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 (no 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 (no 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 main to serve the Project is a 12-inch sanitary sewer main located

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT APPLICATION P24-

04504 - 3484 WEST SHIELDS APARTMENTS – APN 433-090-21S

July 21, 2025

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in West Shields Avenue. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. On-site sanitary sewer facilities shall be private.
2. Installation of a new sewer service branch(es) shall be required.
3. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property, if any.
4. All existing on-site private septic systems (including septic tanks), **if any**, 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.

**Sanitary Sewer Fees**

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

1. Lateral Sewer Charge.
2. Oversize Sewer Charge: Area #24
3. Wastewater Facility Sewer Charge (Single Family Residential/Multi-family Residential).
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC Sections 6-304 and 6-305. Sewer Facility Charges consist of two components: a Wastewater Facilities Charge and Trunk Sewer Charge, where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis, based on metered usage (water or sewer effluent). The applicant may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the Project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect at that time, per City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

**Solid Waste Requirements**

For the purpose of establishing City solid waste service, multi-family complexes of five or more dwelling units are required to provide a trash enclosure per FMC 15-2016.B.2.b.

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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 multi-family complexes are required to subscribe for recycling services. 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. At no time may trash and recyclable material be placed on the ground or pavement.
4. Senate Bill (SB) 1383, as enacted in 2017, establishes statewide targets to reduce the statewide disposal of organic waste by 50 percent by 2020 and 75 percent by 2025; and requires that not less than 20 percent of edible food that is currently to be disposed of be recovered for human consumption by 2025. As part of SB 1383, Chapter 12 of Title 14, Division 7 of the California Code of Regulations (CCR), and amended portions of regulations of Title 14 CCR and Title 27 CCR were created, also referred to as Short-Lived Climate Pollutants: Organic Waste Reductions regulations. The City of Fresno adopted Bill B-3, Ordinance 2022-003 to amend Chapter 6, Article 2 of FMC at its March 10, 2022, meeting. Subsequently, the City of Fresno adopted Bill B-11, Ordinance 2022-011 to amend Section 6-233 of FMC relating to the requirements for commercial edible food generators at its May 26, 2022, meeting.
5. As required by FMC section 6-206(a) residential and commercial establishments are required to maintain solid waste, recyclables, and organics collection service through an authorized provider. The City has the right to review the number and size of containers and require applicants to adjust the service level (frequency of service).
6. All Solid Waste and Recycling services collectively must equal or exceed the ratio provided in FMC 15-2016.

This location will require 1 (one) 3-cell trash enclosure, designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash and one for recycling collection, and 1 (one) 2-cu. yd. bin for green and/or organic/food waste (to be placed in the cell designated for grease collection storage) to be constructed to current **Public Works Standard Drawings (Solid Waste Standards) P-33A through C, P-34, and P-35; and P-93 and/or P-94 and/or P-95** to be serviced once a week. The applicant shall revise the Site Plan to show a 3-cell trash enclosure and note/document this in the revised Site Plan and subsequent submittals (permit, etc.,) to the City's various departments.

**Note:** A part of these Solid Waste Service Requirements (i.e. require adding a third/fourth compartment in the trash enclosure to accommodate a bin for green and/or organic/food waste) may need to be modified in the future to comply with SB 1383, as mandated by Chapter 12 of Title 14, Division 7 of the California Code of

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Regulations. **A reduced size bin for green and/or organic/food waste may be allowed if it is documented that green/landscape 'clippings' (waste) will be hauled away by a landscape contractor.** At the time these DPU Conditions of Approval were written the applicant had not provided confirmation regarding the disposal of landscaping clippings and green waste generated from the site.

7. 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.
8. Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide, in accordance with Public Works Standard Drawing **P-34**.
9. 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, in accordance with Public Works Standard Drawing **P-34**.
10. The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing **P-34**.
11. On solid waste service collection days provide access to the gates by 5:30 AM. Alternatively, provide a lock box with key, remote control access, or access code (same as for the Fire Department).
12. Americans with Disability Act (ADA) requirement for multi-family residential 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.

**Other Information**

As-built drawings for utilities in the right-of-way may be requested by submitting a filled-out Information Request Intake Form to [dpu.plan@fresno.gov](mailto:dpu.plan@fresno.gov).

Attachments: DPU1 Redlines dated July 21, 2025  
Information Request Intake Form  
Public Works Standard Drawings P-33A through C, P-34, P-35, P-93 through P-95

# WEST SHIELDS APARTMENTS

3484 W. SHIELDS AVENUE FRESNO, CA. 93722

PROVIDE UNITS

## FIRE DEPARTMENT NOTES

1. Water roof leaves and more than 30 feet in height, measured from grade, 25 foot pathways shall be located adjacent to at least one leg side of the building. The serial # of apparatus access shall extend at least 45 feet beyond each end of the building. This allows 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) "Building 1, 2 and 4 are in question due to the parking lot configuration and access. Possibly obtaining access".  
2. Aerial fire apparatus access points shall be located a maximum of 15 feet and a maximum of 30 feet away from the building. (FFD Development Policy 403.002)  
3. Aerial fire apparatus points shall be located on the long side of the building. (FFD Development Policy 403.002)  
4. Aerial fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002)  
5. All aerial fire apparatus access lanes shall be provided and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)  
6. All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002) "See note 1 above".  
7. Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. A 4% incline outlet shall face the access lane.  
8. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage of the fire department safety system provided by the jurisdiction, measured at the roof level. The system shall not be improved by the developer or by the existing public safety communication system. Provide test documents confirming that the building meets the requirements (with appropriate plan review, approval and testing). This shall occur prior to building permit final. 9. Add the following to the address of the building: "Fresno, CA 93722, USA".  
10. Approved address or building area identification signage shall be ready to determine the building or area of a building protected by fire department connections.  
11. Fire emergency guides shall be provided for Groups R-2 occurrences. Guide contents, maintenance and distribution shall be in accordance with Section 10.2.1 through 10.2.3. 2022 CFC, Section 403.0.2.2. A fire emergency guide shall describe the location, use of fire protection equipment and extinguishers. Guides shall be an emergency evacuation plan for each dwelling unit. Emergency guides shall be located and approved by the fire department prior to occupancy. Provide one to each tenant prior to initial occupancy. Provide a detail of the posted floor plans on the levels of the building on the plan.  
12. Building three or more stories in height require a Fire Alarm System permit for sprinkler alarm supervision. See note 1 above.  
13. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.2, R-3, R-3.1 and R-4, regardless of occupancy, at all of the following locations: (2022 CFC, Section 903.2.1) 1. In each sleeping room, including egress sleeping areas, in the habitable area of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements not including crawl spaces and uninhabitable rooms. In dwellings with split levels and within an exterior door between the adjacent levels, a smoke alarm installed on the upper level shall be located on the exterior door. 4. In each story within a dwelling unit, including the full story below the upper level. 4. In a Group R-3.1 occurrences, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.  
14. Within more than one dwelling unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over a distance of 100 feet.  
15. The owner or owner's authorized agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site. The site safety plan shall be submitted to the fire department, repair, alteration or demolition. The plan shall be submitted and approved by the building permit is issued. Any change to the plan shall be submitted for approval. 2022 CFC, Section 3303.1.  
16. In addition to the requirements of the fire prevention plan, the plans shall comply with the applicable fire prevention requirements set forth in Sections 403.2 through 403.4.2.3.3, evacuation drills shall be in accordance with Section 405, employee training shall be in accordance with Section 406. Where a fire safety and evacuation plan is required by Sections 403.2 through 403.4.2.3.3, evacuation drills shall be in accordance with Section 405, employee training shall be in accordance with Section 406. The fire safety and evacuation plan, diagrams, and signage shall be prepared using the symbology in the currently adopted version of NFPA 170. The edition of NFPA 170 shall be noted on the plan. 2022 FMC Section 10-50403.  
17. Submit plans to and obtain permits from the Fire Prevention Division for the installation or modification of fire alarms.  
18. The general contractor shall coordinate the fire alarm system interfaces between the fire alarm contractor, sprinkler contractor, mechanical contractor and any other pertinent trades (fire alarm, sprinkler system, hood and vent extinguishing system, HVAC, fire smoke dampers, etc.). All work must remain in place and may not be covered until the required inspections have been completed by the Fire Department.  
19. Submit plans to and obtain permits from the Fire Prevention Division for the installation or modification of fire sprinkler systems. Installations must also comply with FPD policy memo 405.  
20. The fire alarm contractor and the sprinkler contractor shall coordinate the protection of roof "Crickets" or other concealed combustible spaces (where applicable). FPD Policy No. 405.  
21. Sprinklers shall be installed under exterior roofs or eaves spaces 4 feet or less from the street. 9.2.3.4. Exception: Sprinklers are permitted to be omitted where the canopy or roof is of non-combustible or limited combustible construction.  
22. Building more than 30 feet on a street shall have minimum 12 inch high address numbers on the side and end of the building. Buildings 50 feet or less from the street shall have minimum six inch high address numbers on the street side of the building. Installation and design shall be in accordance with Development and Resource Management Policy 02-111 and/or G-002. 2022 FMC Section 10-50501.1.  
23. The owner shall designate a person to be the site safety director. The site safety director shall be responsible for the implementation of the site safety plan. The site safety director shall have the authority to enforce provisions of this chapter and other provisions as necessary to secure the intent of the chapter. Where guard service is provided in accordance with NFPA 241, the site safety director shall be responsible for the guard service. See 2022 CFC, Section 3303.1.  
24. The size of fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size.  
25. Fire department connections shall be located within forty (40) feet of a fire apparatus access lane.  
26. Fire department connections shall not be installed within five (5) feet of any building opening, excluding a fire department user access door.

## SITE PLAN NOTES

1. 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 IN ACCORDANCE WITH SECTION 8711 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.  
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.  
3. TWO (2) PERMITTED BASE ROCK EXCAVATIONS ARE LOCATED WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CA 1-800-642-2468.  
4. THE CONTRACTOR SHALL SUBMIT TO THE CITY PRIOR TO OCCUPANCY A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.  
5. ELEVATED PAVEMENTS SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER, EXECUTED COPIED ALL-WEATHER SURFACE, EXCEPTING 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)  
6. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE ENGINEER. SUCH AREAS SHALL BE RELOCATED TO APPROVED VEHICLE PARKING AREAS AS EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED ON THE BUILDING OR THE CITY APPROVES THE PROJECT.  
7. DUE TO THE EXISTING EASEMENT, THE CONTRACTOR SHALL NOT FILE AN APPLICATION AS PER FRESNO MUNICIPAL CODE SECTION 1-507.1.1 AND PUBLIC WORKS POLICY NO. 2001.  
8. PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY. MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED.  
9. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.  
10. NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON THE EXISTING COVERAGE OF THE FIRE DEPARTMENT SAFETY SYSTEM PROVIDED BY THE JURISDICTION. MEASURED AT THE ROOF LEVEL. THE SYSTEM SHALL NOT BE IMPROVED BY THE DEVELOPER OR BY THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEM. PROVIDE TEST DOCUMENTS CONFIRMING THAT THE BUILDING MEETS THE REQUIREMENTS (WITH APPROPRIATE PLAN REVIEW, APPROVAL AND TESTING). THIS SHALL OCCUR PRIOR TO BUILDING PERMIT FINAL.  
11. SUBMIT TRAIL CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.  
12. IF ARCHAEOLOGICAL AND/OR HUMAN FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT, SUBMIT TO THE STATE ARCHAEOLIGIST FOR APPROVAL. APPROVAL IS IMMEDIATE.  
13. IF THERE ARE SUSPECTED HUMAN REMAINS, THE MADERA COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATURAL IN SOURCE, THE CONTRACTOR SHALL SUBMIT TO THE STATE ARCHAEOLIGIST FOR APPROVAL. APPROVAL IS IMMEDIATE. THE CALIFORNIA ARCHAEOLOGICAL INVENTORY (PHONE: 805-644-2289) SHALL BE IMMEDIATELY CONTACTED.  
14. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE OF HISTORICAL SIGNIFICANCE, IT SHALL BE PRESERVED.  
15. SIGN OTHER THAN DIRECTIONAL SIGNS, IF APPROVED ARE NOT APPROVED FOR INSULATION AS PART OF THIS SPECIAL PERMIT.  
16. ELEVATED PAVEMENTS SHALL BE PREPARED BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPE HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE CURRENT OWNER OF THE PROPERTY. THIS SHALL OCCUR PRIOR TO OCCUPANCY.  
17. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A MAXIMUM WIDTH OF 36 INCHES. NO STALLS SHALL NOT ALLOW FOR CLOTHES DRYING.  
18. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ALL BUILDINGS. PROVIDE CONVENIENCE, SAFETY AND EFFICIENT CIRCULATION. A JOINT ACCESS COVER SHALL BE PROVIDED FOR CONVENIENCE, SAFETY AND EFFICIENT CIRCULATION.  
19. ALL EXTERIOR DOORS (EXCEPT FOR INTERIOR RESIDENTIAL UNITS) OR THAT FACE ONTO NORTH CLOVIS AVENUE DURING THE HOURS OF DARKNESS SHALL BE ILLUMINATED WITH A MINIMUM OF 120 LUMENS PER FOOT OF LIGHT.  
20. BUILDING FACADES SHALL INCLUDE AT LEAST TWO CLADDING/EXTERIOR WALL FINISH MATERIALS (EXCLUDING ROOF AND FOUNDATION) AND AT LEAST THREE EXTERIOR COLORS (ONE COLOR FOR THE BASE, ONE COLOR FOR THE MIDDLE, AND ONE COLOR FOR THE TOP). EACH ELEMENT COUNT AS COLOR, AND VISUALLY SIGNIFICANT COLORS FOR DOORS, CORNICES, AND SIMILAR ELEMENTS (COUNT AS COLOR).  
21. ALL EXTERIOR DOORS SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT CANDLE OF LIGHT. THE MAXIMUM HEIGHT FOR LIGHTING EXTERIOR DOORS SHALL BE 2 FEET WHEN WITHIN 100 FEET OF ANY STREET FRONTRAGE OR RESIDENTIAL DISTRICT; 25 FEET IN ANY OTHER LOCATION.  
22. LANDSCAPE PLANTING SHALL BE PLANTED IN THE CORRIDORS AND SIDEWALKS AS SHOWN ON THE PLAN.  
23. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND MAINTENANCE HAS BEEN PROVIDED AND IS IN GOOD WORKING ORDER. THIS SHALL OCCUR PRIOR TO APPROVAL BY THE DEVELOPMENT SERVICES DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.  
24. PRIOR TO THE SUBMITTAL OF PLANS FOR PLAN CHECK REVIEW, ALL OUTDOOR UTILITY EQUIPMENT AND CONSTRUCTION SHALL BE IN PLACE AND FUNCTIONING AS SHOWN ON THE PLAN. THIS SHALL OCCUR PRIOR TO APPROVAL BY THE DEVELOPMENT SERVICES DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.  
25. PRIOR TO THE SUBMITTAL OF PLANS FOR PLAN CHECK REVIEW, ALL OUTDOOR UTILITY EQUIPMENT AND CONSTRUCTION SHALL BE IN PLACE AND FUNCTIONING AS SHOWN ON THE PLAN. THIS SHALL OCCUR PRIOR TO APPROVAL BY THE DEVELOPMENT SERVICES DIVISION, PLANNING AND DEVELOPMENT DEPARTMENT.  
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# INFORMATION REQUEST / MISCELLANEOUS INTAKE FORM



Department of Public Utilities

**Instructions:** please fill out and submit fully completed submittal to [dpu.plan@fresno.gov](mailto:dpu.plan@fresno.gov)

Requestor Name(s):

Date Requested:

Company:

Email Address:

Phone Number:

Location / APN:

## Select What Applies

Capital Improvement Projects

Easement Vacation Study

Information Request

Project Conditions of Approval

Other

Requestor Comments:

## DPU OFFICE USE ONLY

DPU SUBMITTAL ACCEPTED DATE:

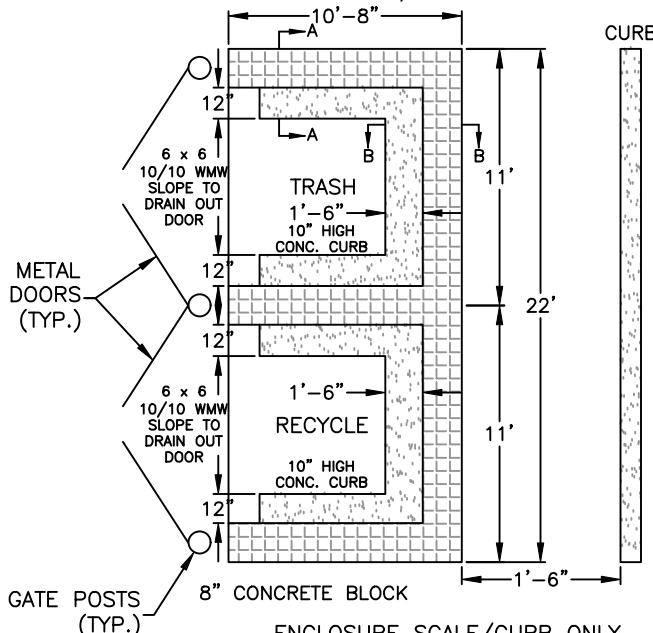
DPU SUBMITTAL RESPONSE DATE:

DPU Response:

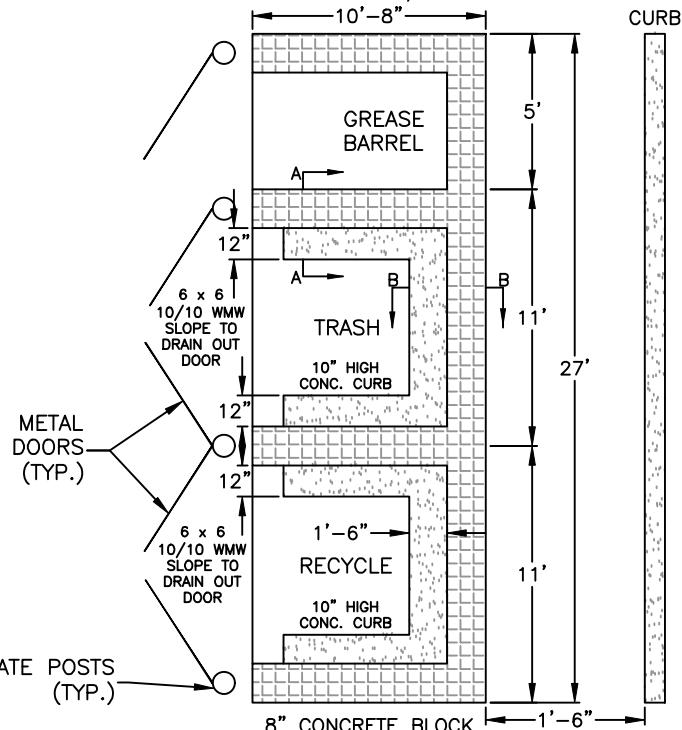
For all other questions or concerns, call (559) 621-8666 or email [dpu.plan@fresno.gov](mailto:dpu.plan@fresno.gov)

Last Updated: 06/12/2025

### ENCLOSURE SCALE / STANDARD

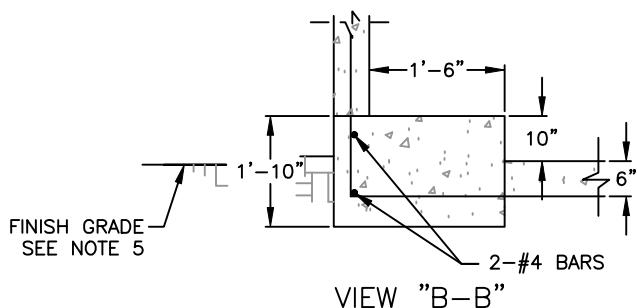
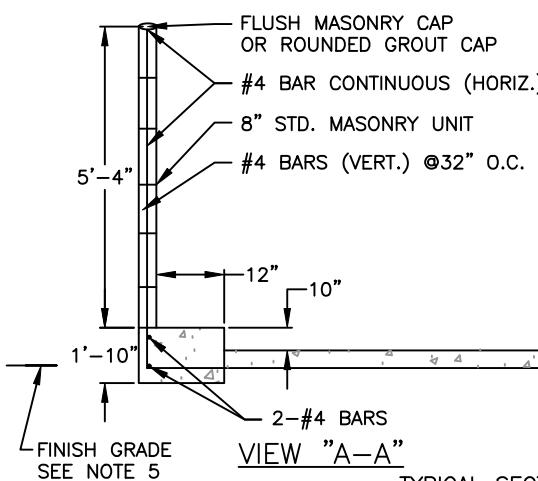


### ENCLOSURE SCALE / RESTAURANT



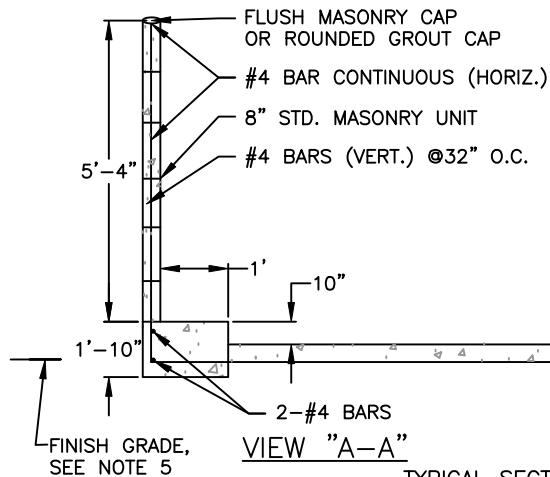
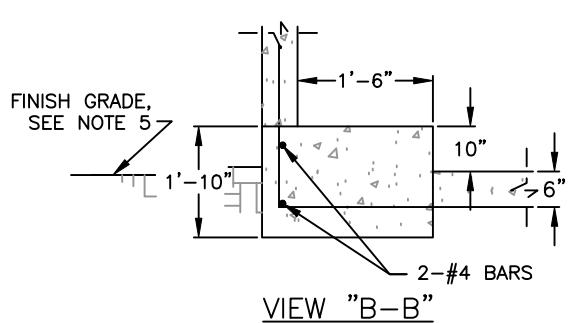
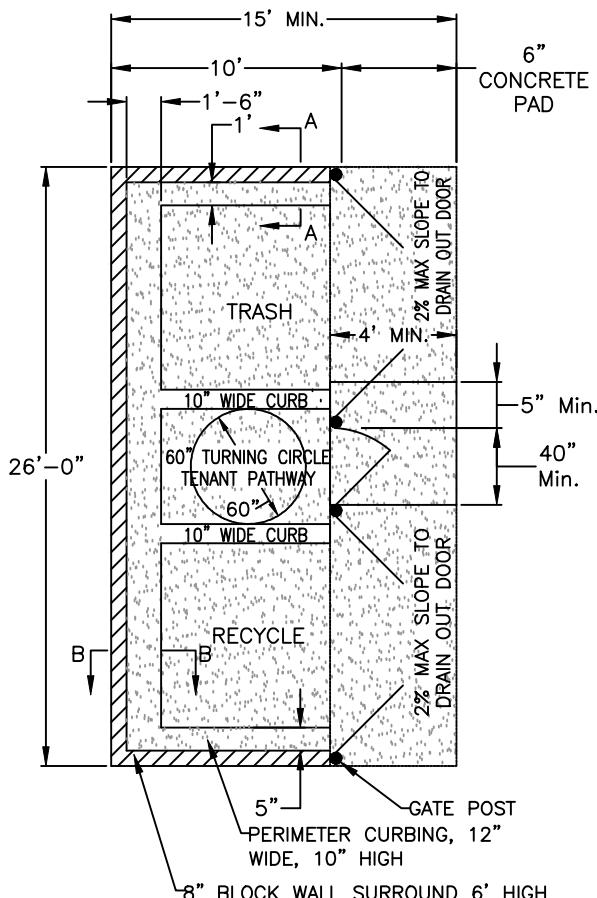
#### NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE AND U.B.C. STANDARD 24-4 GRADE N.
4. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
5. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPAKTED FILL.
6. ALL MASONRY UNITS SHALL BE MINIMUM F'M=1500 PSI.
7. REINFORCING STEEL SHALL BE DEFORMED BAR, MIN. GRADE 40.
8. FOOTING CONCRETE SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
9. MORTAR SHALL BE TYPE-S (MINIMUM 1800 PSI AT 28 DAYS).
  - ONE (1) PART CEMENT, TYPE-1
  - ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.
  - FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
  - ONE (1) PART CEMENT.
  - THREE (3) PARTS SAND.
  - TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES, CHAIN LINK IS NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. 2 CELLS ARE REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS.
16. 3 CELLS ARE REQUIRED FOR RESTAURANTS.



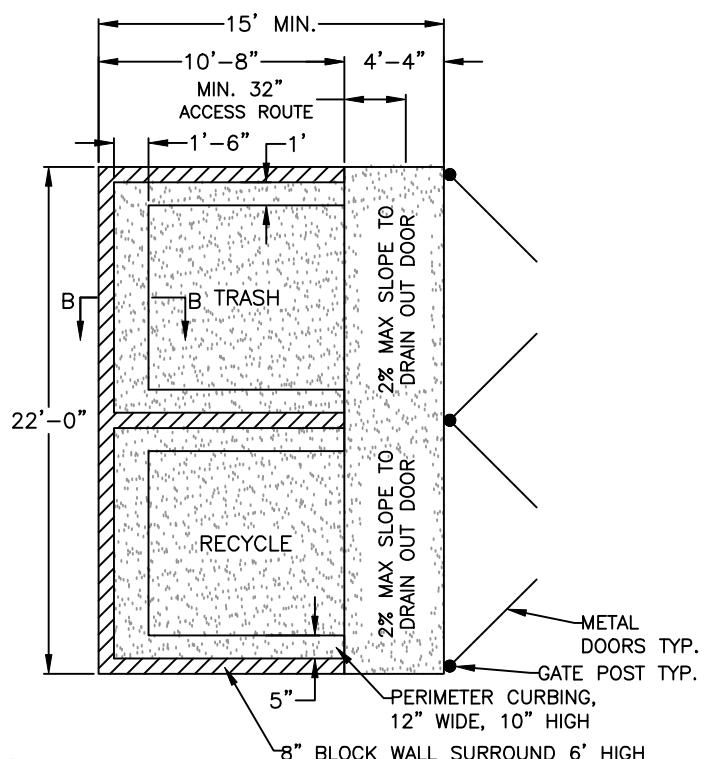
TYPICAL SECTION W/ CONCRETE BLOCK WALL

EXHIBIT "B"  
MODIFIED TRASH/RECYCLING ENCLOSURE



TYPICAL SECTION W/ CONCRETE BLOCK WALL

EXHIBIT "A"  
MODIFIED TRASH/RECYCLING ENCLOSURE



NOTES:

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ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.  
FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.  
ONE (1) PART CEMENT.  
THREE (3) PARTS SAND.  
TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
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14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. GATE HARDWARE SHALL COMPLY WITH 11-13 404.2.7 OF CBC 2016

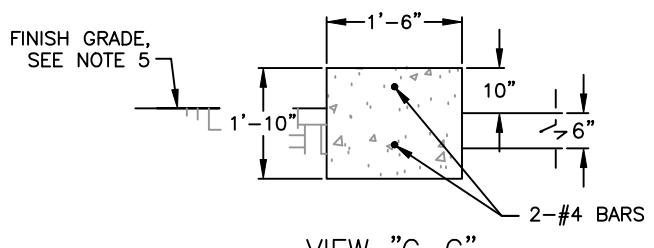
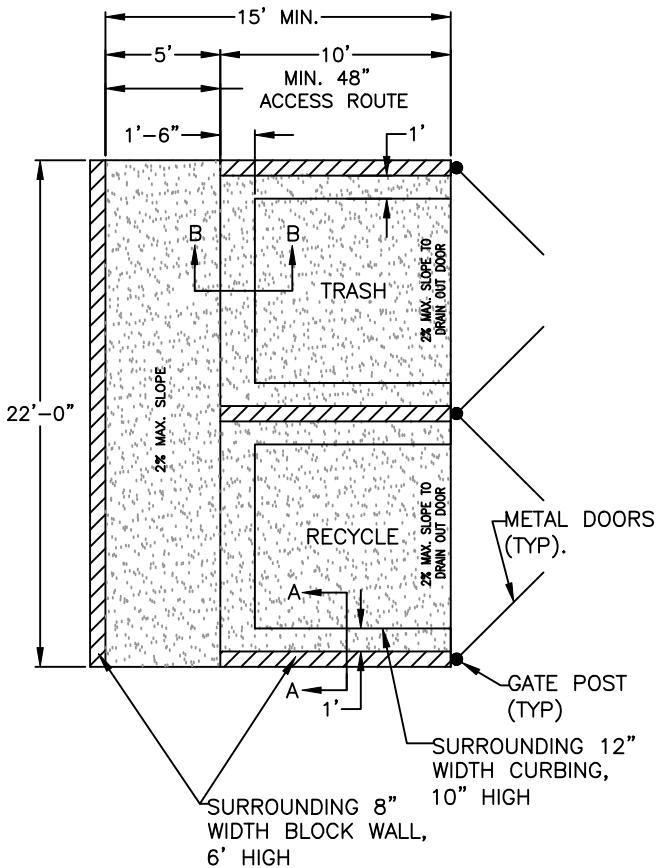


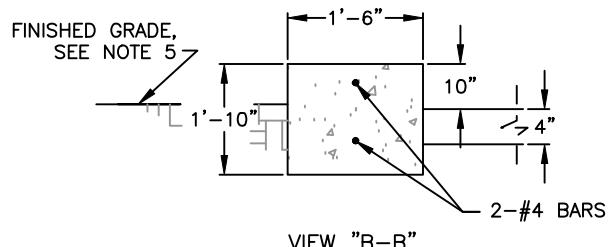
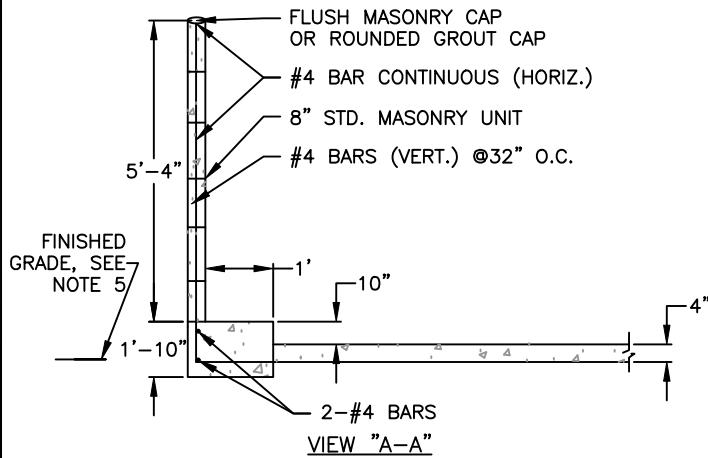
EXHIBIT "C"

MULTI-FAMILY TRASH/RECYCLING ENCLOSURE



NOTES:

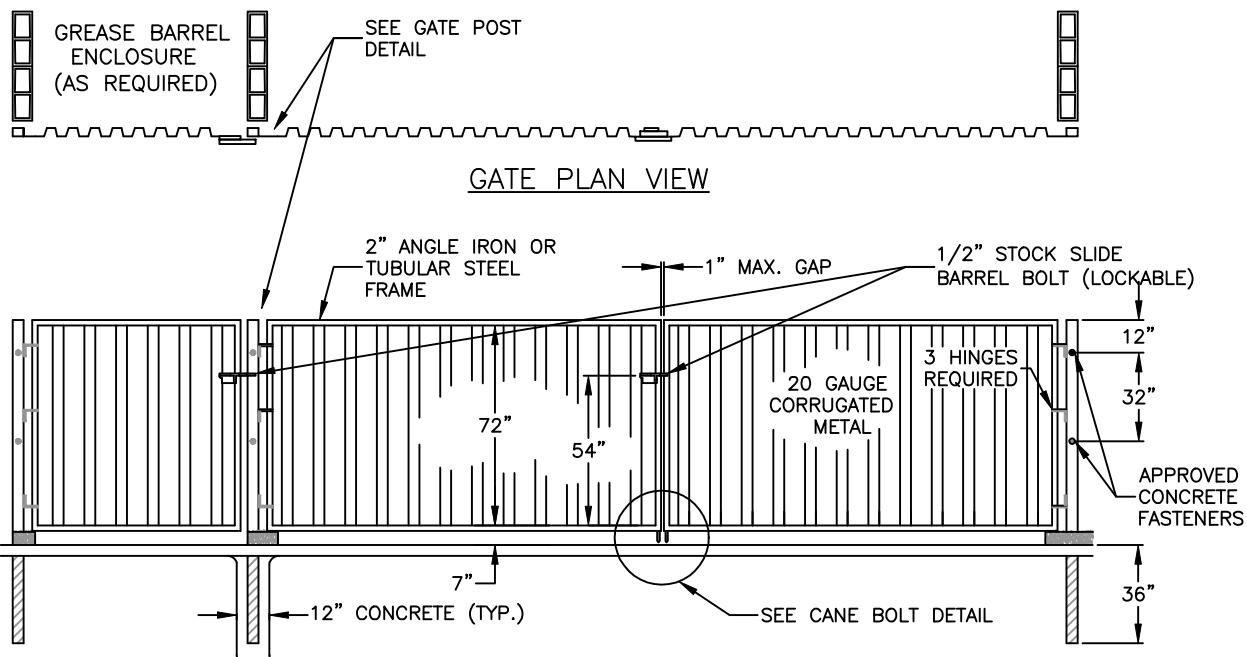
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11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
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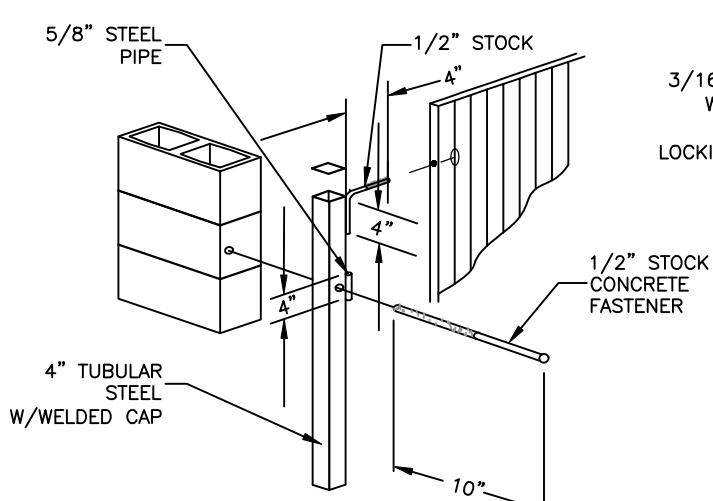
TYPICAL SECTION W/ CONCRETE BLOCK WALL

GENERAL NOTES:

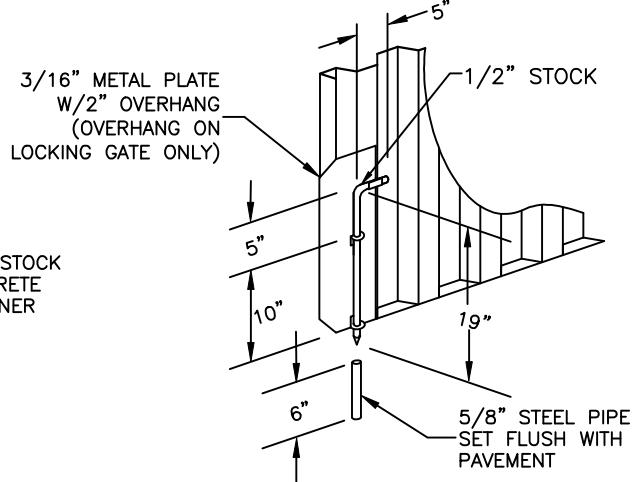
1. ALL SITE PLANS SHALL HAVE THE SIGNATURE APPROVAL OF A SOLID WASTE MANAGEMENT DIVISION REPRESENTATIVE.
2. CONTAINERS USED AT ALL PLACES SHALL BE PLACED FOR COLLECTION AT SERVICE LOCATIONS APPROVED BY THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, BUT SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY.
3. THE DESIGN OF ANY NEW, SUBSTANTIALLY REMODELED, OR EXPANDED BUILDING OR OTHER FACILITY SHALL PROVIDE FOR PROPER STORAGE OR HANDLING WHICH WILL ACCOMMODATE THE SOLID WASTE LOADING ANTICIPATED AND WHICH WILL ALLOW FOR SAFE AND EFFICIENT WASTE REMOVAL.
4. THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, SHALL PLAN WITH THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE AS TO PLACEMENT OF STORAGE CONTAINERS TO MINIMIZE TRAFFIC, AESTHETIC AND OTHER PROBLEMS BOTH ON THE PROPERTY, AND FOR THE GENERAL PUBLIC.
5. BELOW IS A CHECKLIST OF REQUIREMENTS REVIEWED FOR A SITE PLAN:
  - a. REFUSE, RECYCLABLES, AND GREASE BARRELS SHALL BE STORED FOR LATER REMOVAL FROM THE PREMISES IN AN AREA THAT IS SCREENED FROM VIEW OF THE PUBLIC STREETS BY A CITY OF FRESNO, PUBLIC UTILITIES APPROVED STANDARD ENCLOSURE (REFER TO P-33, P-34, AND P-95 FOR DETAILS). APPROVED STANDARD ENCLOSURES ARE TO BE BUILT USING EIGHT INCH (8") CONCRETE BLOCK AT A HEIGHT OF SIX FEET (6').
  - b. ENCLOSURES BUILT IN (INDUSTRIAL ZONES) M-1, M-2, M-3, AND CM ZONES REQUIRING DIRECTOR APPROVAL, OR HIS/HER DESIGNEE, MAY ELIMINATE WALLS AS LONG AS IT IS NOT VISIBLE FROM A MAIN STREET. FOR THIS DESIGN, THE CURBING WILL BE TWELVE INCHES (12") WIDE ON BOTH SIDES, EIGHTEEN INCHES (18") DEEP ALONG THE REAR WITH A THIRTY-TWO INCH (32") WIDE CURB SEPARATING THE TWO CELLS. CURBING MUST BE REINFORCED WITH REBAR AT A HEIGHT OF TEN INCHES (10"). ALL ENCLOSURES SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") FROM THE NEAREST CURB. ALL OTHER PUBLIC WORKS DESIGN REQUIREMENTS SHALL BE MET DURING REVIEW.
  - c. THE APPROVED STANDARD ENCLOSURE HAS BEEN DESIGNED TO ACCOMMODATE ALL SIZES OF CONTAINERS TO HANDLE THE ACCUMULATION OF WASTE AND RECYCLABLES GENERATE BETWEEN COLLECTIONS. A STORAGE AREA WITH INNER DIMENSIONS TEN FEET (10') BY TEN FEET (10') IS THE MINIMUM. THERE SHALL BE CURBING TWELVE INCHES (12") FROM SIDE WALLS AND EIGHTEEN INCHES (18") FROM REAR WALL AND AT A HEIGHT OF TEN INCHES (10"). THESE FEATURES ARE INCLUDED IN ORDER TO REDUCE THE POSSIBILITY OF DAMAGE TO THE ENCLOSURE ITSELF.
  - d. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNENCUMBERED OPENING OF EIGHT FEET (8'). THE GATE TO BE USED SHALL BE BUILT OF METAL, CHAIN LINK IS NOT ACCEPTABLE, SO THAT BINS CANNOT BE SEEN WHEN GATES ARE CLOSED AND SHALL BE MOUNTED ON THE OUTER SURFACE OF ENCLOSURE AS TO NOT PROTRUDE INTO SERVICE ACCESS OPENING. HARDWARE LATCHES SHOULD BE A HEAVY GAUGE LOCKING GATE LATCH. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.
  - e. THE FLOOR OR BOTTOM SURFACE OF THE COLLECTION AREA SHALL BE MADE OF CONCRETE, (SLOPED) ONE PERCENT (1%) TO THE FRONT, AND THERE SHALL NOT BE ANY DRAINAGE GUTTER IN FRONT OF ENTRANCE. THE UNENCUMBERED OPENING OF EIGHT FEET (8') REFERENCED IN D. ABOVE SHALL BE A LEVEL SURFACE. THE FLOOR SHALL NOT SLOPE TO THE BACK OR SIDES OF THE ENCLOSURE TO ALLOW DRAINAGE TO THE REAR OF THE AREA OR CAUSE ANY STANDING WATER WITHIN THE ENCLOSURE. IT SHALL BE CONSTRUCTED SO THE COLLECTION VEHICLE CAN DRIVE DIRECTLY INTO THE POCKETS OF THE CONTAINERS WITHOUT ANY OBSTRUCTIONS.
  - f. INGRESS AND EGRESS SHALL HAVE AN UNOBSTRUCTED OVERHEAD CLEARANCE OF SIXTEEN FEET (16') AND SHALL NOT BE LESS THAN EIGHTEEN FEET (18') WIDE AND CAPABLE OF ACCOMMODATING A TRUCK WITH A TWO HUNDRED FIFTY INCH (250") WHEELBASE, A FORTY-FOUR FOOT (44') (CENTER LINE) TURNING RADIUS AND A SUPPORT WEIGHT OF THIRTY-FIVE (35) TONS. AREA SHALL BE UNOBSTRUCTED AND SO CONFIGURED THAT A TRUCK WILL BE ABLE TO MAKE A ROUND TRIP FROM THE PUBLIC RIGHT-OF-WAY TO THE COLLECTION AREA AND RETURN WITHOUT EXCESSIVE BACKING INTO A TRAFFIC LANE OR A PUBLIC THOROUGHFARE. BACKING AROUND A BUILDING IS NOT ALLOWED. AT NO TIME SHALL A TRUCK BE REQUIRED TO BACK IN EXCESS OF FORTY-FIVE FEET (45').
  - g. BIN ENCLOSURE GATES AND SERVICE AREA SHALL NOT OPEN INTO OR BE A PART OF A PARKING STALL OR LOADING ZONE.
  - h. GATED ENTRANCE/EXIT SERVICE SITES SHALL BE AT LEAST FORTY FEET (40') AWAY FROM ENTRANCES AND EXITS TO PREVENT TRUCKS FROM STICKING OUT INTO THE ROADWAY WHILE WAITING TO ACCESS ENCLOSURE AND ALLOW TRUCKS ENOUGH SPACE TO CLEAR GATE ON EXITING WHILE WAITING TO MERGE WITH TRAFFIC.
  - i. THE ENCLOSURE(S) SHALL ACCOMMODATE REFUSE BINS, RECYCLE BINS, AND GREASE BARRELS WHEN APPLICABLE. NEITHER THE WASTE NOR RECYCLING CONTAINER SHALL BE REQUIRED TO BE MOVED IN ORDER TO SERVICE THE OTHER. GREASE BARRELS SHALL NOT BE PLACED IN THE SAME AREA OF THE ENCLOSURE WITH REFUSE OR RECYCLABLES.
  - j. OWNER/OCCUPANTS SHALL NOT USE ENCLOSURES FOR STORAGE OR PLACE ANY MATERIALS AROUND THE TRASH, RECYCLE, OR GREASE CONTAINERS.
  - k. SIGNAGE IS REQUIRED TO CLEARLY IDENTIFY ALL RECYCLING, SOLID WASTE COLLECTION, AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN. THIS SIGNAGE SHALL BE PLACED AT ALL POINTS OF DIRECT ACCESS TO RECYCLING, SOLID WASTE, AND LOADING AREAS ON, OR ADJACENT TO, THE RECYCLABLE AND SOLID WASTE MATERIAL CONTAINERS.
  - l. SITES UTILIZING COMPACTORS AND/OR ROLL-OFFS REQUIRE SIXTY FEET (60') OF CLEARANCE IN FRONT OF THE UNIT, AND A MINIMUM OF THREE FEET (3') ON EACH SIDE, FOR LOADING AND UNLOADING.



GATE LAYOUT



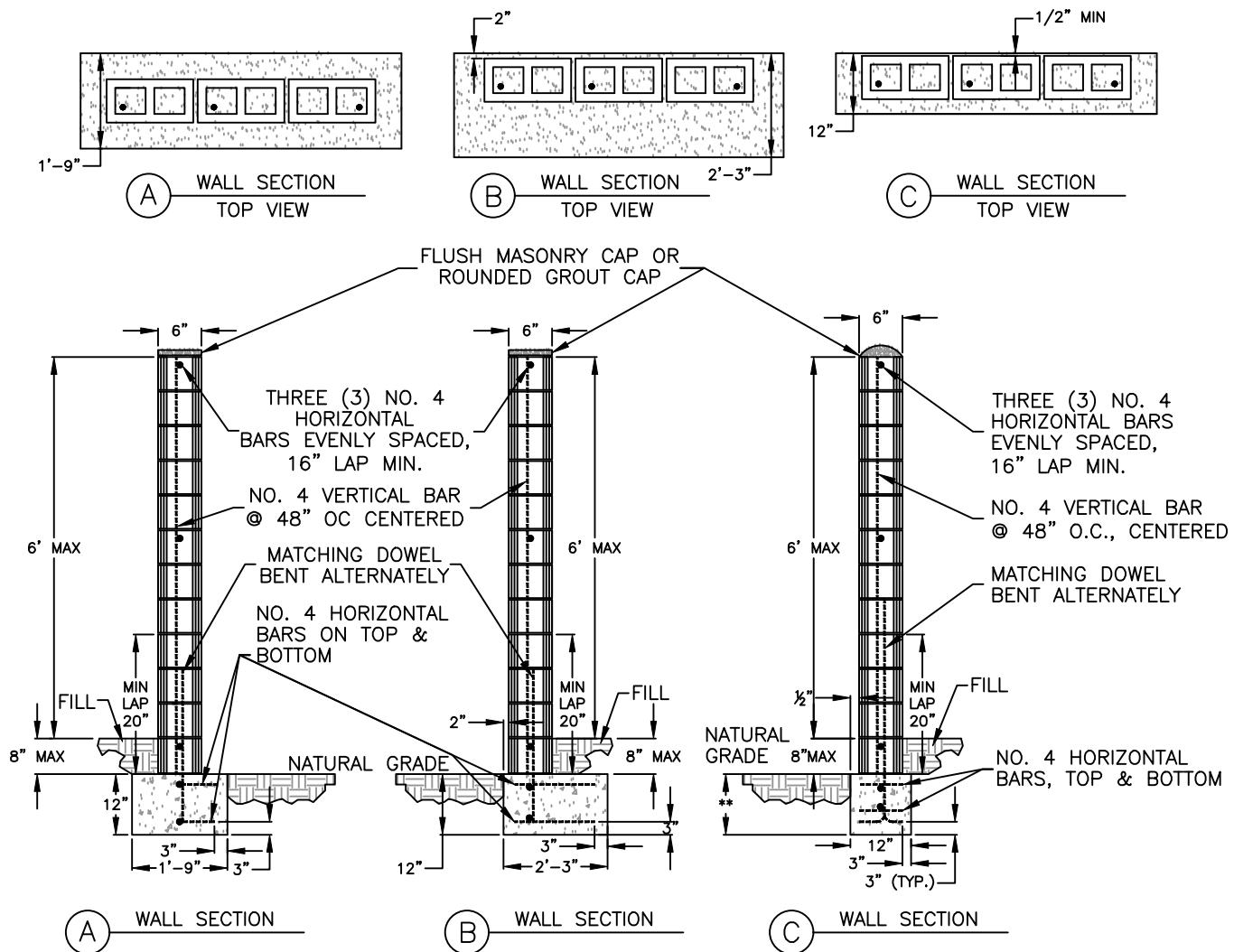
GATE POST DETAIL



CANE BOLT DETAIL  
(BOTH SIDES OF GATE)

NOTES:

1. GATES TO BE PAINTED TO MATCH BUILDING ACCENT FEATURES.
2. DESIGN, ENGINEERING AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY.
3. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90° TO THE CLOSED POSITION.
4. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.

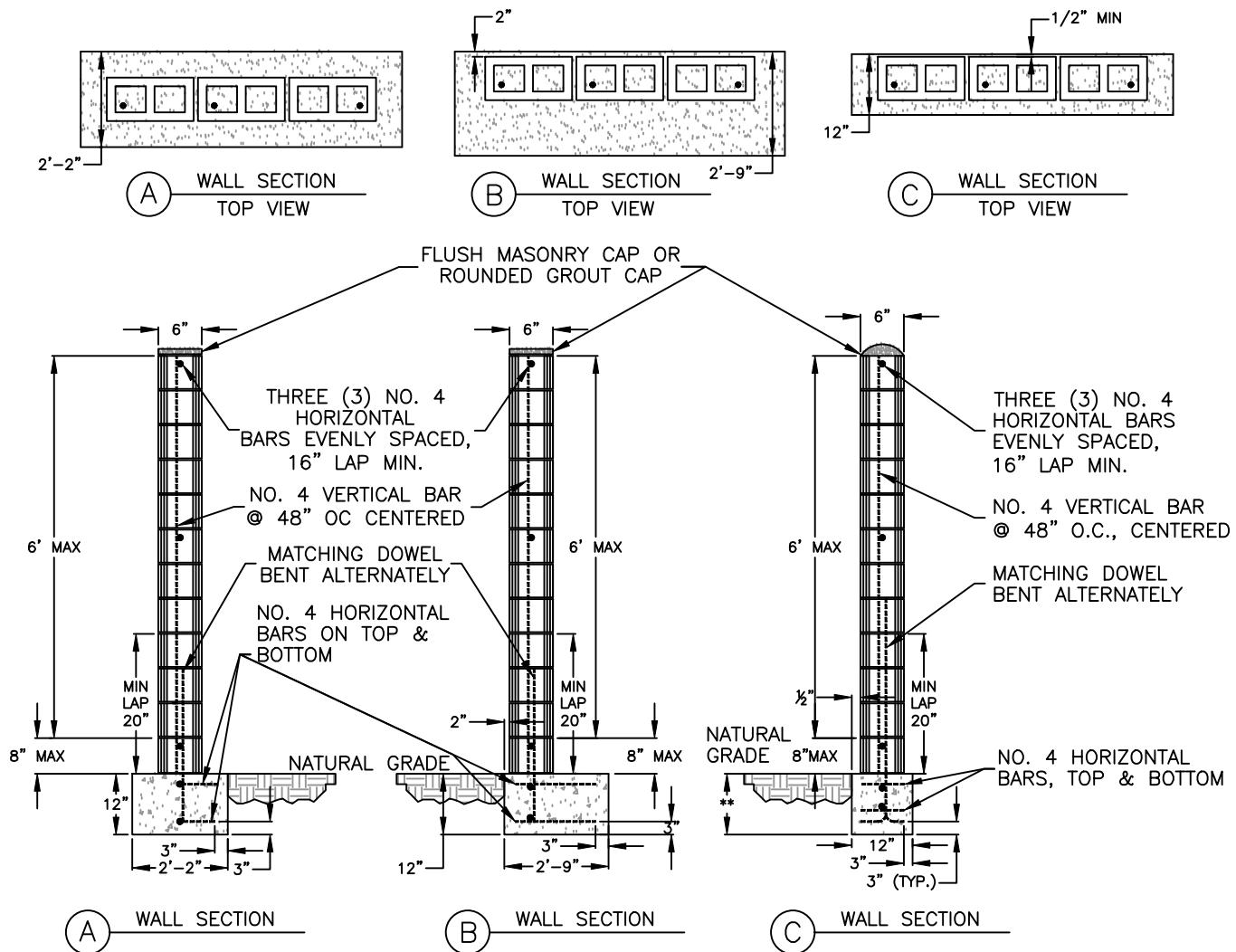


GENERAL NOTES AND SPECIFICATIONS:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS CONTAINING REINFORCING STEEL.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE.
4. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL.
5. ALL MASONRY UNITS SHALL BE MINIMUM F'm = 1,500 PSI.
6. REINFORCING BARS SHALL BE DEFORMED BARS MINIMUM GRADE 40.
7. FOOTING CONCRETE SHALL BE A MINIMUM 2,500 PSI AT 28 DAYS.
8. ALL CELLS SHALL BE GROUTED SOLID ON CITY OWNED WALLS.
9. MORTAR SHALL BE TYPE-S (MINIMUM 2,000 PSI AT 28 DAYS):
  - ONE (1) PART CEMENT, TYPE-1
  - ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME
  - FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM)
10. GROUT SHALL BE A MINIMUM 2,000 PSI AT 28 DAYS:
  - ONE (1) PART CEMENT
  - THREE (3) PARTS SAND
  - TWO (2) PARTS PEA GRAVEL.
11. PLEASE CONTACT THE DEVELOPMENT DEPARTMENT BUILDING DIVISION REGARDING THE APPLICABILITY AND USE OF THIS STANDARD AND ISSUANCE OF REQUIRED PERMITS.

REF. & REV.  
SEP. 2011  
MAR. 2021 (A.7)

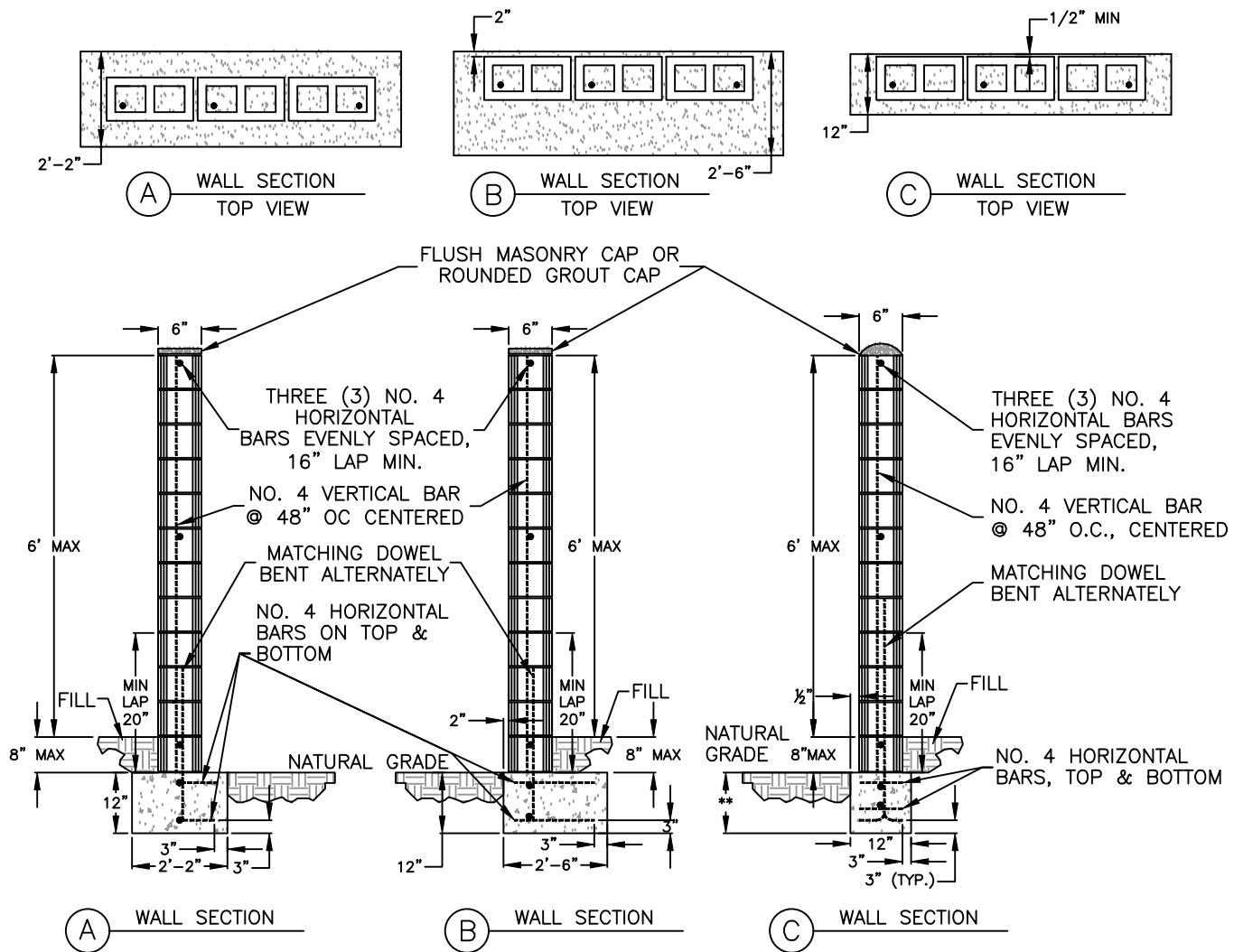
CITY OF FRESNO  
P-93



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\*\* 3'-2" MIN. AT LANDSCAPED AREA OR 2'-2" MIN. AT AREA W/PAVEMENT EACH SIDE



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

File No. 210.413

Page 1 of 3

**PUBLIC AGENCY**

DIEGO ST. CLAIR  
PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF FRESNO  
2600 FRESNO ST., THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

ALEJANDRO MAGALLAN, AMG DRAFTING  
1611 E. AMERICAN AVE.  
FRESNO, CA 93725

PROJECT NO: **2024-04504**

ADDRESS: **3484 W. SHIELDS AVE.**

APN: **433-090-21S**

SENT: **August 05, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
AL	\$23,326.00	NOR Review	\$81.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$413.00 Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee:</b> <b>\$23,326.00</b>		<b>Total Service Charge:</b> <b>\$494.00</b>	

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/26 based on the site plan submitted to the District on 6/26/25 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.  
Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.  
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 CUP No. 2024-04504**

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

Page 2 of 3

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

- 1.**  a. Drainage from the site shall  
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1.  
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
- 2.** The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
  - Developer shall construct facilities as shown on Exhibit No. 1 as
  - None required.
- 3.** The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
  - Grading Plan
  - Street Plan
  - Storm Drain Plan
  - Water & Sewer Plan
  - Final Map
  - Drainage Report (to be submitted with tentative map)
  - Other
  - None Required
- 4.** Availability of drainage facilities:
  - a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
  - b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
  - c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
  - d. See Exhibit No. 2.
- 5.** The proposed development:
  - Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
  - Does not appear to be located within a flood prone area.
- 6.**  The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

**FR**  
**CUP**  
**No. 2024-04504**

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

Page 3 of 3

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

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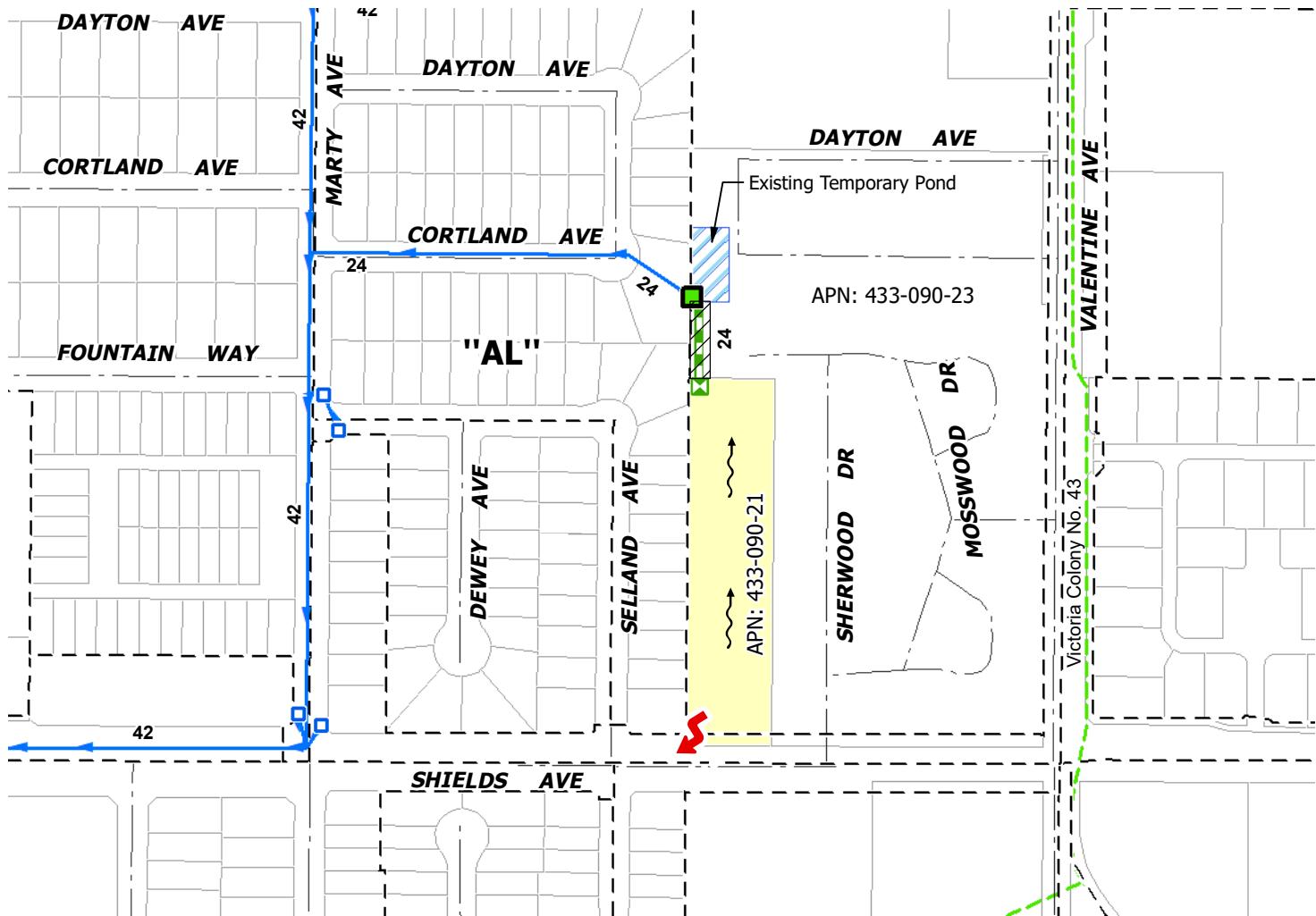


Shauna L. Espinoza Mendoza  
Engineer III, RCE

Digitally signed by Shauna L. Espinoza Mendoza Date: 8/5/2025 8:25:06 AM

FR  
CUP  
No. 2024-04504

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



## LEGEND

- Optional Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Inlet
- Optional Non-Master Plan Facilities To Be Constructed By Developer Of FR CUP 2024-04504 (Not Eligible For Fee Credit) - Pipeline (Size Shown) & Inlet
- → Existing Master Plan Facilities
- → Future Master Plan Facilities
- ~~~~ Direction Of Drainage
- ↗ Major Storm Breakover
- Inlet Boundary
- Existing FID Facilities
- Optional 15' Wide Storm Drain Easement To Be Dedicated To District
- Limits Of FR CUP 2024-04504

$$1" = 300'$$

**FR CUP 2024-04504**  
**DRAINAGE AREA "AL"**



**EXHIBIT NO. 1**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

The developer of FR CUP 2024-04504 has a couple options to obtain permanent drainage service. The developer has the option to construct the Optional Creditable Facilities shown on Exhibit No. 1 and surface drain runoff from FR CUP 2024-04504 to the Optional Creditable Facilities. This option would require a channel easement or drainage covenant from APN 433-090-23 to surface drain runoff to the Optional Creditable Facilities. The developer also has the option to construct the Non-Master Plan Facilities shown on attached Exhibit No. 1. This option would require a fifteen foot (15') wide storm drain easement to be dedicated to the District from APN 433-090-23. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

If the developer of FR CUP 2024-04504 is unable to obtain a storm drain easement, channel easement or drainage covenant from APN 433-090-23 and construct optional facilities then permanent drainage service will not be available and the District recommends temporary facilities until permanent service is available.

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

The District requests that the grading Engineer contact the District as early as possible to review the proposed site grading for major storm breakover options to Shields Avenue prior to preparing a grading plan.

The District requests that the developer's grading engineer contact the District as early as possible to review the proposed site options for verification and acceptance of proposed design prior to preparing a grading plan.

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.

**CITY OF FRESNO**  
**DEVELOPMENT AND IMPACT FEE ESTIMATE**

7/2/2025

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 building permit issuance, as determined by the Master Fee Schedule, shall apply.

**Proposed Development:** West Shields Apartments - 3484 W. Shields Avenue

**A.P.N.** 433-090-21S

**Planned Land Use:** Residential Single-Family, Medium Density

**Current Zoning:** RS-5

**Site Area:** +/- 2.23 acres

**Living Units / LUE:** +/- 36 Living Units

**Entitlement:** P24-04504

**Estimate Date:** July 2, 2025

WATER CONNECTION CHARGES	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	4"	1	EA.	\$22,300.00	\$22,300.00	[1] [6]
Irrigation Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Time & Materials Charge	6" fire	1	EA.	\$15,000.00	\$15,000.00	[1] [6]
Frontage Charge		150	L.F.	\$6.50	\$975.00	[1] [6]
Water Capacity Fee	2" irr.	1.00	EA.	\$14,171.33	\$14,171.33	[1] [6]
Water Capacity Fee	4"	1.00	EA.	\$35,431.31	\$35,431.31	[1] [6]

<b>Total Water Connection Charges</b>	<b>\$90,548.64</b>	[1]
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SEWER CONNECTION CHARGES	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		15,000	Sq.Ft.	\$0.10	\$1,500.00	[6]
Oversized Sewer Charge		15,000	Sq.Ft.	\$0.05	\$750.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]

<b>Total Sewer Connection Charges</b>	<b>\$2,250.00</b>	[3]
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CITYWIDE/REGIONAL IMPACT FEES	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Multi-Family	36	Units	\$1,738.74	\$62,594.64	[7]
Citywide Park Facility Impact Fee	Multi-Family	36	Units	\$3,842.60	\$138,333.60	[7] [9]
Citywide Police Facilities Impact Fee	Multi-Family	36	Units	\$721.23	\$25,964.28	[7]
Citywide Regional Street Charge	Multi-Family	2.23	AC	\$17,012.38	\$37,937.61	[6]
New Growth Area Major Street Charge	Multi-Family	2.23	AC	\$53,293.61	\$118,844.75	[6] [8]
Traffic Signal Mitigation Impact Fee	Multi-Family	36	Units	\$589.56	\$21,224.16	[6]

<b>Total Citywide/Regional Impact Fees</b>	<b>\$404,899.04</b>	
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<b>Total Fees and Charges</b>	<b>\$497,697.68</b>	
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**CITY OF FRESNO**  
**DEVELOPMENT AND IMPACT FEE ESTIMATE**

7/2/2025

**NOTES:**

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

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

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

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

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

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

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

**[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the City of Fresno Department of Finance, Utilities Billing & Collection Division (559-621-6765).**

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

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

**[6] Due at Building Permit**

**[7] Due with Certificate of Occupancy**

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

**[9] Parks fee applicable only to residential developments**

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

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

**Prepared and Reviewed By: Frank Saburit**

**Date: July 2, 2025**

**(559) 621-8797**

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



Pacific Gas and Electric Company  
Doug Snyder  
Land Management  
4101 Wible Road  
Bakersfield, Ca. 93313

October 21, 2025

Diego St. Clair, Planner II  
City of Fresno Department of Public Works and Planning  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, Ca 93721

Re: P24-04504: Conditional Use Permit, 3484 West Shields, City of Fresno, Ca.  
APN 433-090-21S

Dear, Diego,

Thank you for providing PG&E, the opportunity to review the above-mentioned project we received on June 26, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

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

If you have any questions regarding this response, please contact me at 661.742.3890 or [rds0@pge.com](mailto:rds0@pge.com).

Sincerely,

Doug Snyder  
Land Management



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2600 Fresno Street  
Fresno, California 93721-3604  
[www.fresno.gov](http://www.fresno.gov)

## **School District (Central Unified)**

July 17, 2025

### **Comments**

The District has reviewed the request regarding Development Application No. P24-04504 and has no intention of pursuing this property for a school site in our Facilities Master Plan.

The proposed development will produce 36 dwelling units within multiple two-story buildings. The current accumulated student generation rate for Central Unified School District for Multifamily dwelling units is approximately 0.30.

Based on this rate, the 36 multifamily homes are expected to generate approximately 11 students. Specifically, this breakdown includes 5 students in the TK-6 grade level, 2 students in the 7-8 grade level, and 4 students in the 9-12 grade level. According to the District's current attendance area boundaries, students from this development will attend Jaswant Singh Khalra Elementary School, Rio Vista Middle School, and Central East High School. Attendance area boundaries are designed to balance enrollment and are subject to change.

Due to the increased traffic this development would create, there would be an urgent need to provide our students who walk to school with safety support improvements such as High-Intensity Activated Crosswalk (H.A.W.K.) systems, street lights, and road widening along the main street. Without these necessary improvements, traffic congestion may increase, posing additional safety hazards for our students along Shields Avenue. The safety of our students is our highest priority.

Impacts from the proposed development may also result in the need for additional classroom(s). The District's Current Developer Fee Rates fall under Level I at \$5.17 per square foot for residential and \$0.84 per square foot for commercial developments. Developer fees are assessed annually and are therefore subject to change based on factors that impact growth within the District.

Should you need further information or have any questions, please get in touch with me at (559) 274-4700 ext. 12102 or [Kloya@centralunified.org](mailto:Kloya@centralunified.org)



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2600 Fresno Street  
Fresno, California 93721-3604  
[www.fresno.gov](http://www.fresno.gov)

## **Fresno County Environmental Health**

July 15, 2025

### **Comments**

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Due to the location, the proposed project has the potential to expose neighboring residents to elevated noise levels; consideration should be given to city of Fresno municipal code.
- 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.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.