



2600 Fresno Street, Room 3043
Fresno, California 93721-3604
(559) 621-8003
www.fresno.gov

Jennifer K. Clark, AICP, HDFP
Director

February 27, 2020

Agency Comments for Development Permit No. P19-02898

Airports

1. Airspace review required for any objects over 100 feet tall.

Building and Safety Services

The items below require a separate process with additional fees and timelines, in addition to the Development Permit process.

1. Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Department for approval and permits.
 - a. Provide accessible parking at carport with accessible loading aisle.
2. Fire-rated exterior walls with limited openings may be required at some units.
 - a. Fire-rating required is based on building construction type and distance from the property line.
 - b. Allowable openings in fire-rated exterior walls are based on distance from the property line.

DPU Planning and Engineering

Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. Street work permit is required for any work in the Right-of-Way.
3. On-site sanitary sewer facilities shall be private.
4. Abandon any existing on-site private septic systems.
5. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

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

1. Sewer Lateral Charge.
2. Sewer Oversize Area.
3. House Branch Charge
4. Sewer Facility Charge (Multi-Residential)
5. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

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

DPU Water Division

1. The developer shall request domestic and irrigation water services and meters, from the 6-inch water main located in North Arthur Avenue to serve the proposed development. This shall allow room for the future water main/service transfer work, to be performed by the City.
2. On-site water facilities shall be private.

The water supply requirements for this project are as follows:

1. The existing property is currently served with one 1.5-inch water meter.
 - a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing one 1.5-inch water meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.
 - b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the one 1.5-inch water meter, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.
 - c. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.

Fresno County Environmental Health

1. The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City's municipal code.
2. 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.
3. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

Long Range Planning

This project is located on a site listed in the 2013-2023 RHNA Housing Sites Inventory. The Housing Sites Inventory establishes the minimum capacity of this site to be 5 units with an affordability categorization of Moderate. The proposed project includes 7 units of market rate (Above Moderate) housing.

State law requires that when a jurisdiction permits development on a Housing Element Site at less than the established minimum residential capacity, the following findings (supported by substantial written evidence) must be made at the time of approval: the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the Housing Element are adequate to accommodate the City of Fresno's share of the RHNA.

1. As of the date of this analysis, the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584. Approval of this project will decrease the 2013-2023 RHNA capacity for Moderate units by 5 units which will reduce the excess capacity from 1,001 to 996 and increase the 2013-2023 RHNA capacity for Above Moderate by 7 units, which will increase the excess capacity from 4,530 to 4,537. The 2013-2023 RHNA obligation for Moderate is 3,228, and the total capacity remaining after the proposed decrease is 4,224 and the 2013-2023 RHNA obligation for Above Moderate is 10,116 and the total capacity remaining after the proposed increase is 14,653.

Fire Department Comments – 10/01/2019

Subject: P19-02898 4934 N. Arthur

The following FFD requirements are a revision to the review comments on August 8, 2019 that is in Accela Extended Workflow.

See the redlined revised site plan for Fire markups; the site plan shall be revised to include those and the following:

All areas highlighted in red shall be clearly marked as fire lanes.

Update note on plan: Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005)

Note on plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."

Fire department connections shall be located on the fire access road side of buildings, fully visible and recognizable from the point of fire department vehicle access or as otherwise approved by the fire chief. Indicate the location of the fire department connection in accordance with FFD Policy 405.025.

Indicate on the site plan that all water utility services (fire, domestic, and irrigation) will be made at the N. Arthur Ave. frontage; no utility services can be connected to the 4 inch water main that runs along the north property line.

The existing fire flow available from the public hydrant at the southwest corner of Sierra Madre and Arthur will be acceptable pending the completion of a water project that will replace the existing water main infrastructure in the former County Water Works District #2.

Indicate the proposed location of the fire sprinkler risers for each apartment building in accordance with FFD Policy 405.003.

The minimum required fire sprinkler system type for this project in NFPA 13R. The fire sprinkler systems must be electronically supervised for water flow and valve tamper; this requires a dedicated function fire alarm panel which will require an exterior closet or wall panel on one of the proposed buildings.

The following additional information was provided with the DRC comments regarding the NFPA 13R fire sprinkler system design:

There are options in supplying the water for the required NFPA 13R multi-family residential fire sprinkler system and I will summarize as follows. With only seven units, it may be possible to supply both fire sprinklers and domestic water with a single 2 inch domestic water service and meter (no reduced pressure backflow device required) especially if the pipe is upsized to 2-1/2 inch on site. That determination needs to be made by the fire sprinkler system design professional that will prepare the fire sprinkler plans and do the required hydraulic calculations. For the fire sprinkler design engineer's purposes, the following design parameters are provided:

- *Available water supply curve at the connection to the public main is 40/25/1350 (Prescriptive Curve "C").*
- *A two inch domestic water or fire service is made using polyethylene (PE) tubing with an interior diameter of 1.629 inches; add 15.1 feet equivalent length for service fittings. Use a water main to meter distance of 20 feet.*
- *If combined with domestic water, the 2" meter will be a Badger Recordall Model 170 for (purposes of friction loss determination for fires sprinkler demand).*
- *If a separate 2 inch fire service supply design is chosen due to results of the preliminary design, there will be no meter but there will be a 2 inch swing check valve installed in the meter box.*
- *If a combination service design is chosen, add a 5 gpm domestic water loss for each dwelling unit added in the hydraulic calculations at each connection to the on-site water line.*
- *For fire sprinkler designs using a combination domestic/fire service water supply, all fire sprinkler materials and components must meet NSF Appendix G for lead-free domestic water compatibility. No galvanized or black steel pipe is permitted.*
- *Include a copy of the above information with the fire sprinkler plan submittal for water supply parameter documentation.*

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

File No. 210.412

Page 1 of 3

PUBLIC AGENCY

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

DEVELOPER

ESTEBAN PAULI, PAULI ENGINEERING, INC.
2501 W. SHAW AVE., SUITE121
FRESNO, CA 93711

PROJECT NO: **2019-02898**

ADDRESS: **4934 N. ARTHUR AVE.**

APN: **425-042-15**

SENT: **8/2/19**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DD	\$0.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$50.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/20 based on the site plan submitted to the District on 7/18/19 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR DPA No. 2019-02898

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 BE DIRECTED TO ARTHUR AVENUE.
 b. Grading and drainage patterns shall be as identified on Exhibit No.
 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 DPA No. 2019-02898

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS


Page 3 of 3

FR DPA No. 2019-02898

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



Debbie Campbell
Design Engineer



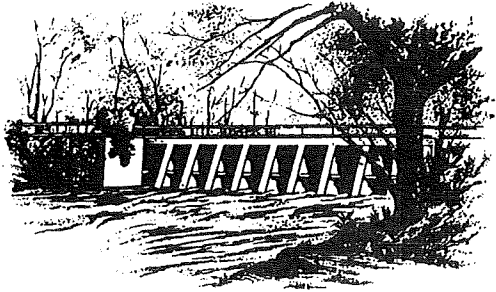
Gary W. Chapman
Project Engineer

OTHER REQUIREMENTS
EXHIBIT NO. 2

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

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

Development No. DPA 2019-02898



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

July 23, 2019

Ms. Cheryl Aanonson
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application P19-02898
S/W Shaw and Palm avenues

Dear Ms. Aanonson:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. P19-02898 for which the applicant proposes the construction of an apartment complex, APN: 425-042-15. FID has the following comment:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Enterprise-Holland Colony No. 122 Pipeline runs southerly crossing Shaw Avenue approximately 1,000 feet northeast of the subject property and Santa Ana Avenue approximately 940 feet southeast of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Shaw Avenue, Santa Ana Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.
3. FID is concerned that the proposed development may negatively impact local groundwater supplies including those areas adjacent to or neighboring the proposed development area. The area is currently open land with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in an increased use of groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

G:\Agencies\FresnoCity\Development Permit Application\P19-02898.doc

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

Cheryl Aanonson
RE: P19-02898
July 23, 2019
Page 2 of 2

4. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

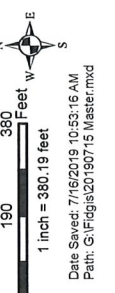
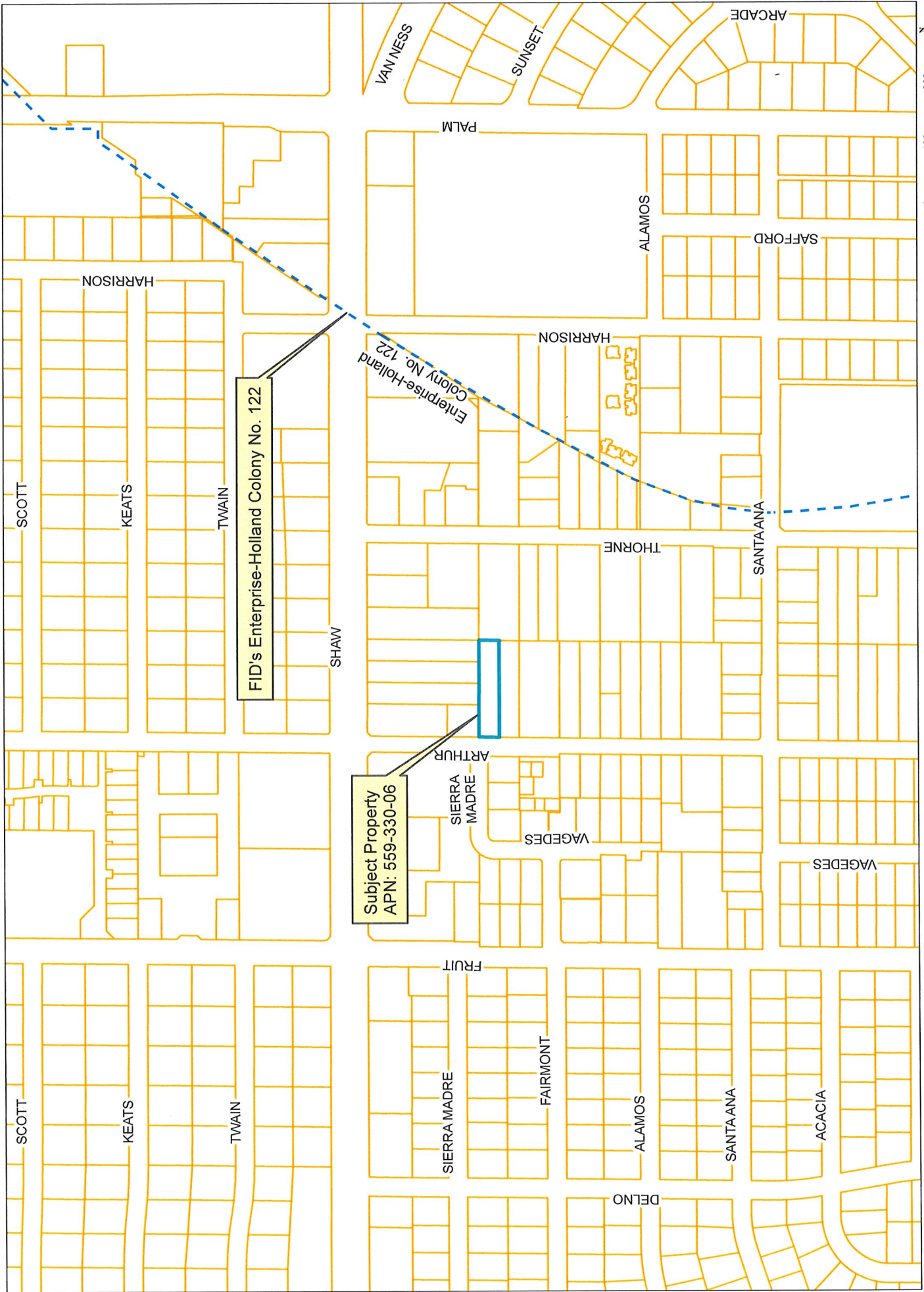
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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

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



CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

The following estimates are based on preliminary conceptual information. The exact fee obligation will be computed at the time of development by Public Works Department, Land Division & Engineering. The fee rates in effect at the time of development shall apply.

Proposed Development: Apartment Complex - 4934 N. Arthur Avenue
A.P.N. 425-042-15
Planned Land Use: Residential Multi-Family, Medium-High Density
Current Zoning: RM-1/cz
Site Area: +/- 0.44 acres
Living Units / LUE: 7 Living Units
Entitlement: P19-02898
Estimate Date: August 2, 2019

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	2"	1	EA.	\$2,671.00	\$2,671.00	[1] [6]
Irrigation Water Service & Meter Charge	1"	1	EA.	\$2,241.00	\$2,241.00	[1] [6]
Time & Materials Charge	4" Fire	1	EA.	\$4,500.00	\$4,500.00	[1] [6]
Frontage Charge		63	L.F.	\$6.50	<i>previously satisfied</i>	
Water Capacity Fee	2"	0.38	EA.	\$11,201.00	\$4,256.38	[1] [6]
Water Capacity Fee	1"	0.50	EA.	\$4,481.00	\$2,240.50	[1] [6]

Total Water Connection Charges	\$15,908.88
---------------------------------------	--------------------

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		6,300	Sq.Ft.	\$0.10	<i>previously satisfied</i>	
Oversized Sewer Charge		6,300	Sq.Ft.	\$0.05	<i>previously satisfied</i>	
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]

Total Sewer Connection Charges	\$0.00
---------------------------------------	---------------

CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	MFR	6	Units	\$1,429.00	\$8,574.00	[7]
Citywide Park Facility Impact Fee	MFR	6	Units	\$3,037.00	\$18,222.00	[7] [9]
Citywide Police Facilities Impact Fee	MFR	6	Units	\$466.00	\$2,796.00	[7]
Citywide Regional Street Charge	MFR	0.44	AC	\$15,607.00	\$6,867.08	[6]
New Growth Area Major Street Charge	MFR	0.44	AC	\$42,999.00	<i>n/a</i>	
Citywide Traffic Signal Charge	MFR	6	Units	\$350.00	\$2,100.00	[6]

Total Citywide/Regional Impact Fees	\$38,559.08
--	--------------------

Total Fees and Charges	\$54,467.96
-------------------------------	--------------------

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

Notes:

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

- On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008-023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. For further information regarding the Fresno County Facilities Impact Fees, please contact Fresno County Department of Public Works & Planning at (559) 600-4078.
- 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.
- 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 the Water Capacity Fee due at time of development. Charges based on service sizes to be determined by the Developer.

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

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

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

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

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

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

[9] Parks fee applicable only to residential developments

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

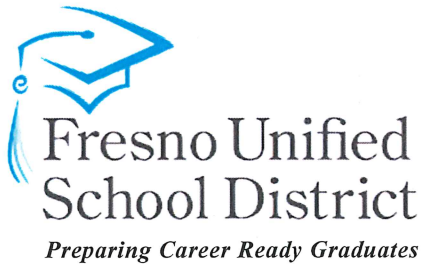
[11] Subject to the acceptance date of the vesting tentative map, fee may not be applicable until 2-years after the date of Final Map recordation; when applicable, fee is due at Building Permit for all un-developed lots at the fee rate then in effect.

Prepared and Reviewed By: Frank Saburit

Date: August 2, 2019

621-8797

City of Fresno Public Works Department
Land Division & Engineering



BOARD OF EDUCATION

Claudia Cazares, President
Carol Mills, J.D., Clerk
Valerie F. Davis
Genoveva Islas
Elizabeth Jonasson Rosas
Major Terry Slatc USMC (Retired)
Keshia Thomas

SUPERINTENDENT

Robert G. Nelson, Ed.D.

July 17, 2019

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

**SUBJECT: APPLICATION NO. P19-02898
PROPOSED 7-UNIT RESIDENTIAL COMPLEX
4934 N. ARTHUR AVE.**

Dear Ms. Aanonson,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced planning application. The applicant proposes the construction of a new 7-unit residential complex to be located at 4934 North Arthur Avenue.

Any urban residential development occurring as a result of project approval will have an impact on the District's student housing capacity. The District, through local funding, is in a position to partially mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed, under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50's Level 1, 2 and 3 developer fee legislative provisions.

Any new residential development on the above referenced property is subject to the residential development fee and the current fee rate is \$3.79 per square foot. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

The project is presently within the attendance areas of the schools identified below.

Elementary School: Powers-Ginsburg
Middle School: Wawona 7-8
High School: Bullard

The district appreciates the opportunity to comment on the proposed project. Please contact our office at 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,



Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

SUBJECT: Conditions of Approval for **P19-02898**

DATE: August 7, 2019

TO: Cheryl Aanonson, Planner I
Planning and Development Department

FROM: Andreina Aguilar, Engineer I
Public Works Department, Traffic Planning Section

APN: 425-042-15

ADDRESS: 4934 NORTH ARTHUR AVE

PUBLIC IMPROVEMENT REQUIREMENTS

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

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

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 15-2017.

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

Arthur Avenue: Local Industrial

1. Construction Requirements:
 - a. Construct 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**.
 - c. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - d. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to the existing conditions to the north and south. Planting of street trees shall conform to the minimum spacing guidelines as stated in the **Standard Specification, Section 26-2.11(C)**.

All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact Harmanjit Dhaliwal at (559) 621-8694, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

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.

All 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: The parking lot is required to meet the City of Fresno's Parking Manual, Public Works Standards 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. The site plan must meet all criteria for final approval. Owner shall assume full responsibility for circulation and emergency vehicle response time if not constructed to the Public Works Parking Manual, Standards and Specifications.

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21, P-22, P-23**.
2. If Electric Vehicle Charging Stations are required per the Fresno Municipal Code, provide a detail for the proposed/future equipment to verify sufficient space is available.
3. Carports/Solar Structure: Shall be free of any obstructions within the standard stalls. Reference FMC 15-2418-H
4. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**. No obstructions shall be within the **overhang** overhang.

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

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

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

Questions relative to these conditions may be directed to Andreina Aguilar (559) 621-8674 or Andreina.Aguilar@fresno.gov in the Public Works Department, Traffic Planning Section.

