

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**CONDITIONS OF APPROVAL
AUGUST 5, 2015**

**SITE PLAN REVIEW APPLICATION NO. S-15-068
3264 South Cherry Avenue
(APN: 329-110-07)**

The Planning Commission will consider approval of Site Plan Review Application No. S-15-068 at a noticed public hearing on August 5, 2015 at 6:00 p.m. Staff recommends that the special permit application be approved subject to the conditions listed in this document.

Project Description: Site Plan Review Application No. S-15-068 pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the subject property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district. The proposed rezoning of the property in accordance with Rezone Application No. R-15-008 would bring the subject property into conformance with the planned land use designation of Heavy Industrial.

The subject site is currently located within Fresno County. Therefore, the subject property is proposed to be annexed to the City of Fresno and to be detached from the Fresno County Fire Protection District and Kings River Conservation District; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission. The annexation and rezoning of the subject property will facilitate the construction a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods.

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits, occupancy, or commencement of land use activity as noted below:

| | | |
|---|----|---|
| Planner to initial when completed | | |
| <input style="width: 40px; height: 20px;" type="checkbox"/> | 1. | Development shall comply with Exhibits A (make corrections as required by both the Traffic Division and the Fire Department), F, E, C-1, C-2, C-3, C-4, C-5, and C-6, all dated June 4, 2015. Transfer all comments and |

| | | |
|--------------------------|----|---|
| | | conditions to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits. |
| <input type="checkbox"/> | 2. | Comply with memo from the Traffic Division, dated July 13, 2015, including requirement for street dedication (can take up to 2 months). Please submit site plan changes to planner at least 15 days prior to issuance of building permits. |
| <input type="checkbox"/> | 3. | Comply with requirements from Public Utilities, including comments from Sewer Division dated July 2, 2015 and Water Division dated July 6, 2015. Please submit site plan changes to planner at least 15 days prior to issuance of building permits. This revised site plan must be submitted and approved prior to issuance of building permits. |
| <input type="checkbox"/> | 4. | Comply with memo from the Fire Department dated June 30, 2015 which requires a new fire hydrant at the rear of the property; Please submit site plan changes to planner at least 15 days prior to issuance of building permits. |
| <input type="checkbox"/> | 5. | Comply with memo from Parks Supervisor dated July 16, 2015 regarding street trees. Contact Hilary Kimber at 559-621-1345 to ensure that street tree requirements have been met and revise landscape plan accordingly if necessary. Hilary Kimber must approve the revised landscape plan prior to issuance of building permits. |
| <input type="checkbox"/> | 6. | There are no requirements regarding lot coverage by buildings and structures. Buildings shall not exceed sixty feet in height. |
| <input type="checkbox"/> | 7. | Please show all vehicle access gates on the revised site plan. There shall be two vehicle access to the site from the street. This must be shown on revised site plan prior to issuance of building permits. This revised site plan must be reviewed and approved prior to issuance of building permits. |
| <input type="checkbox"/> | 8. | Parking lot shading shall be provided pursuant to the attached Performance Standards for Parking Lot Shading dated February 13, 2006. Provide shade calculations on the revised landscape plan. This revised landscape plan must be reviewed and approved prior to issuance of building permits. |
| <input type="checkbox"/> | 9. | Each residential parcel of land or lot shall have a minimum of one medium-sized tree (30—60 feet at maturity) for each required parking space, plus one medium sized tree for each residential unit. Two small trees (15—30 feet at maturity) shall be counted as one medium-sized tree. All present and future tree planting and shrub planting shall conform to the corner cut-off provisions of Sections <u>13-227</u> and <u>13-228</u> of this Code. Provide medium-sized tree count on the revised landscape plan. This revised landscape plan must be reviewed and approved prior to |

| | | |
|--------------------------|----|---|
| | | issuance of building permits. |
| <input type="checkbox"/> | 10 | Comply with memo from Fresno Metropolitan Flood Control District dated July 1, 2015 and pay the flood control fee of \$111,588. Fee must be paid at least 15 days prior to issuance of building permits. |
| <input type="checkbox"/> | 11 | Add applicable notes/details on the site plan from the attached "General Notes and Requirements for Entitlement Applications", unless otherwise noted in these conditions of approval. |
| <input type="checkbox"/> | 12 | Comply with the following requirements prior to issuance of building permits: A. Landscape and Feature Maintenance: Comply with memo from Traffic Division dated June 16, 2015 regarding annexing into the City of Fresno's Community Facilities District No. 9 or by some other mechanism (approximate process is 3-4 months). Contact Ann Lillie at (559) 621- 8690 to begin the process. B. Maintenance Covenant: A maintenance covenant is required for all city maintenance requirements not included in the annexation to CFD No. 9. All items must be completed at that time of issuance of building permits. |
| <input type="checkbox"/> | 13 | Comply with memo from San Joaquin Valley Air Pollution Control District dated June 22, 2015. Please provide evidence of compliance with the District's requirement to planner at least 15 days prior to issuance of building permits. |
| <input type="checkbox"/> | 14 | Comply with memo from the Solid Waste Management Division dated June 25, 2015 in which Solid Waste agreed that the containers could be set in the docking bays instead of block wall enclosures. |
| <input type="checkbox"/> | 15 | Comply with memo from Fresno County Public Health Department dated June 19, 2015. |
| <input type="checkbox"/> | 16 | Comply with memo from Fresno Irrigation District date June 25, 2015 which requires undergrounding the ditch along the southern property line and boring under South Cherry Avenue and extending piping beyond the ultimate right of way of South Cherry Avenue. |

PART B – OTHER REQUIREMENTS

1. Planning/Zoning/Environmental Compliance Requirements
 - a) Development and operation shall take place in accordance with the attached "General Notes and Requirements for Entitlement Applications" as applicable.

- b) Development shall take place in accordance with the policies of the updated Fresno General Plan, the Edison Community Plan and the North Avenue Industrial Triangle Specific Plan and the planned land use designation.
- c) Development shall take place in accordance with the M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and all other applicable sections of the Fresno Municipal Code.
- d) Development shall comply with the operational statement submitted for the proposed project dated May 21, 2015.
- e) Property development standards and zoning requirements are contained in the attached "Property Development Standards Checklist" prepared for Site Plan Review Application No. S-15-068 and dated July 2, 2015. Any future revisions to the proposed project shall comply with these conditions.

2. City and Other Services

See above.

3. Miscellaneous Requirements

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

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the health, safety and welfare of the community, and recommend conditions for development that would on the whole enhance the project and its relationship to the neighborhood and environment.

APPEALS

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans and policies, those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the health, safety and welfare of the community, and recommend conditions for development that would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Section 12-405 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received at the Development and Resource Management Department by August 20, 2015. The written request should be addressed to Jennifer K. Clark, Director, and include the application number referenced above.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with three copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants or dedications, and any required studies or analyses to Bruce Barnes in the Development Services Division for final review and approval, at least 15 days before applying for building permits.

It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the "corrected exhibits" are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Conditions of Approval
Site Plan Review Application No. S-15-068
August 5, 2015
Page 6

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

The exercise of rights granted by this special permit must be commenced by August 5, 2019, (four years from the date of approval). There is no extension. All improvements must be installed prior to the operation of the proposed use.

Enclosures: Exhibits A, F, E, C-1, C-2, C-3, C-4, C-5, and C-6, all dated June 4, 2015.
Operational Statement
General Notes and Requirements for Entitlement Applications
Comments from other Agencies and City Departments

C: JAF

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-15-068**

PW/Traffic Engineering - Louise Gilio

RECEIVED

JUN 17 2015

TRAF ENGIN DIV

Return Completed Form to:

Bruce Barnes, Development Services/Planning

Email: Bruce.Barnes@fresno.gov and
Joann.Zuniga@fresno.gov

Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

APN: 329-011-07 ZONING: County AL-20/Proposed City M-3/UGM ADDRESS: 3264 S Cherry Avenue

DATE ROUTED: June 16, 2015

COMMENT DEADLINE: June 29, 2015

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

YES

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

STREET DEDICATION REQUIRED SUBMIT EARLY TO AVOID DELAYS
(2-MONTH PROCESSING TIME)

ANNEXATION REQD

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

~~YES, RESUBMIT ONCE TRAFFIC REVIEW FEE IS PAID.~~ SEE EMAIL FOR CONDITIONS & CPI.
JAVO MAN ENGINEER II 8714 7.13.15

REJECTED
REVIEWED BY: L. GILIO 8678 6/19/15
Name and Title Telephone Number Date



DATE: July 13, 2015

TO: Bruce Barnes
Development and Resource Management Department

FROM: Jairo Mata, Engineer II
Public Works Department, Traffic and Engineering Services Division

SUBJECT: Conditions of Approval for **S-15-068**

ADDRESS: 3264 South Cherry Avenue

APN: 329-011-07

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the CUP/SPR permit process. In order to avoid delays in obtaining a building permit, the following items shall be submitted to the Public Works contacts shown below.

| | | | |
|----------|---|------------|---|
| X | Maintenance Agreement / CFD | Ann Lillie | (559) 621-8690 ann.lillie@fresno.gov |
| X | Deed (up to 2 month processing time) Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership <u>prior</u> to the issuance of building permits. | Jeff Beck | (559) 621-8560 jeff.beck@fresno.gov |

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.

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 ADA regulations.

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 12-1011 and Resolution No. 78-522/88-229.

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.

South Cherry Avenue: Collector

1. Dedication and / or Vacation Requirements
 - a. Dedicate **36' - 42'** of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard **P-54**.
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 concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **12'** commercial pattern and transition to the existing **8'** pattern as shown on Exhibit "A". Construct **4' x 6'** tree wells per Public Works Standard **P-8**. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - c. 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-8** for Collectors.
 - d. Site Plan approval of a street type approach **P-76** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2**, and **P-6**. Redesign is required, see **Exhibit "A" and Attachment "A"**.

Street Construction Plans are required and shall be approved by the City Engineer.

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 (Randy Schrey) at (559) 621-8807, **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. Dedication(s) 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.

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.

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) **P-21, P-22, P-23**.
2. Install **30"** state standard "STOP" sign(s) at location(s) shown. Sign shall be mounted on a **2"** galvanized post with the bottom of the sign **7'** above ground; located behind curb and immediately behind a major street sidewalk.
3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.
4. Gates: Provide a minimum of **20'** from the gate to the back of walk.

- When no masonry wall is required, wheel stops in the form of a 6" high concrete curb or other approved fixed barrier, placed a minimum distance of 3' from the property line, or the building to be protected, shall be installed.

Irrigation / Canal Requirements

The developer shall enter into an agreement with the Fresno Irrigation District providing for piping the **North Central No. 26 Canal** and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and approval. **Identify the proposed easement or cross section on the site plan.**

Trip Generation: This development will generate the following Average Daily Trips (A.D.T.), based upon the code(s) of the Institute of Transportation Engineers' Trip Generation Manual shown below:

| Description/ ITE code | Size | ADT | AM Peak Hour | PM Peak Hour |
|-----------------------------------|---------------|-------------|--------------|--------------|
| Proposed Warehousing / 150 | 372,960 SF | 1,328 | 112 | 119 |
| Existing Single Family Home / 210 | 8 Units | 76 | 6 | 8 |
| | Total: | 1252 | 106 | 111 |

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees **at the time of building permit** based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Contact the Public Works Department, Frank Saburit at (559)621-8797.

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

FMSI Requirements:

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

South Cherry Avenue: Collector

- Dedicate and construct (2) 17' center section travel lanes and a 2-way left turn lane **within the limits of this application**. Stripe 200' left turn pockets at all major intersections. Dedication shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a 45 MPH design speed.
- Piping of the **North Central No. 26** canal shall extend passed the ultimate right of way on the opposite side of Cherry Avenue. Submit plans to Fresno Irrigation District and City of Fresno Public Works Traffic and Engineering for review and approval.

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.

Prior to resubmitting a corrected exhibit, provide the following information on the site plan:

A. General Requirements

1. **Legend:** Provide line types and utility symbols
2. **Scale:** Site plan must be drawn to 1"= 30' or larger for the portion shown on **Exhibit "A"**.
3. **Parcel of Record:** Identify the entire parcel at the time of permits and a legal description.
4. **Property Lines, and Easements:** Identify and dimension.
5. **Scope of work:** All items shall be listed as existing or proposed.

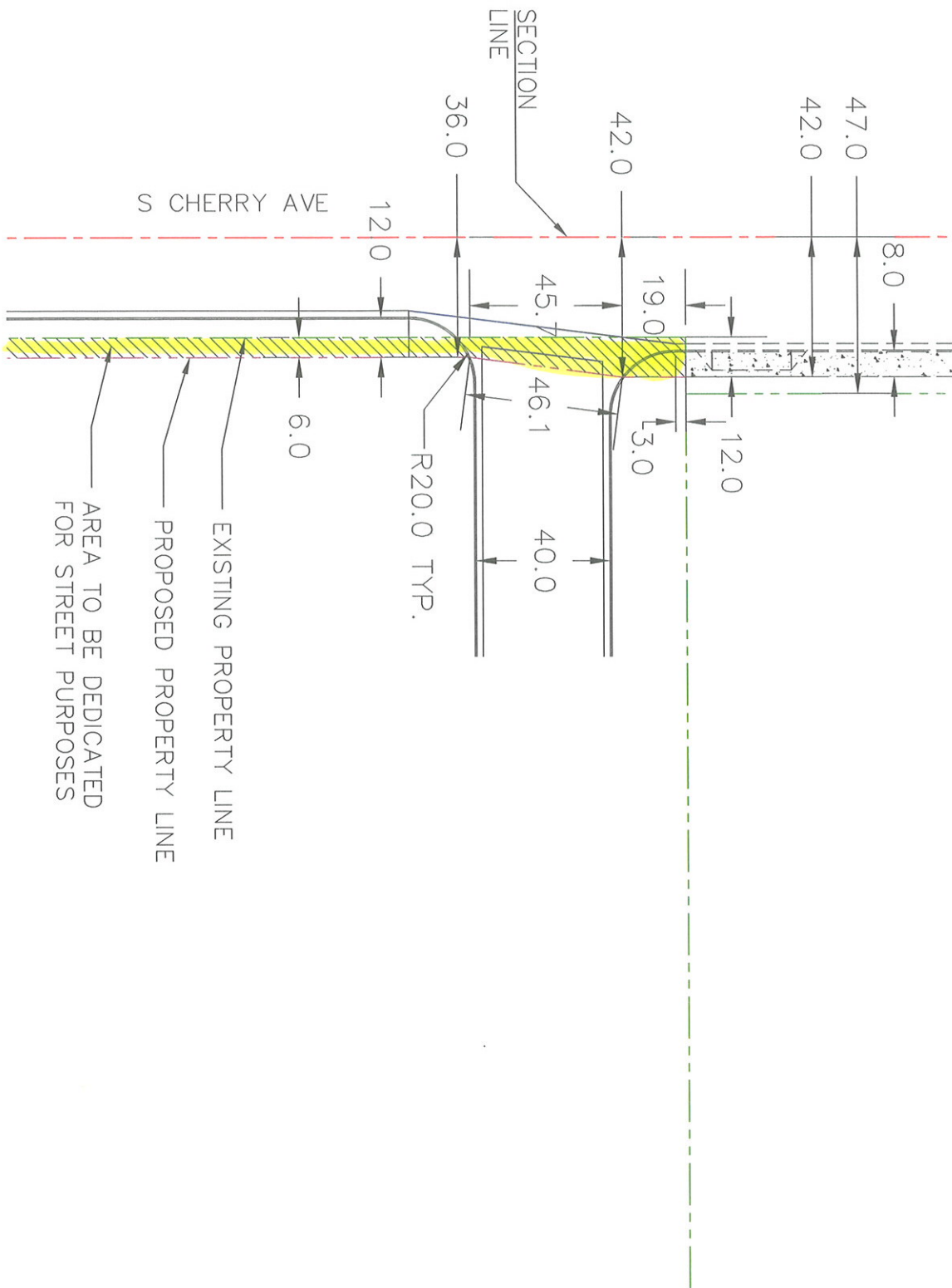
B. Offsite Information:

1. **Section Line:** Identify.
2. **Street Improvements and Furniture:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), ADA ramps (provide radius), street lights (specify if wood or metal pole), utility poles, guy wires, signs, tree wells, etc.
3. **ADA:** Identify the required 4' minimum path of travel along the public sidewalk adjacent to property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if Title 24 requirements cannot be met.
4. **Canals:** Provide a proposed cross section complete with dimensions on the site plan.

C. Onsite Information:

1. **Access:** Provide pedestrian, vehicular and service access. Identify in the operational statement the maximum size of vehicle to enter and exit the site. Provide turning templates on the site plan for all large vehicles.
2. **Parking Lot:**
 - a. **Stalls:** Provide length and width. Identify the **3'** vehicular overhang adjacent to continuous curbing. No obstructions shall be within the **3'** overhang
 - b. **Curbs and/ or Wheel Stops:** 6" high
 - c. **Directional flow of traffic:** Provide directional arrows at beginning and end of aisles.
 - d. **Lighting / Disability signage:** not to be within the 3' vehicular overhang
 - e. **Planters:** provide planter dimensions
5. **Gates:** Submit an operational statement for the proposed gate(s) to Traffic Engineering for review and approval, **prior** to permits.

Questions relative to these conditions may be directed to Jairo Mata at 559 621-8714 Jairo.Mata@fresno.gov , in the Public Works Department, Traffic and Engineering Services Division.



ATTACHMENT "A"

PROPOSED SITE PLAN

BUILDING DATA

COUNTY OF FRESNO
 AL 250 COUNTY AGRICULTURAL ZONING
 FUTURE ZONING: HB INDUSTRIAL
 PARCEL NO. 24100-07
 BUILDING CODE: 200 CBC
 OCCUPANCY TYPE: 5, 1, 100 (OFFICE)
 CONSTRUCTION TYPE: VAS, FIRE SPRINKLED
 BUILDING AREA ANALYSIS:

BUILDING DATA

BUILDING AREA: 320,000 SF
 PARKED AREA: 30,000 SF
 LANDSCAPE AREA: 45,000 SF
 CONFORMANCE: 48%

PARKING DATA

PARKING REQUIRED: 139
 PARKING PROVIDED: 139
 139 PARKING SPACES INCLUDING PROVIDED INCLUDING ACCESSIBLE PARKING SPACES

LANDSCAPE DATA

UNDERGROUND ALL EXISTING UTILITIES
 LANDSCAPE REQUIRED AND PROVIDED
 (INCLUDES PART OF DRIVEWAY IMPROVEMENTS)

DDG 373 - 3206 South Cherry Ave., Fresno

DDG 319
 PROPOSED BUILDING
 355' X 1120'
 512460 SF.

EXIST. HIGH CHANNEL LINK FENCE

EXIST. HIGH CHANNEL LINK FENCE

EXIST. HIGH CHANNEL LINK FENCE

EXIST. HIGH CHANNEL LINK FENCE

EXIST. HIGH CHANNEL LINK FENCE

EXIST. DIRT CANAL

EXIST. DIRT CANAL

EXIST. DIRT CANAL

EXIST. DIRT CANAL

EXIST. DIRT CANAL

DEPRESSED DOCK APRON
 421' X 60'

DEPRESSED DOCK APRON
 421' X 60'

DEPRESSED DOCK APRON
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DEPRESSED DOCK APRON
 421' X 60'

DEVELOPMENT DATA

PROJECT NO. DDG 373
 DATE: 08/11/2019
 PREPARED BY: JBB DEVELOPMENT INC.
 CHECKED BY: JBB DEVELOPMENT INC.
 APPROVED BY: JBB DEVELOPMENT INC.

REVISIONS:

1. DATE: 08/11/2019

DESCRIPTION: PRELIMINARY SITE PLAN

2. DATE: 08/11/2019

DESCRIPTION: REVISIONS TO PAVEMENT

REVISIONS:

1. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

2. DATE: 08/11/2019

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REVISIONS:

1. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

2. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

- 1. TRUCK COLLECTION TO BE PICK UP AT LANDING DOCK AT EAST TRUCK COLLECTION LOCATION TO BE DETERMINED.
- 2. COMPLETION OF CONSTRUCTION OF CANALS TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
- 3. LANDSCAPE 4" X 6" TREE SPACING TO THE PERMITS.
- 4. CONSTRUCTION OF ALL EXISTING UTILITIES TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
- 5. PAVED DRIVEWAY TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
- 6. ALL UTILITIES TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
- 7. ALL UTILITIES TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
- 8. ALL UTILITIES TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
- 9. ALL UTILITIES TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.
- 10. ALL UTILITIES TO BE DETERMINED BY THE COUNTY HEALTH DEPARTMENT.



VICINITY MAP
 NOT TO SCALE

REVISIONS:

1. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

2. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

REVISIONS:

1. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

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1. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

2. DATE: 08/11/2019

DESCRIPTION: PAVEMENT REVISIONS

JBB DEVELOPMENT INC

1815 N. VAN HAN AVENUE, SUITE 404
 FRESNO, CA 93711
 TEL (559) 231-6800

RECEIVED

JUN 27 2019

TEAR ENGINE DIV

A.I.1

GBDH

DESIGN GROUP INC

1815 N. VAN HAN AVENUE, SUITE 404
 FRESNO, CA 93711
 TEL (559) 231-6800

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JUN 27 2019

TEAR ENGINE DIV

A.I.1

GBDH

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1815 N. VAN HAN AVENUE, SUITE 404
 FRESNO, CA 93711
 TEL (559) 231-6800

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JUN 27 2019

TEAR ENGINE DIV

A.I.1

GBDH

DESIGN GROUP INC

1815 N. VAN HAN AVENUE, SUITE 404
 FRESNO, CA 93711
 TEL (559) 231-6800

FOR ALL INFORMATION, CONTACT JBB DEVELOPMENT INC.
 1815 N. VAN HAN AVENUE, SUITE 404
 FRESNO, CA 93711
 TEL (559) 231-6800



DATE: June 16, 2015

TO: Bruce Barnes, Project Manager
Development and Resource Management Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT: CONDITIONS OF SITE PLAN REVIEW APPLICATION NO. 2015-068 FOR MAINTENANCE REQUIREMENTS

ADDRESS: 3264 South Cherry Avenue
APN: 329-011-07

ATTENTION:

The item below requires a separate process with additional costs and timelines. In order to avoid delays with the development approval, the following items shall be submitted for processing to the Public Works Department, Traffic and Engineering Services Division **prior** to Building Permits.

| | | | |
|----------|---------------------------------------|------------|--|
| X | Private Maintenance Covenant | Ann Lillie | (559) 621-8690 ann.lillie@fresno.gov |
| X | CFD Annexation Request Package | | |

The Public Works Department, Traffic and Engineering Services Division, 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.

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.

Delays to the final development approval will occur if the maintenance requirements are not met. Time-lines for the processing of the annexation to the CFD and private maintenance covenant require three to four months and SHALL be completed prior to Building Permit approval.

All applicable construction plans for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD and private maintenance covenant process and shall be deemed technically correct. If Landscape and Irrigation Plans

are required, approval of the plans is required prior to the finalization of the CFD process and the approval of this development.

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 along **South Cherry Avenue**.
- Concrete curb and gutters, valley gutters, sidewalks and curb ramps in the street rights-of-way along **South Cherry Avenue**.
- All costs associated with the street lights (including repair and replacement) in the street rights-of-way along **South Cherry Avenue**.

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

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

- 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 maintenance covenant or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.

For any questions regarding these conditions please contact me at (559) 621-8690 / ann.lillie@fresno.gov



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

June 19, 2015

Bruce Barnes
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018089
2602

Dear Mr. Barnes:

PROJECT NUMBER: S-15-068

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ± 19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and construct a $\pm 372,960$ square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

APN: 329-011-07

ZONING: County AL-20/Proposed City M-3/UGM

ADDRESS: 3264 S Cherry Avenue

Recommended Conditions of Approval:

- If the tenant(s) are proposing to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency 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.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: EnvironmentalHealth@co.fresno.ca.us ♦ www.co.fresno.ca.us ♦ www.fcdph.org

Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

Bruce Barnes
June 19, 2015
S-15-068
Page 2 of 2

- 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.

REVIEWED BY:

Kevin Tsuda

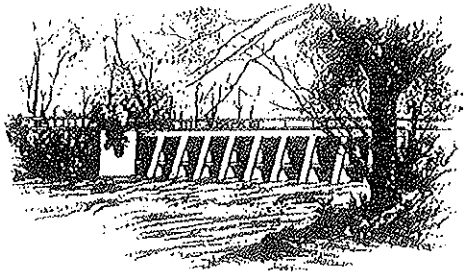
Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County Department of Public Health,
ou=Environmental Health Division,
email=ksuda@co.fresno.ca.us, c=US
Date: 2015.06.19 13:37:23 -0700

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

kt

cc: Hector Sandoval- Environmental Health Division (CT 18.00)
Dirk Poeschel- Consultant (dirk@dplds.com)



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

June 23, 2015

Mr. Bruce Barnes
Ms. Joann Zuniga
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Site Plan Review Application No. S-15-068
S/E North and Cherry avenues
FID's North Central No. 26

Dear Mr. Barnes and Ms. Zuniga:

The Fresno Irrigation District (FID) has reviewed the Site Plan Review Application No. S-15-068 pertaining to approximately ± 19.54 acres of property located on the east side of Cherry Avenue, south of North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a $\pm 372,960$ square feet state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District. The APN is 329-011-07. FID has the following comments:

1. FID's North Central Canal No. 26 runs westerly and traverses through the southern portion of the subject property as shown on the attached FID exhibit map. FID owns the following:
 - a. Area of Concern: Records do not show a recorded easement, however FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 10. The reach of canal affected by the development consists of an earthen, open channel canal, with its banks at grade.

- b. FID requires the applicant to replace the existing canal across the subject parcels with new 42-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the applicant enter into an agreement with FID for that purpose.
 - c. FID requires the applicant grant a 40-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment.
2. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
3. FID requires it review, approve and be made a party to signing all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
4. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the pipeline, or result in drainage patterns that could adversely affect FID.
5. FID does not typically allow private facilities to encroach into its easement. If any facility is proposed within FID's easement, FID will require its review and approval. If FID allows the encroachments, the Private party will be required to enter into the appropriate agreement which will be determined by FID. FID requires all block walls and fences to be located outside of the easement. Buildings will not be allowed within the easement or over the pipeline.
6. FID requires its easements be shown on all maps with proper recording information, and that FID be made a party to signing the final map.

7. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
8. For informational purpose, the head of a privately owned canal known as the Steyer Canal No. 316 comes off the southeast corner of the subject property and runs southerly, as shown on the attached FID exhibit map. FID does not own, operate or maintain this private canal. FID's records indicate that the canal is active and will need to be treated as such. FID can supply the City with a list of users for this private line upon request.
9. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
10. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

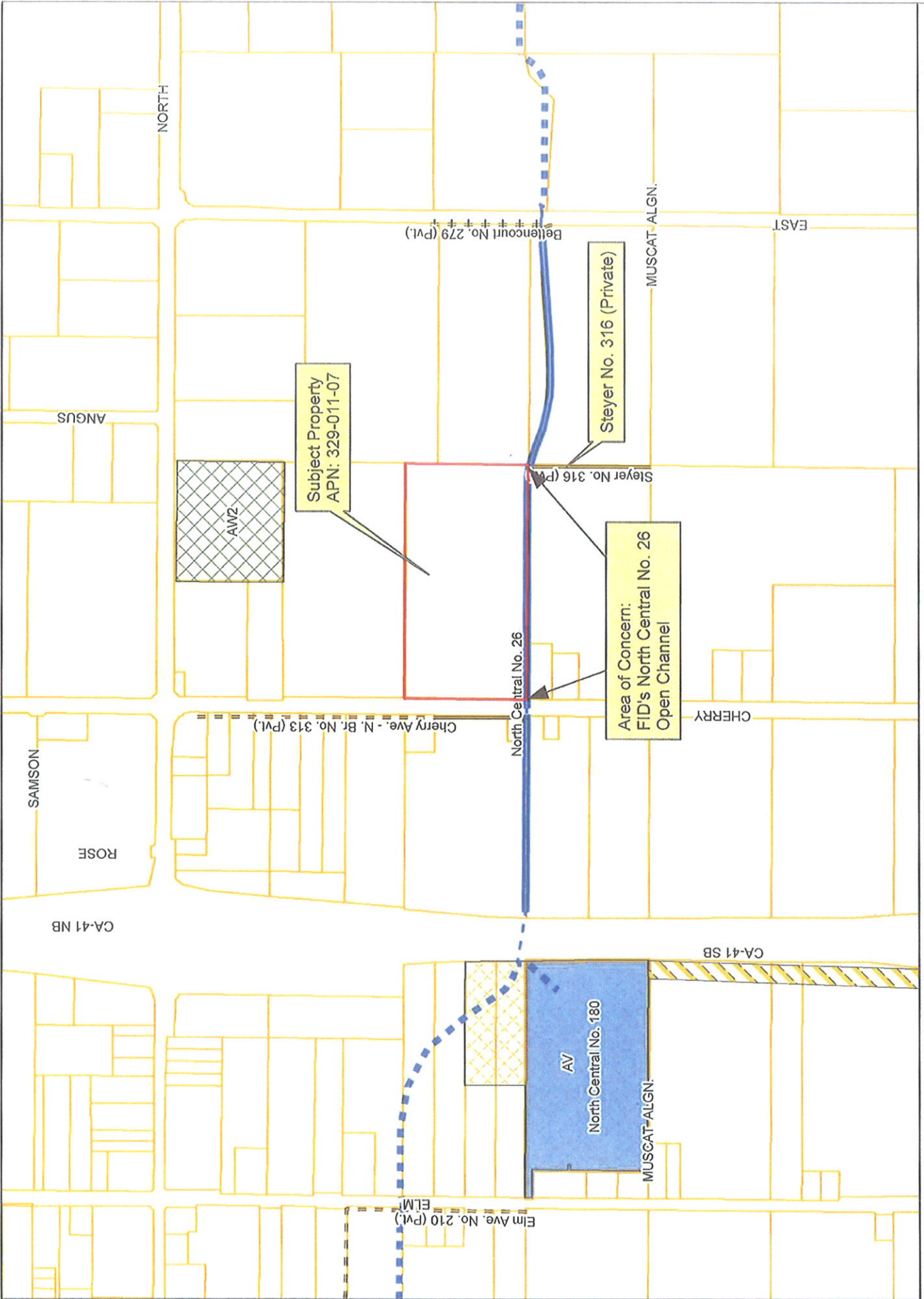
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Sen Saetern at (559) 233-7161 extension 7406 or ssaetern@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer – Special Projects

Attachment



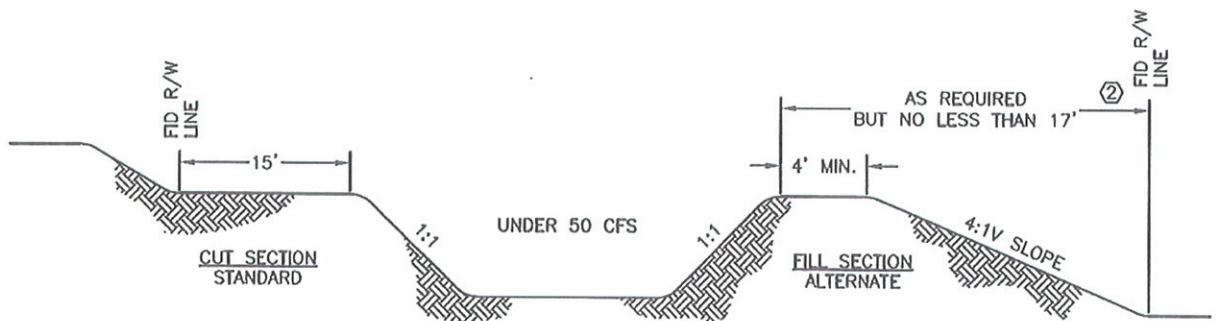
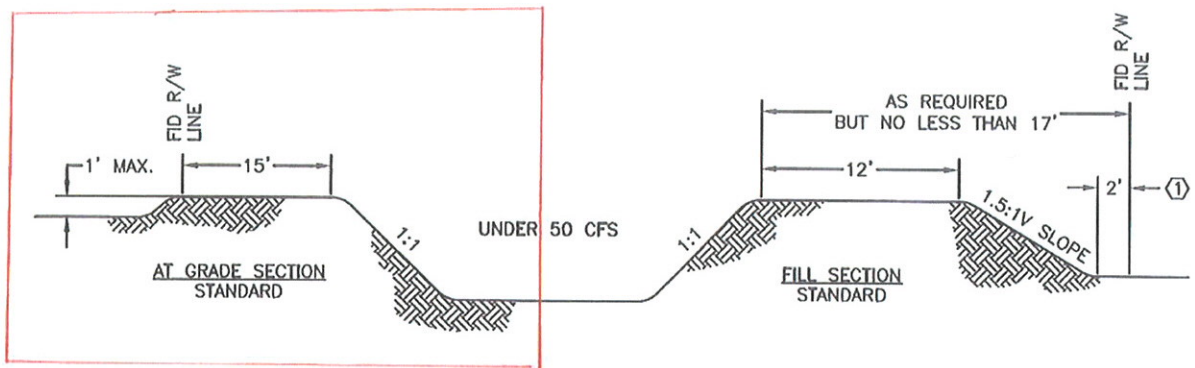
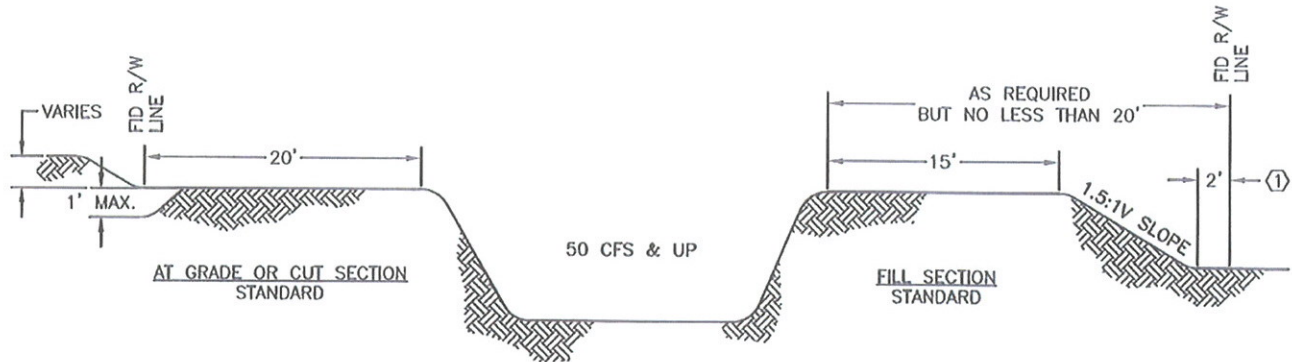
This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown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



Legend

- FID Canal
- FID Pipeline
- Private Canal
- Private Pipeline
- Abandoned Canal
- Abandoned Pipeline
- Stream Group
- Other-Crook/River
- Other-Pipeline
- Parcel
- FIMFOO Acquired Basins
- FIMFOO Proposed Basins
- FID Boundary
- Railroad
- Streets & Hwys

0 320 640 Feet
 1 inch = 657.3 feet
 8/28/2014
 CIV: fgs@watermaster.com AG13.mxd



NOTES:

ALL PRIVATE FACILITIES TO BE LOCATED OUTSIDE FID RIGHT-OF-WAY.

① ADD 2 FEET TO EMBANKMENT WIDTH TO ESTABLISH OVERALL RIGHT-OF-WAY WIDTH TO ACCOMMODATE GRADER BLADE CLEARANCE.

② THE ALTERNATE SECTION CAN NOT BE USED IF THE OVERALL WIDTH EXCEEDS THE STANDARD WIDTH AND IS PERMITTED ONLY WHEN DISTRICT OPERATIONS AND MAINTENANCE FUNCTIONS DO NOT REQUIRE A STANDARD ROADWAY.

DISTRICT CANAL RIGHT-OF-WAY REQUIREMENTS



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Providing Life's Essential Services

Date: July 2, 2015

To: BRUCE BARNES, Planner II
Planning and Development

From: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering Division

Subject: SEWER REQUIREMENTS FOR SITE PLAN REVIEW S-15-068

General

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County Fresno, 3294 S. Cherry Avenue & APN: 329-110-07. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehouse to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is a 12-inch sewer main in South Cherry Avenue. Sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of a sewer house branch shall be required.
2. On-site sanitary sewer facilities shall be private.
3. Abandon any existing on-site private septic systems.
4. 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.

Sewer Fees

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



A Nationally Accredited Public Utility Agency

1. Sewer Lateral Charge.
2. Oversize Sewer Service Area: 31.
3. Sewer Facility Charge (Non-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



Department of Public Utilities – Water Division



Providing Life's Essential Services

DATE: July 6, 2015

TO: BRUCE BARNES, Project Manager
Development Department/Current Planning

THROUGH: MICHAEL CARBAJAL, Division Manager
Department of Public Utilities, Water Division

FROM: ROBERT A. DIAZ, Senior Engineering Technician
Department of Public Utilities, Water Division

SUBJECT: WATER REQUIREMENTS FOR SITE PLAN S-15-068

General

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County Fresno, 3264 S. Cherry Avenue & APN: 329-110-07. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehouse to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

Water Service

Nearest water main to serve the proposed project is a 14-inch main located in South Cherry Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. Installation of water service & meter box shall be required.
2. On-site water facilities shall be private.
3. Seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.





FIRE DEPARTMENT

DATE: June 30, 2015

TO: BRUCE BARNES, Project Manager
Development and Resource Management Department

FROM: RANDI EISNER, Senior Fire Prevention Inspector *Randi Eisner*
Fire Department, Community Risk Reduction Unit

SUBJECT: S-15-068 - 3264 S Cherry

The Fire Department's conditions of approval include the following:

1. () This project was reviewed by the fire department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
2. () All revisions to plans shall be called out with a cloud or delta.
3. () Provide a site plan that shows compliance with all site plan requirements noted on site plan review.
4. () Note on plan: 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 4 ½ inch outlet shall face the fire lane. In addition to the site utility plan, the fire hydrants shall be shown on the site plan.
5. () Show location of fire sprinkler risers and fire department connection(s).
6. () Note on plan: Two means of ingress/egress must be provided. This access must be maintained during all phases of development.

7. () Provide note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus.
8. () All required fire access lanes shall be provided and maintained with an approved "all weather" surface capable of supporting 80,000 lb. vehicles (minimum 4" of base rock over compacted or undisturbed native soil or per approved engineered plans) year-around and during all phases of development with 24 feet minimum width or other approved method that would prevent shoulder degradation.
9. () Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.
10. () Dual entry drives require intermediate turn-arounds when the length exceeds 700 feet.
11. () Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate/s. All electrified gates shall be equipped with both the Best electric cylinder lock 1W7B2 and "Click to Enter" system. Gates/fences shall not obstruct minimum width required for fire lanes.
12. () Provide approved visual recognition/feature sign at the "Click to Enter" gate locations.
13. () Electric gates shall be provided with battery back-up.
14. () Streets listed shall be identified as fire lanes as provided in the California Vehicle Code, Section 22500.1. Designate curbs as fire lanes (red curb with "Fire Lane" in 3 inch white letters every 50 feet or approved signs every 50 feet).
15. () Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."
16. () Loading zones shall not be located in required fire lanes.
17. () All back checks will be performed between the hours of 1:30 p.m. and 3:00 p.m. Monday – Friday, at Fresno Fire Department located at 911 H Street. No appointment is necessary. Applicants must be at the front counter and sign the log before 3pm or you will be required to come back another day.
18. () Fire Department back check items require a wet signature from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-15-068

Return Completed Form to:

Bruce Barnes, Development Services/Planning
Email: Bruce.Barnes@fresno.gov and
Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County of Fresno. The applicant proposes to prezone the property from the County of Fresno AL-20 (*Limited 20 Acre Agricultural*) zone district to the City of Fresno M-3/UGM (*Heavy Industrial/Urban Growth Management*) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehousing to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

APN: 329-011-07 ZONING: County AL-20/Proposed City M-3/UGM ADDRESS: 3264 S Cherry Avenue

DATE ROUTED: June 16, 2015

COMMENT DEADLINE: June 29, 2015

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

YES. PLEASE
SEE ATTACHED.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

IRRIGATION PLANS FOR ONSITE CHINESE PISTACHE

REVIEWED BY:

H. Kiml PS II

Name and Title

X-1345

Telephone Number

6.25.15

Date

DEPARTMENT OF PUBLIC WORKS

TO: **Bruce Barnes, Project Manager**
Development and Resource Management Department

FROM: **Hilary Kimber, Parks Supervisor II (559.621.1345)**
Public Works, Median Island Maintenance

DATE: July 16, 2015

SUBJECT: Site Plan No. S-15-068; (APN: 329-011-07) 3264 South Cherry Avenue:

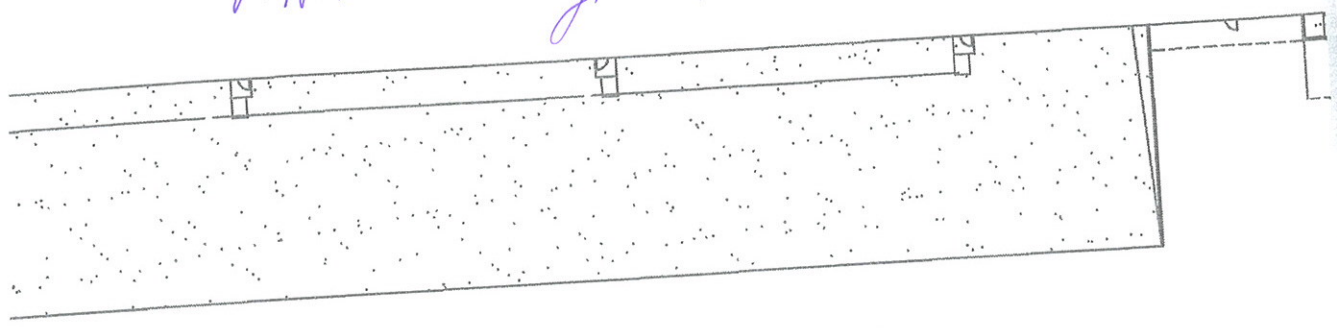
The Department of Public Works offers the following comments regarding the proposed project located on the east side of South Cherry Avenue south of East North Avenue in the County:

GENERAL REQUIREMENTS

1. The Developer is required to provide street trees on all public street frontages per Fresno Municipal Code. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage. Irrigation is required for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB1881.
2. There are approximately 660 lineal feet of street frontage along S. Maple Ave. resulting in the requirement of eleven (11) street trees.
3. The site plan dated June 10, 2015 submitted by Lynn Hays Kyle. indicates a eleven (11) onsite Keith Davey Pistache (*Pistacia chinensis* 'Keith Davey') trees to be planted within ten feet of the back of the monolithic sidewalk. These trees meet the requirement as onsite trees planted in-lieu-of street trees.
4. Trees shall be planted in accordance with the City of Fresno "Standard and Specifications".
5. Public Works requires a landscape and irrigation plan to the scale of 1"=20' to be submitted prior to the installation of onsite trees planted in-lieu-of street trees..

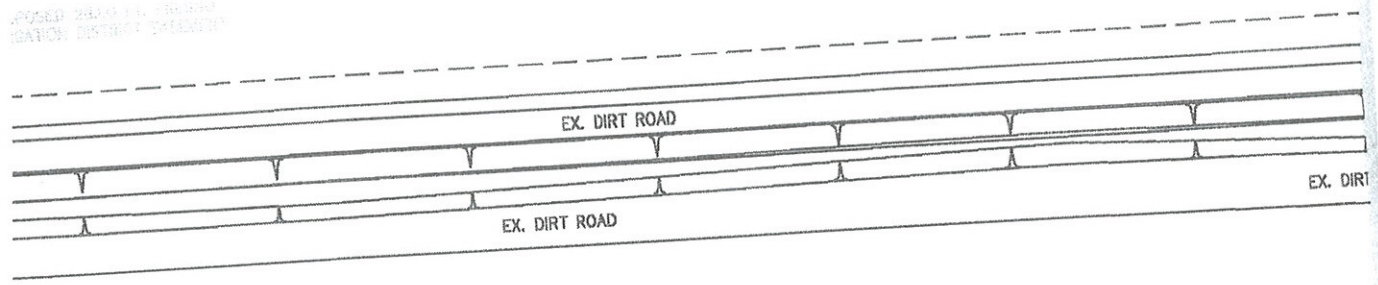
MYOPORUM PARVIFOLIUM
VERBENIA
CREEPING MYOPORUM

MAKE CHANGE TO LANDSCAPE PLAN per Hilary!!



The
Bruce B.

POSED 2010 11 08 00
LOCATION DISTRICT 080000



LYNN HAYS KYLE
Landscape Architect
10471 Ferguson Rd.
Clovis, CA 93619
Ph: (559)298-4014
Calif. License #2503

550.10
"AW2"

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
SITE PLAN REVIEW APPLICATION NO. S-15-068

FMFCD

Return Completed Form to:
Bruce Barnes, Development Services/Planning
Email: Bruce.Barnes@fresno.gov and
Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

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APN: 329-011-07 ZONING: County AL-20/Proposed City M-3/UGM ADDRESS: 3264 S Cherry Avenue

DATE ROUTED: June 16, 2015

COMMENT DEADLINE: June 29, 2015

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

REFER TO FMFCD NOTICE OF REQUIREMENTS FOR SPR 2015 - 068.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE.

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE.

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

NO.

REVIEWED BY: RICK LYONS, ENG. TECH. III 456-3292 7/1/15
Name and Title Telephone Number Date

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

File No. 210.412

Page 1 of 5

PUBLIC AGENCY

BRUCE BARNES
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

JOHN BRESLFORD, JBB DEVELOPMENT, INC.
7519 N. INGRAM AVE, SUITE 104
FRESNO, CA 93711

PROJECT NO: 2015-068

ADDRESS: 3264 S. CHERRY AVE.

APN: 329-110-07

SENT: 7/1/15

| Drainage Area(s) | Preliminary Fee(s) | Development Review Service Charge(s) | Fee(s) |
|----------------------------------|--------------------|--------------------------------------|--|
| AW2 | \$111,588.00 | NOR Review | \$700.00 To be paid prior to release of District comments to Public Agency and Developer. |
| | | Grading Plan Review | \$3,560.00 Amount to be submitted with first grading plan submittal. |
| | | Storm Drain Plan Review | For amount of fee, refer to www.fresnofloodcontrol.org for form to fill out and submit with first storm drainplan submittal (blank copy attached). |
| Total Drainage Fee: \$111,588.00 | | Total Service Charge: \$4,260.00 | |

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 2/29/16 based on the site plan submitted to the District on 6/16/15 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 SPR No. 2015-068

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 5

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

1. a. Drainage from the site shall BE DIRECTED TO
 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 "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
 None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 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
SPR
No. 2015-068**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

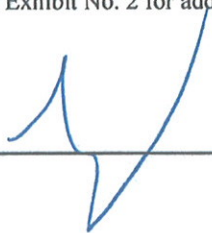
Page 3 of 5

FR
SPR
No. 2015-068

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.
- 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.
 - State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (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.
 - 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.



Peter Sanchez
District Engineer



Rick Lyons
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 5

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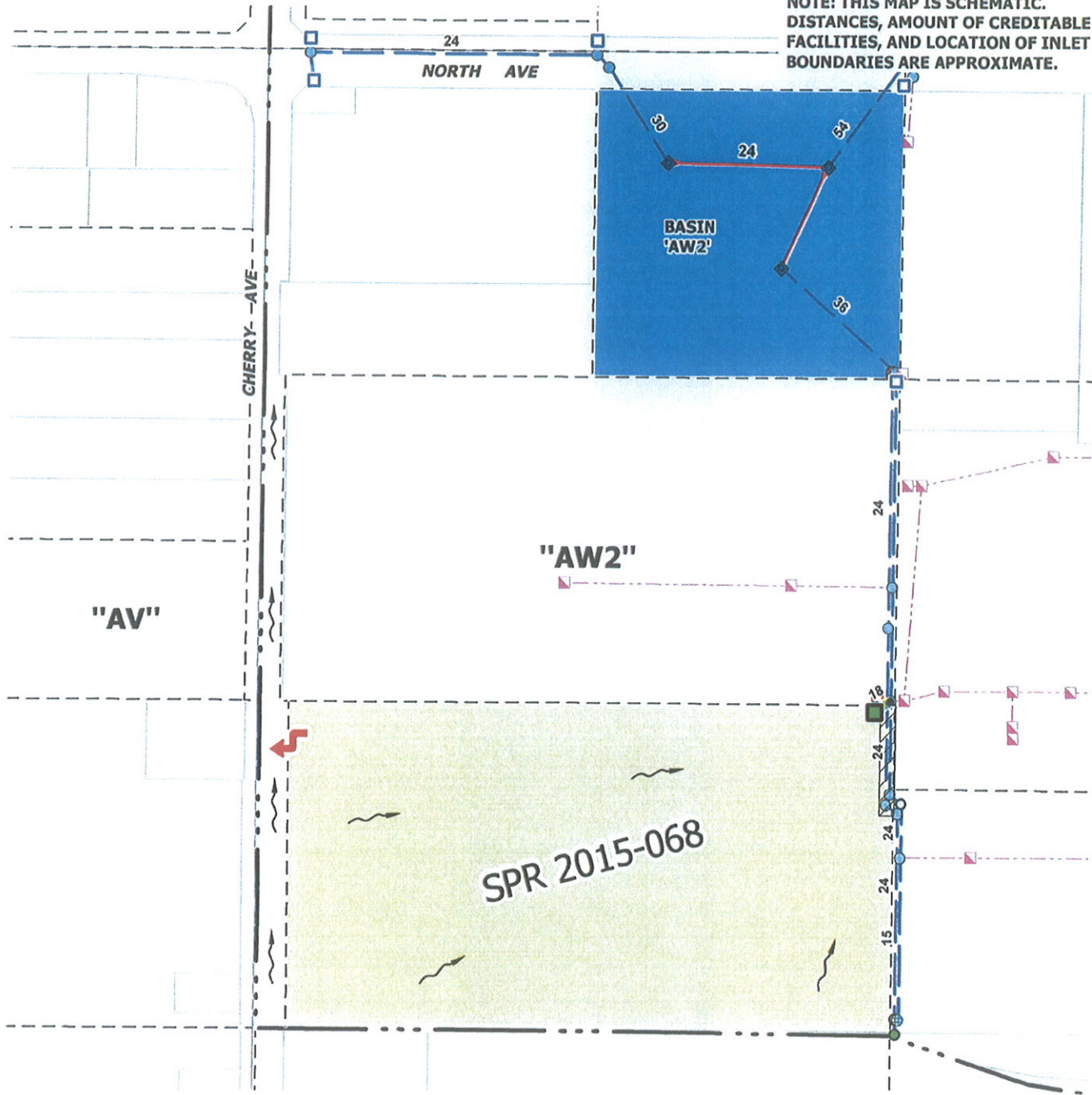
DIRK POESCHEL, LAND DEVELOPMENT SERVICES, INC.

923 VAN NESS, SUITE 200

FRESNO, CA 93721

FR SPR No. 2015-068

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



LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Inlet With 18" Lateral
- Existing Master Plan Facilities
- Private Facilities
- Major Storm Breakover
- Inlet Boundary
- Drainage Area Boundary
- Direction of Drainage
- Existing 25' Easement



SPR 2015-068
DRAINAGE AREA "AW2"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS
EXHIBIT NO. 2

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 proposed development, SPR 2015-068, is required to direct major storm water flows from the project site to South Cherry Avenue.

There is an existing twenty five-foot (25') wide storm drain easement along the property line of the easterly property line as shown on the attached sketch. No encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

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

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

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

Development No. SPR 2015-068



JUN 22 2015

Bruce Barnes
City of Fresno
Development Services/Planning
2600 Fresno Street, Third Floor
Fresno, CA, 93721

Project: Site Plan Review Application No. S-15-068 – Land Development Services

District CEQA Reference No: 20150543

Dear Mr. Barnes:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of construction of a 372,960 square foot industrial building, located at 3264 S Cherry Avenue, in Fresno, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project would equal or exceed 100,000 square feet of heavy industrial space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of

Seyed Sadredin

Executive Director/Air Pollution Control Officer

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

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

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

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

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Eric McLaughlin, at (559) 230-5808.

Sincerely,

Arnaud Marjollet
Director of Permit Services

Chay Thao
Program Manager


AM: em



DEPARTMENT OF PUBLIC UTILITIES

Date: June 25, 2015

To: BRUCE BARNES, Project Manager
Development and Resource Management Department , Planning

From: MIKEAL CHICO, Management Analyst II 
Solid Waste Management Division

Subject: Site Plan Review Application No. S-15-068 was filed by Dirk Poeschel of Land Development Services, Inc., on behalf of John Brelsford, and pertains to ±19.54 acres of property located on the east side of South Cherry Avenue, south of East North Avenue in the County Fresno, 3264 S. Cherry Avenue & APN: 329-011-07. The applicant proposes to prezone the property from the County of Fresno AL-20 (Limited 20 Acre Agricultural) zone district to the City of Fresno M-3/UGM (Heavy Industrial/Urban Growth Management) zone district and construct a ±372,960 square-foot state of the art industrial building for light and heavy industrial companies seeking warehouse to store and distribute goods; and proposes an annexation of the property to the City of Fresno and detachment from Fresno County Fire Protection District and Kings River Conservation District.

General

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

Does Project Affect Your Agency/Jurisdiction

No - Project does not have or will not be required to provide a trash enclosure.
Applicant's request to deviate from the city enclosure design standard is approved. The applicant will use the depressed dock apron area to store trash and recycling containers.

Suggestions to Reduce Impacts/Address Concerns

None.

Recommended Conditions of Approval

None.

Additional Information

None.

JBB Development Inc.

May 21, 2015

Applicant: JBB Development Inc.
7519 Ingram Ave. Suite 104
Fresno, CA.
93711

S-15-068

Property Owner: Cast 'N Blast
7519 Ingram Ave. Suite 104
Fresno, CA.
93711

Project Address: 3264 S. Cherry Ave.

Representative: Dirk Poeschel, AICP
Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite No. 200
Fresno, CA 93721
559-445-0374
dirk@dplds.com

APN: 329-011-07

Zoning: County AL-20/Proposed City of Fresno M-3

Request

The applicant requests approval of the following entitlements:

1. A Site Plan Review to allow the construction of a 372,969 sq. ft. industrial building.
2. A Pre-zoning of the site from county Agriculture AL-20 to City of Fresno M-3 (Heavy Industrial)
3. Annexation into the City of Fresno and related detachment from various districts.

Background

For more than thirty years, JBB Development Inc. and its affiliate, Diversified Development Group, Inc. have developed high quality industrial buildings in the Fresno metropolitan area providing warehousing, and value-added industrial sites tailored to unique industrial client needs.

The subject proposal represents an urgent need to address demand for completed industrial buildings in the City of Fresno.

Proposed Use

The proposed building will provide state of the art industrial warehousing for light and heavy industrial companies seeking to store and distribute goods from the site. Please see the project site plan prepared by GBDH Design Group. The site will meet all applicable building, development and fire safety requirements.

Hours of Operation

The facility will typically receive, store and process material 5 days a week. Nonetheless, the applicant requests the ability to receive, store and process material on a 24 hr./7 days a week basis. Typically, the offices and administrative functions of the facility will operate 5 days a week. From time to time it may be necessary to have warehouse personnel on the premises 7 days a week.

Project Justification/Conformity with Applicable Plans

Applicant's Industrial Expertise

JBB Development Inc. and its affiliate, Diversified Development Group, Inc. are regionally recognized companies that specialize in developing and managing high quality industrial warehouses. Due to its location within an established industrial area and being proximate to the state freeway system, the proposed site is ideally suited to provide a safe, compatible and convenient location for light and heavy industrial uses.

Consistency with Adopted Plans & Policies

The subject site is designated in the adopted City of Fresno General Plan for Heavy Industrial land uses. The proposed City of Fresno M-3 (Heavy Industrial) zone district is an appropriate zone to implement the aforementioned plan's Heavy Industrial land use designation.

The site will be annexed into the City of Fresno per LAFCo standards. Upon annexation, the City of Fresno will provide all urban services for the proposed project.

Site Conditions

The site is flat well-drained and will be graded and paved in accordance with applicable standards as shown on the attached civil engineering plans prepared by Greenwood & Associates. All utilities necessary for industrial warehousing at the subject location and are proximate to the site and are adequate in capacity for the intended use.

The project will be subject to various mandatory conditions, regulations, standards and ministerial permits which have proven to be effective in reducing the potential for a variety of potential adverse impacts to occur at a level of significance on site or to surrounding properties.

All trucks will adhere to the City of Fresno approved truck routes as identified in the adopted City of Fresno General Plan. No trucks will utilize local streets or travel into local neighborhoods.

The applicant seeks no deviations from any property development standard or building regulation.

Traffic Generation

The Institute of Transportation Engineers (ITE) studies various land uses to among other things, determine traffic generation profiles. The Institute of Transportation Engineers *Trip Generation* 8th edition Land Use Category 150 identified as *warehousing* includes a summary of the institute's studies of warehouse uses.

The Institute of Transportation Engineers provides the following estimates of peak hour traffic based on 1,000 ft.² of gross warehouse area. The average weekday trip ends generation for the proposed project based on a proposed building of 372,969 sq. ft. for traffic generation calculation purposes as provided directly below.

| PEAK HOUR | AVE. TRIP RATE | TOTAL TRIP ENDS |
|------------|-------------------------|-----------------|
| 7am to 9am | .30 trips/1,000 sq. ft. | 111.90 |
| 4pm to 6pm | .32 trips/1,000 sq. ft. | 119.36 |

*The warehouse building on the proposed site is 372,960 sq. ft.

The *Institute of Transportation Engineers Trip Generation* manual 8th edition Land Use Category 150 entitled *Warehousing* also found truck trips accounted for 20% of the weekday warehousing traffic. Said study also concluded about 79% of all PEAK HOUR 7am to 9am trips were entering the site and 21% exiting the site. For the PEAK HOUR 4pm to 6pm. the reverse occurred with 25% of the trips entering the site and 75% exiting the site.

The proposed warehouse will generate traffic similar in kind, type and general volume of traffic generated by other industrial properties developed by the applicant which is substantially lower than that estimated by the ITE. Given the site's Heavy Industrial land use designation, said traffic kind, type and volume was contemplated in the City of Fresno adopted General Plan.

The segments of Cherry Ave. at the subject site are expected to operate within an acceptable Levels of Service as detailed in the MEIR of the City of Fresno adopted General Plan. The applicant will construct the necessary street improvement and pay proportionate share of traffic impact fees which will mitigate any potential traffic related impacts associated with the project.

Parking

In accordance with City of Fresno requirements, adequate on- site parking is available on site to accommodate the proposed use. Please see the project site plan prepared by GBDH Design Group.

Water Supply/Fire Protection

As mentioned above, the proposed use will be located in a modern existing industrial area which was created specifically for industrial type uses. Community water will serve the proposed building through a water system that was designed specifically for industrial uses. No information exists to suggest that the capacity of the water and sewer lines serving the subject site is inadequate.

The applicant will install an ESFR (“Early Suppression-Fast Response”) fire protection/sprinkler system in the proposed building in accordance with the California Building and Fire Code requirements.

The project will be subject to various mandatory conditions, regulations, standards and ministerial permits which have proven to be effective in reducing the potential for a variety of potential fire or related hazards to occur at a level of significance on site or to surrounding properties.

Other Matters

- All project lighting will consist of downward directed and hooded lights mounted on building exteriors. Lighting will enhance site security and will be installed in a manner as to minimize light interfering with adjacent properties.
- The noise profile of the proposed use is typical of other industrial uses that are generated in the industrial area in which the project is to be located. No atypical industrial noise will be generated by the proposed use.
- The site will meet all seismic safety requirements of applicable rules, regulations and law. Among other things, said requirements specify height, strength, seismic loading and fire/hazardous gas detection devices for the storage of the material to be stored at the subject site.
- All waste shall be handled in accordance with the applicable disposal and handling requirements.
- The applicant is aware of no information that would suggest that the proposed use will be incompatible with adjacent industrial users or the community at large.



2600 Fresno Street-Third Floor
 Fresno, California 93721-3604
 (559) 621-8277 FAX (559) 488-1020

Development and Resource Management Department
 Jennifer K. Clark, Director

Project Comments from the Development Services Division July 2, 2015

PROJECT DESCRIPTION

| | |
|---|--|
| The applicant proposes to develop a 372,960 square foot warehouse/office building | |
| APN: 329-011-07 | ADDRESS: 3264 South Cherry Avenue |

GENERAL INFORMATION

| | |
|-------------------------------|---|
| ZONING | |
| Existing | M-3 (<i>Heavy Industrial District</i>) |
| PLANNED LAND USE | |
| Existing | Heavy Industrial |
| PLANS | |
| Community Plan | Edison |
| Specific Plan | North Avenue Industrial Triangle |
| Redevelopment | N/A |
| PREVIOUS ACTIONS | |
| Applications | N/A |
| Covenants/ Easements | N/A |
| Development Agreements | N/A |
| TRACT MAP or LOT SPLIT | Central Calif. Colony-Plat Bk 2,Pg 1, Parcel Map No. 1813, BK 10, Page 14 |

PROPERTY DEVELOPMENT STANDARDS

Use the website below to access the Zoning Ordinance (Chapter 12, Articles 2 and 3) to find more information on zoning/property development standard requirements:

<http://library.municode.com/index.aspx?clientId=14478&stateId=5&stateName=California>

| | |
|---|----------------|
| USE PERMITTED | |
| A warehouse is permitted by right in the M-3 zone district. | |
| LOT AREA | |
| Required | No requirement |
| Existing | 19.45 acres |

| LOT DIMENSIONS | | | | |
|---|---|---|-------------------------------------|--------------------------------------|
| | Required | Minimum requirement: Width- 75 feet, Depth-120 feet | | |
| | Existing | 658 feet x 1,292 feet | | |
| DWELLING UNIT DENSITY | | | | |
| | Permitted | No residential proposed. | | |
| BUILDING HEIGHT | | | | |
| | Permitted | Buildings or structures erected in this District that are designed for industrial uses, i.e., manufacturing, storage, etc., are not subject to a height limitation. | | |
| | Proposed | 38 feet | | |
| YARDS | | | | |
| | Required Building Setback | | Proposed Building Setback | |
| | Front (Cherry) | 20 feet | Front | 91 feet |
| | Interior Sides (north and south PL) | None | Interior Side | 150 feet (north) 175 feet (south) |
| | Rear (north PL) | None | Rear | 91 feet |
| | Required Landscaping Setback | | Proposed Landscaping Setback | |
| | Front | 15 feet | Front | 25 feet |
| | Rear | None | Rear | None |
| General Requirements: | | | | |
| <p>All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in subsections 12-105-L-4, Section 12-105-Y (yard) and the exceptions of Subsection 12-216-5-E-5 (C-P District).</p> <p>All required yards shall be landscaped and maintained in accordance with subsections 12-306-N-23 and 24.</p> <p>Where an "M-1" District abuts a major street, a yard of no less than 10 feet shall be provided.</p> <p>The required interior side or rear yard may be used for parking and storage provided no materials or vehicle stored therein exceeds a height of six feet.</p> | | | | |
| SPACE BETWEEN BUILDINGS | | | | |
| | Main Buildings | No requirements. | | |
| LOT COVERAGE | | | | |
| | Permitted | No requirements. | | |

| FENCES, HEDGES, WALLS | | |
|------------------------------|-----------|---|
| | Permitted | <p>None required.</p> <p>Fences, hedges, and walls, not greater than six feet in height, shall be permitted on all rear and interior side property lines, and on or to the rear of all front and street side yard setback lines.</p> <p>No fence, hedge or wall over three feet in height shall be permitted in any required front yard setback area or within the required side yard setback area on the street side of a corner lot.</p> |
| | Proposed | Depict any proposed or existing fences which may remain. |
| OFF-STREET PARKING | | |
| | Required | <p>For uses listed in Section 12-225.1-B and 12-226.1-B, the provisions of Section 12-222.5-I, "C-6" District, shall apply.</p> <p>For all uses there shall be at least one square foot of off-street parking area for each one square foot of floor area, provided, however, that if such use falls into any of the special uses in the General Conditions, Section 12-306-I-2, such General Conditions shall apply.</p> <p>For all other uses there shall be one off-street parking space for each two permanent employees. Such space shall be located within 300 feet of the property served. In addition, there shall be at least one parking space for each truck operated by the concern and one parking space for each sales person permanently employed.</p> <p>Bicycle Parking: 10% of parking 100 employees / 2 = 45 parking spaces</p> |
| | Proposed | 178 parking spaces provided and provide 10 bike parking spaces |
| ACCESS | | |
| | Required | <p>There shall be vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. The design of said access to withstand industrial usage shall be approved by the Department of Public Works.</p> <p>The Director shall specify the location and number of ingress and egress points by conditions established at the time of review of required site plan.</p> |
| | Proposed | Access is provided from South Cherry Avenue. |

| OUTDOOR ADVERTISING | |
|--|---|
| Permitted | The provisions of Section 12-217.5-K shall apply except that the copy of on-site signs for industrial uses may also specify the type of product manufactured, processed or fabricated, or the service rendered and hours of operation. Advertising structures are subject to the provisions of Section 12-306-K. The provisions of Article 17 of Chapter 12 shall apply to free-standing, on-premises signs or advertising structures adjacent to freeways. |
| Proposed | A separate sign permit is required. |
| LOADING SPACES | |
| Required | For industrial buildings with 40,001 – 80,000 square feet two loading spaces are required. For industrial buildings with 80,001 – 120,000 square feet three loading spaces are required. For industrial buildings with 120,001 – 160,000 square feet four loading spaces are required. |
| Proposed | 100 loading spaces proposed |
| TREES (On-Site) | |
| Required | Each industrial parcel of land or lot shall have a minimum of one medium-sized tree for every two parking spaces. Two small trees (15—30 feet at maturity) shall be counted as one medium-sized tree. |
| Proposed | 178 parking spaces / 2 = 89 medium-sized trees |
| PARKING LOT SHADING | |
| Required | A minimum of 50% parking lot shading is required in accordance with the <i>Development Department, Performance Standards for Parking Lot Shading</i> . |
| Proposed | Provide parking lot shading calculations for customer and employee parking |
| MISC. | |
| <ol style="list-style-type: none"> 1. Edison Community Plan: The subject property is designated for heavy industrial planned land uses. Upon reviewing the policies contained in the Plans staff has determined that there are no policies that are applicable or are more restrictive than those contained in the FMC. 2. Fresno General Plan: Comply with policies of the Fresno General Plan. | |

Attachments: Performance Standards for Parking Lot Shading
 Notes and Requirements for Entitlement Applications

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Not all requirements will be applicable to all projects)

GENERAL

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted.
3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorway/Technical+Library/StandardSpecificationsandDrawings.htm>
4. Development shall take place in accordance with all city, county, state and federal laws and regulations.
5. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: <http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businessstaxapplicaiton.htm>
6. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
7. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.

City of Fresno Notes and Requirements For Entitlement Applications

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8. For projects initiated in response to code enforcement action, the exercise of rights granted by this special permit must be commenced by six months. Completion of the project, including improvements, shall occur by 12 months.

FENCES/WALLS, LANDSCAPING, PARKING

9. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.
10. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
11. No structures of any kind (*including signs and/or fences*) may be installed or maintained within the required-landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.
12. Provide shade calculations on the landscape plan for parking lot shading in accordance with the attached *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts.
13. Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years. (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standards.) Trees shall also be planted in the required landscaped area along the periphery of the development in order to shade and enhance adjacent property and public rights-of-way. Refer to the attached "Performance Standards for Parking Lot Shading," for the tree list and further details.
14. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety; or as may otherwise be approved by the Development and Resource Management Department.
15. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. **(Include this note on the site and landscape plans.)**

City of Fresno Notes and Requirements For Entitlement Applications

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16. 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 in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development Department.
17. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
18. The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.
19. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
20. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
21. All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps. **(Include this note on the site plan.)**
22. Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. **Depict all proposed lights on the site plan.**
23. Bicycle parking spaces shall be supplied at a rate of 10% of the automobile spaces provided pursuant to Section 12-306-I-2.1c of the Fresno Municipal Code (FMC). Bicycle parking spaces shall each consist of one slot in a bike rack. They shall be grouped in racks which allow four feet of clearance on all sides. There shall be adequate space between rack slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
24. All general provisions of Section 12-306-I of the FMC shall apply to all parking areas. http://library.municode.com/HTML/14478/level3/MUCOFR_CH12LAUSPLZO_ART3GECOAPZO.html#MUCOFR_CH12LAUSPLZO_ART3GECOAPZO_S12-306PRDEST

City of Fresno Notes and Requirements For Entitlement Applications

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SIGNAGE

25. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
26. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
27. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SignsandBanners.htm>
28. Window signs are limited to four square feet in area, providing information about hours of operation and emergency, sale or rental information only. Exterior signage such as banners, flags and pennants are prohibited. However, special event banner signs are permitted for 30 days if approved by the Development and Resource Management Department, attached to the building, and not exceeding 32 square feet in area.
29. Permanent window signs over six square feet in area can be submitted for approval under a sign review application.

MISCELLANEOUS

30. Noise levels shall not exceed the decibel levels described in Section 10-102.b of the FMC at anytime, measured at the nearest subject property line. http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE
31. There shall be adequate vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. Vehicular and/or pedestrian access shall be provided and shall remain clear at all times.
32. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to

City of Fresno Notes and Requirements For Entitlement Applications

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charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

33. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.casqa.org

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.casqa.org).

34. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
35. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
36. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**

City of Fresno Notes and Requirements For Entitlement Applications

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37. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
38. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
39. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
40. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
41. Open street cuts are not permitted; all utility connections must be bored.
42. **CROSS-CONNECTION CONTROL.** A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
43. 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 Development and Resource Management 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.
44. Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department. **(Include this note on the site plan)**
45. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

City of Fresno Notes and Requirements For Entitlement Applications

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FEES

(Not all fees will be applicable to all projects)

46. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
47. CITYWIDE DEVELOPMENT IMPACT FEES
- a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
 - b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
 - c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
 - d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)
48. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)
- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
 - b) Street Impact Fees will be a condition on all development entitlements granted.
 - c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
 - d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

City of Fresno Notes and Requirements For Entitlement Applications

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- e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

49. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of building permits.

51. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

52. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.
- b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

53. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')

City of Fresno Notes and Requirements For Entitlement Applications

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- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

- 54. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

- a) Frontage Charge (based on property frontage)
- b) Transmission Grid Main Charge (based on acreage)
- c) Transmission Grid Main Bond Debt Services Charge (based on acreage)
- d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
- e) Wellhead Treatment Fee (based on living units or living unit equivalents)
- f) Recharge Fee (based on living units or living unit equivalents)
- g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
- h) Service Charges (based on service size required by applicant)
- i) Meter Charges (based on service need)

- 55. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

PERFORMANCE STANDARDS FOR PARKING LOT SHADING

Updated February 13, 2006

POLICY

Fifty percent of paved parking lots surface shall be shaded by tree canopies within fifteen years of planting (adopted by City Council policy resolution on July 12, 1988).

GENERAL

1. A "paved parking lot" shall include parking stalls, driveways, and maneuvering areas.
2. Trees planted to satisfy the requirements of these guidelines are landscaping as defined by Municipal Code and are subject to established landscaping requirements.

SITE PLAN REQUIRED

3. A landscape plan which details the degree of compliance with the Parking Lot Shade Tree Ordinance is required. The plan shall show:
 - a. All landscaped areas.
 - b. Tree canopies drawn to scale representing the estimated canopy at a fifteen year growth period.
 - c. The total area in square feet of the paved parking lot, driveways, and maneuver areas; and the area shaded by tree canopies. A schedule listing total parking area, shaded area, and the percentage of parking area shaded should be included.
 - d. A schedule of the specific names of proposed trees and their sizes.
4. Such plan shall be approved by the Planning and Development Department prior to issuance of building permits. However, the plan is encouraged to be submitted at the time of site plan review.

METHODOLOGY

5. To simplify the process of determining compliance, the true angle of deflection of natural sunlight shall not be considered. Shaded areas shall be assumed to be only those portions of a paved parking lot directly beneath the shading canopy or drip line.
6. Shading shall be provided by tree canopies except that any portion of a paved parking lot directly beneath and shaded by a man made structure (overhangs and covered parking, for instance) shall be deleted from the requirements of these performance standards and shall be subtracted from the area of the parking lot to be shaded.
7. Credit shall be given only for surface area shaded. Multiple canopies shading the same surface area will not be counted as multiple credit.
8. Landscape planters beneath the canopy may be considered as shaded parking areas for the purpose of determining compliance.
9. Where more than five trees are to be planted, mix tree species.
10. Trees planted along the perimeter of a lot may be counted as providing shade for the full area of their canopy.

11. If the degree of overlap between trees is less than 15 percent, all trees may be counted as shading 100 percent of their canopy. If the degree of overlap is 15 percent or greater, then it will be necessary to perform individual calculation to determine the area of shading.
12. A ten percent minor deviation of the shading standard may be approved by the Director in accordance with established procedures in the Municipal Code if it is found that the normal standards would impose an undue hardship.

ALLOWABLE SPECIES/CANOPY (Provided by Parks Department)

MINIMUM TREE REQUIREMENT

Provide one medium size tree for every two required parking spaces. (This requirement may be modified by the Director if the standards for shading and perimeter planting have been met.)

Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standard). Trees shall also be planted in the required landscaped areas along the periphery of the development in order to shade and enhance adjacent property and public rights-of-ways.

Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for health of the tree and public safety; or as may otherwise be approved by the Planning and Development Department.

MINIMUM PLANTER SIZE (between tiers of parking)

Continuous Planter

| | <u>New Development</u> | <u>Existing Development</u> |
|------------------------|------------------------|-----------------------------|
| Standard Parking Stall | <u>8 feet</u> | <u>6 feet</u> |
| Compact Parking Stall | <u>6 feet</u> | <u>4 feet</u> |

Along Periphery 10 feet except as may be approved pursuant to Municipal Code.

MINIMUM SIGHT TRIANGLE

10 feet in traffic areas

30 – 35 feet at street intersections

100 feet at major street intersections

Trees within the triangle shall be trimmed up to eight-foot minimum above the surface of the parking lot.

Other landscaping (ground cover and shrubs) shall not exceed two and one-half feet above the parking lot surface.

CITY OF FRESNO PARKS AND RECREATION DEPARTMENT

30 feet to 35 feet diameter trees 100% = 962 square ft; 50% = 481 square ft; 25% = 240 square ft

| Botanical Name | Planter Size (Sq. Ft.) | Height (Feet) | Growth Rate | Roots | Soil | Remarks |
|---|------------------------|---------------|-------------|----------------|---------------|---|
| Alnus rhombifolia WHITE ALDER | 6 | 50 | Rapid | Shallow | Moist | Deciduous |
| Celtis sinensis CHINESE HACKBERRY | 6 | 50 | Moderate | Medium to Deep | Most Soils | Deciduous |
| Cinnamomum camphora CAMPHOR TREE | 8 | 50 | Slow | Shallow | Most Soils | Evergreen, attractive, shiny, yellow-green foliage |
| Fraxinus o. 'Raywoodi' RAYWOOD ASH | 6 | 40 | Fast | Medium | Most Soils | Deciduous, dark green foliage |
| Ginkgo biloba MAIDENHAIR TREE | 6 | 50 | Slow | Deep | Most Soils | Deciduous, very open tree |
| Liriodendron tulpifera TULIP TREE | 8 | 60 | Moderate | Medium | Deep Moist | Deciduous, susceptible to aphids, causes dripping |
| Magnolia grandiflora SOUTHERN MAGNOLIA | 8 | 50 | Slow | Medium | Most Soils | Evergreen, constant litter problem |
| Pistacia chinensis CHINESE PISTACHE | 6 | 40 | Moderate | Deep | Most Soils | Deciduous, provides filtered shade, excellent fall color |
| Platanus acerifolia LONDON PLANE TREE | 8 | 50 | Fast | Medium to Deep | Most Soils | Deciduous, anthracnose, red spider, plant bloodgood variety |
| Quercus agrifolia COAST LIVE OAK | 8 | 50 | Moderate | Deep | Most Soils | Evergreen, biannual acorn drop |
| Quercus ilex HOLLY OAK | 6 | 50 | Moderate | Deep | Deep | Evergreen, biannual heavy acorn drop |
| Quercus lobata VALLEY OAK | 8 | 50 | Moderate | Deep | Deep | Deciduous |
| Quercus suber CORK OAK | 8 | 60 | Moderate | Deep | Moist Drained | Evergreen |
| Quercus virginiana SOUTHERN LIVE OAK | 8 | 60 | Moderate | Deep | Most Soils | Evergreen, attractive, bright green foliage |
| Ulmus sempervirens CHINESE EVERGREEN ELM | 6 | 50 | Rapid | Medium | Most Soils | Semi-evergreen, should be annually trimmed |
| Zelkova serrata SAWLEAF ZELKOVA | 8 | | Fast | Medium | Most Soils | Deciduous, attractive vase shape |

20 feet to 30 feet diameter trees 100% = 707 square ft; 50% = 354 square ft; 25% = 177 square ft

| Botanical Name | Planter Size (Sq. Ft.) | Height (Feet) | Growth Rate | Roots | Soil | Remarks |
|---|------------------------|---------------|-------------|---------|-------------------|--|
| Ceratonia siliqua CAROB TREE | 8 | 40 | Moderate | Shallow | Most Soils | Evergreen, use male trees only |
| Koelreuteria Paniculata GOLDENRAIN TREE | 6 | 35 | Moderate | Deep | Most Soils | Deciduous, drought resistant, yellow flowers |
| Liquidambar styraciflua AMERICAN SWEET GUM | 8 | 60 | Moderate | Shallow | Most Soils | Deciduous, seed pods a litter problem, fall color |
| Pinus canariensis CANARY ISLAND PINE | 6 | 60 | Fast | Deep | Most Soils | Evergreen, conifer, bluegreen needles, shed constantly |
| Pinus edularica MONDELL PINE | 6 | 60 | Fast | Deep | Most Soils | Evergreen, conifer, good color |
| Pyrus c. 'Bradford' BRADFORD PEAR | 6 | 30 | Fast | Deep | Most Soils | Evergreen, white flowers, good fall color |
| Quercus palustris PIN OAK | 6 | 50 | Fast | Shallow | Best in Clay Soil | Deciduous, brown leaves hang on during winter |
| Prunus c. pissardi PURPLE-LEAF PLUM | 6 | 20 | Fast | Medium | Most Soils | Deciduous, purple leaves, messy fruit |
| Sapium sebiferum CHINESE TALLOW TREE | 6 | 35 | Fast | Medium | Most Soils | Deciduous, surface roots, good fall color |
| Sequoia sempervirens COAST REDWOOD | 8 | 70 | Fast | Deep | Most Soils | Evergreen, conifer |

15 feet to 20 feet diameter trees 100% = 314 square ft; 50% = 157 square ft; 25% = 79 square ft

| Botanical Name | Planter Size (Sq. Ft.) | Height (Feet) | Growth Rate | Roots | Soil | Remarks |
|--|------------------------|---------------|-------------|---------|---------------|--|
| Acer palmatum JAPANESE MAPLE | 4 | 20 | Slow | Shallow | Moist Drained | Deciduous, best in afternoon shade |
| Cercis canadensis EASTERN REDBUD | 4 | 20 | Moderate | Medium | Most Soils | Deciduous, drought resistant, spring flowers |
| Malus purpurea 'Eleyi' ELEY CRABAPPLE | 4 | 20 | Moderate | Medium | Most Soils | Deciduous, wine red flowers in spring |
| Podocarpus gracilior FERN PINE | 6 | 40 | Moderate | Deep | Most Soils | Evergreen, clean and pest free |
| Pyrus Kawakami EVERGREEN PEAR | 4 | 25 | Moderate | Medium | Most Soils | Deciduous, subject to fireblight |
| Rhus lancea AFRICAN SUMAC | 4 | 25 | Medium | Oedius | Most Soils | Evergreen, shiny green foliage, drought, suckers |

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