



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

Jennifer K. Clark, AICP, HDFP
Director

September 18, 2019

Please reply to:
Kelsey George
559-621-8060
Kelsey.George@fresno.gov

Mike de Alba
DE ALBA ARCHITECTURE
info@mikeddealba.com
(Sent via email only)

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P18-03987 FOR PROPERTY
LOCATED AT 293 W BEECHWOOD AVE (APN: 30315201)**

Dear Mike de Alba:

The Fresno Planning Commission, on September 18, 2019, approved Conditional Use Permit Application No. P18-03987, which was filed by Mike deAlba, DeAlba Architecture, on behalf of Star Housing Project, Inc., and pertains to 0.24 acre of property located at 293 West Beechwood Avenue in the Pinedale Neighborhood Community bounded by West Herndon, North Ingram, West Alluvial, and North Blackstone Avenues. The applicant proposes the construction of a market rate 2-unit detached multiple family residential townhouse development on property zoned RS-5/EA (Residential Single Family, Medium Density/Expressway Area Overlay). The proposed project was determined to be exempt from the California Environmental Quality Act by the Planning and Development Department on August 5, 2019 through a Class 32 Categorical Exemption.

The approval of this project is subject to compliance with the following Conditions of Approval:

PART A - ITEMS TO BE COMPLETED

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

Planner to check when completed	
<input type="checkbox"/>	Development shall take place in accordance with Exhibit A P18-03987 CP1.pdf, uploaded on 05/29/2019. Transfer all comments and conditions on Exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.
<input type="checkbox"/>	In accordance with Goals, Objectives and Policies of the Pinedale Neighborhood Plan, new residential development shall comply with the Planning and Development Department's Design Guidelines for Infill Parcels of Land. The project applicant shall implement the following measures:

	<p>1. Each side of a building that is visible from a street shall be designed with a complementary level of detailing and quality of materials as the primary facade. Design measures should be utilized to avoid large scale, massive, monolithic, and/or repetitive “institutional” visual appearances. Submit elevations inclusive of modifications for review and approval.</p> <p>a. Buildings shall have an attractive appearance on all sides, not just on their front elevations. Side and rear elevations which are visible from the public rights-of-way or which are adjacent to common areas or paths of travel shall incorporate aesthetic enhancements and character defining features to reinforce the quality and character of the development. No monolithic walls shall be permitted. Design features as well as attached architectural elements and details such as, veneer siding, window trim (e.g., poly foam with stucco, shutters, or wood shall be provided and shall not be flush with the pane of the home), decorative attic vents, awnings, Juliette balconies, trellises, and lighting fixtures shall be designed to be consistent with other elements of the primary façade; and, use of texture, relief, and/or color can be utilized to add interest to otherwise blank walls.</p>
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PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable	
<input type="checkbox"/>	<p>1. Building and Safety Services: <i>The items below require a separate process with additional fees and timelines, in addition to the Conditional Use Permit process.</i></p> <p><i>1. Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Department for approval permits.</i></p>
<input type="checkbox"/>	<p>2. DPU Planning and Engineering: <i>Project site is located within the jurisdiction of another provider for sanitary sewer service. The applicant should contact Pinedale County Utility District for service conditions and/or restrictions.</i></p>
<input type="checkbox"/>	<p>3. Fire Review: <i>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. All revisions to plans shall be called out with a cloud or delta. If you have questions and would like more information regarding FFD Development Policies please see the following: https://www.fresno.gov/fire/fire-prevention-investigation/development-policies/ 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. 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. Note on plans: Both houses need to be addressed to N College Ave as their front doors and driveways face that street. Indicate on plans the location of the existing public fire hydrant located directly across from the parcel on the NE corner of College and Beechwood Avenues.</i></p>
<input type="checkbox"/>	<p>4. Flood Control District: <i>See attached FMFCD Notice of Requirements (NOR). NOR & Grading Plan review fees due. Drainage fees due.</i></p>
<input type="checkbox"/>	<p>5. Fresno County Environmental Health: <i>Conditions of Approval:</i></p>

	<ul style="list-style-type: none"> • <i>Construction permits for the proposed project should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.</i> • <i>Construction permits for the proposed project should be subject to assurance that the community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.</i> • <i>The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City’s municipal code.</i> • <i>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.</i> • <i>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.</i>
<input type="checkbox"/>	6. Irrigation District: <i>Please refer to FID’s comment letter in documents tab, also attached.</i>
<input type="checkbox"/>	7. Public Works Traffic Planning: <i>For Traffic Planning Conditions of Approval and red lined Exhibit, please look in the “Attachments”. Make corrections to the exhibits before resubmitting.</i>

PART - OTHER/MISCELLANEOUS REQUIREMENTS

1. Development shall take place in accordance with the Conditions of Approval prepared for P18-03987 dated September 18, 2019.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
3. 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;
 - a. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - b. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

4. 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.

APPEALS

A notice indicating the Notice of Public Hearing for the intended approval of this project was mailed to nearby property owners on September 6, 2019 which commenced a 10 day comment period. No comments were received and the Planning Commission approved the project on September 18, 2019. This commences a 15 day appeal period. Should an appeal be received, it shall be scheduled to be heard before the City Council.

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

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

If you wish to appeal the decision, a written request must be received at the Planning and Development Department **by October 4, 2019**. 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 one hard copy and an electronic copy of this corrected, final site plan, in addition to the required building sets which are to include elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Kelsey George 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.

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.

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by **September 18, 2022** (three years from the date of approval), pursuant to FMC Section 15-5013. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

Pursuant to Section 15-5308 of the FMC an expiration date of seven years from the date of approval has been established for Conditional Use Permits. Therefore, the approval for P18-03987 shall expire on **September 18, 2026** and a new conditional use permit must be obtained prior to that expiration date for the use only (not the physical structure(s)).

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

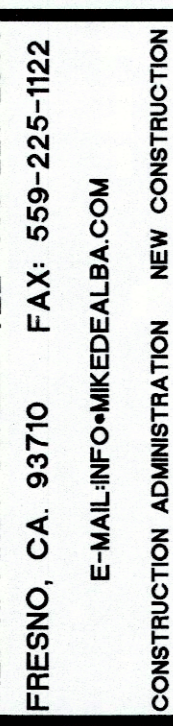
Sincerely,

Kelsey George, Planner
Development Services Division

PROJECT DATA

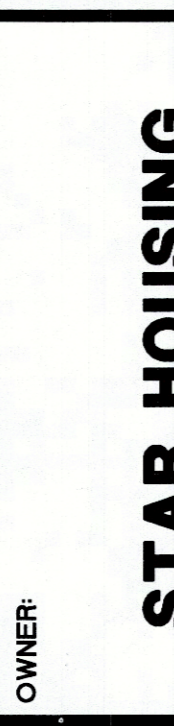
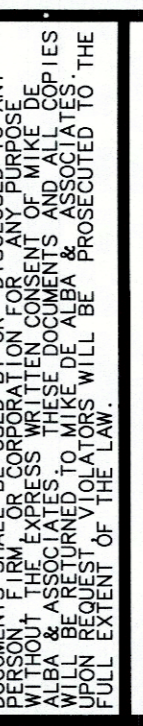
ASSASSIN'S PARCEL NUMBER: **011**
 STAR HOUSING PROJECT LOT: **2**
 PROJECT ADDRESS: **293 W. BEECHWOOD AVE**
 PINEHOLE, CA 95360
 PHONE: **530-725-0678**

PROPOSED OCCUPANCY: R-3
CONSTRUCTION TYPE: S.F. (SECOND FLOOR)
BUILDING AREA (TYPICAL OF 3): 2,148 SQ. FT.
CONSTRUCTION TYPE: S.F. (SECOND FLOOR)
BUILDING AREA (TYPICAL OF 3): 2,148 SQ. FT.
LOT AREA: 21,930 SQ. FT.
SITE AREA: 10,500 SQ. FT. (NET) (0.24 ACRES)
LOT COVERAGE: 48.8%
SETBACKS: 5 FT. FRONT, 5 FT. SIDE, 5 FT. REAR
PERMITTED HEIGHT: 35 FT. MAX. (SEE CITY ORDINANCE 17.06.02)
LAND USE: RESIDENTIAL MEDIUM DENSITY
GRADING PERMITS: REQUIRED FOR THIS PROJECT
COMPLIANCE STANDARDS: WITH 2016 USE, DMC, CPC, DFC, SEC.
CONSENT: AND THE NEIGHBORHOOD ENERGY STANDARDS.



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

FOR LANDSCAPE AREA BETWEEN 2,000 AND 420 SQUARE FEET
 1. ANY LANDSCAPING SHALL BE PLANNED TO BE WATER EFFICIENT AND TO BE PLANTED WITH PLANT MATERIALS THAT ARE ADAPTED TO LOCAL CLIMATIC CONDITIONS. PLANTING SHALL BE LIMITED TO THE PERMITTED PLANTING DATES AND SHALL BE LIMITED TO THE PERMITTED PLANTING DATES AND SHALL BE LIMITED TO THE PERMITTED PLANTING DATES.
 2. PLANTING SHALL BE LIMITED TO THE PERMITTED PLANTING DATES AND SHALL BE LIMITED TO THE PERMITTED PLANTING DATES.
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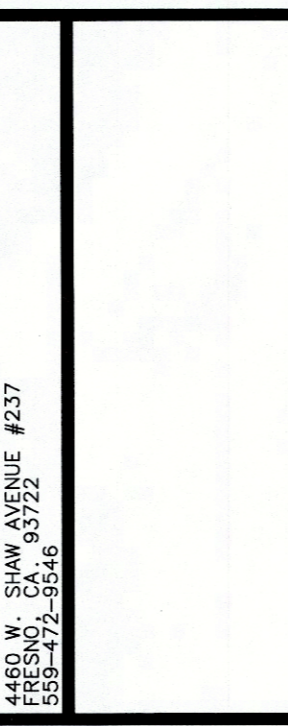


ESTIMATED TOTAL WATER USE (ETWU) CALCULATION

HYDROZONE	AREA (SQ. FT.)	ETWU (GALLONS PER YEAR)
LW	21,930	3,990
HW	2,148	3,990
TOTAL	24,078	7,980

ETWU = (Area) x (ETWU/Gallon) x (0.3) x (1.197)

C TREE PLANTING-STAKING



HYDROZONE INFORMATION TABLE

HYDROZONE	AREA (SQ. FT.)	ETWU (GALLONS PER YEAR)
LW	21,930	3,990
HW	2,148	3,990
TOTAL	24,078	7,980

PLANTING SPECIFICATIONS

- EXISTING SITE CONDITIONS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING SITE CONDITIONS TO THE MAXIMUM EXTENT POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING SITE CONDITIONS TO THE MAXIMUM EXTENT POSSIBLE.
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GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRESNO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRESNO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
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SHADE AND TREE REQUIREMENTS

- ONE TREE ON SITE PER TWO REQUIRED PARKING STALLS AND ONE TREE PER DWELLING UNIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRESNO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
- PLANTING SHALL BE LIMITED TO THE PERMITTED PLANTING DATES AND SHALL BE LIMITED TO THE PERMITTED PLANTING DATES.

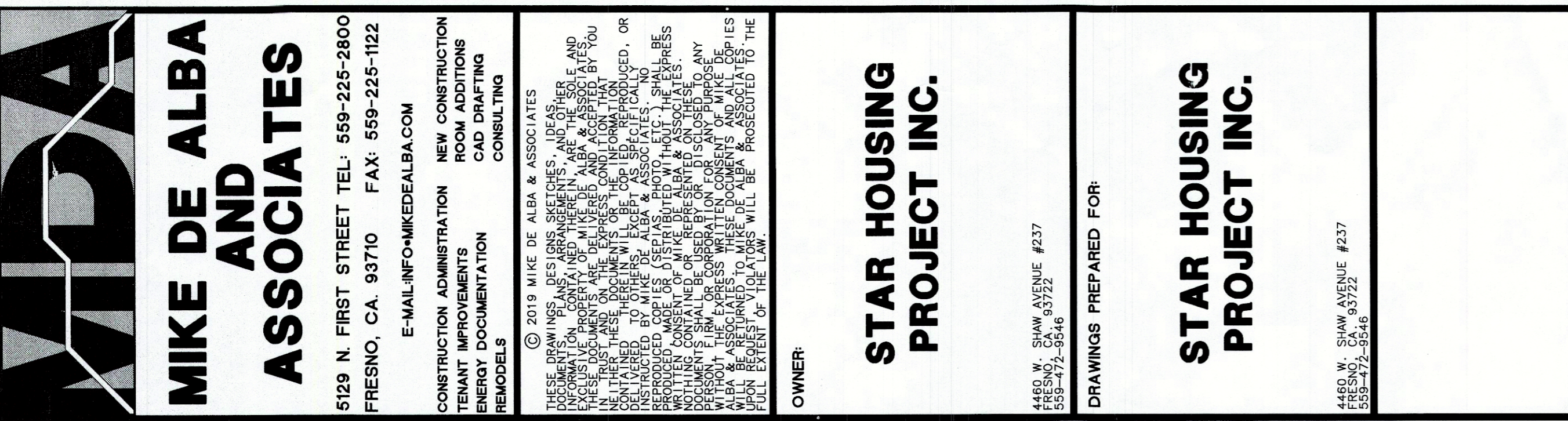
PLANT LIST

ITEM NO.	COMMON NAME	SCIENTIFIC NAME	HEIGHT	EXPOSURE
1	REARWOOD ASH	FRAXINUS OREGANA	10-15'	S
2	CHINESE EVERGREEN LEM	LAURUS NOBILIS	8-12'	S
3	CHINESE TALLOW	BUMELIA ALBIDA	6-8'	S

DEVELOPMENT NOTES

- REVISIONS: 1. REVISION 1: 05/16/2019
- REVISIONS: 2. REVISION 2: 05/16/2019
- REVISIONS: 3. REVISION 3: 05/16/2019

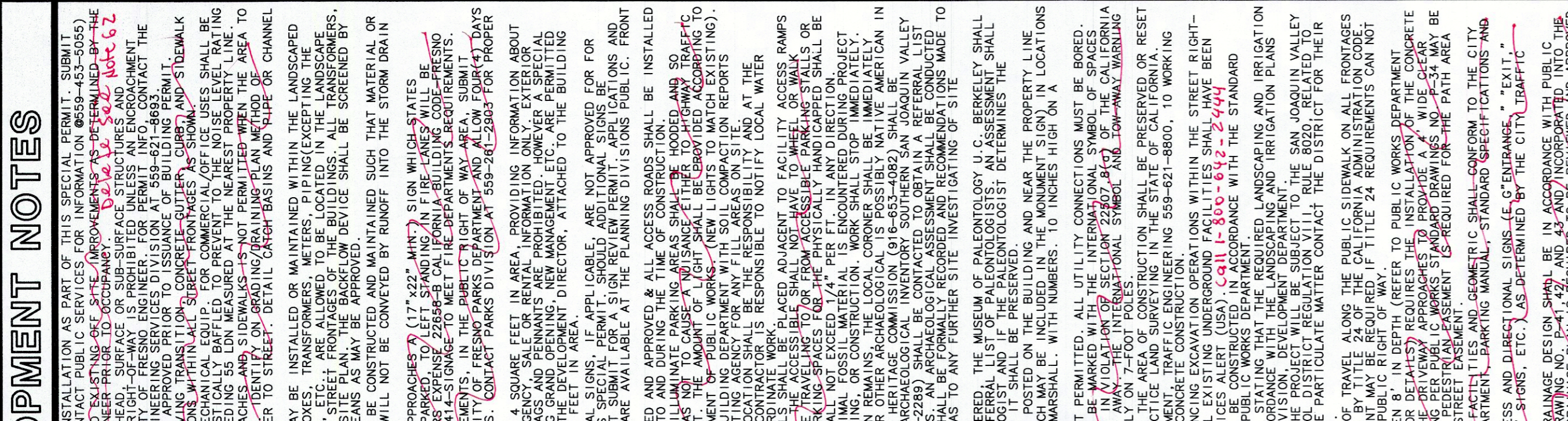
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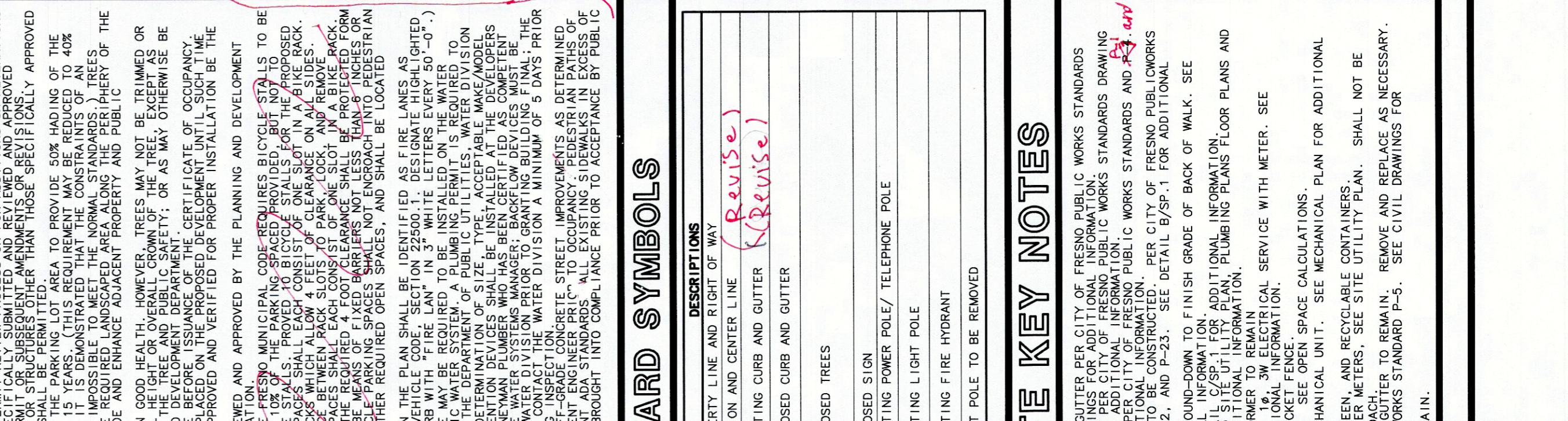
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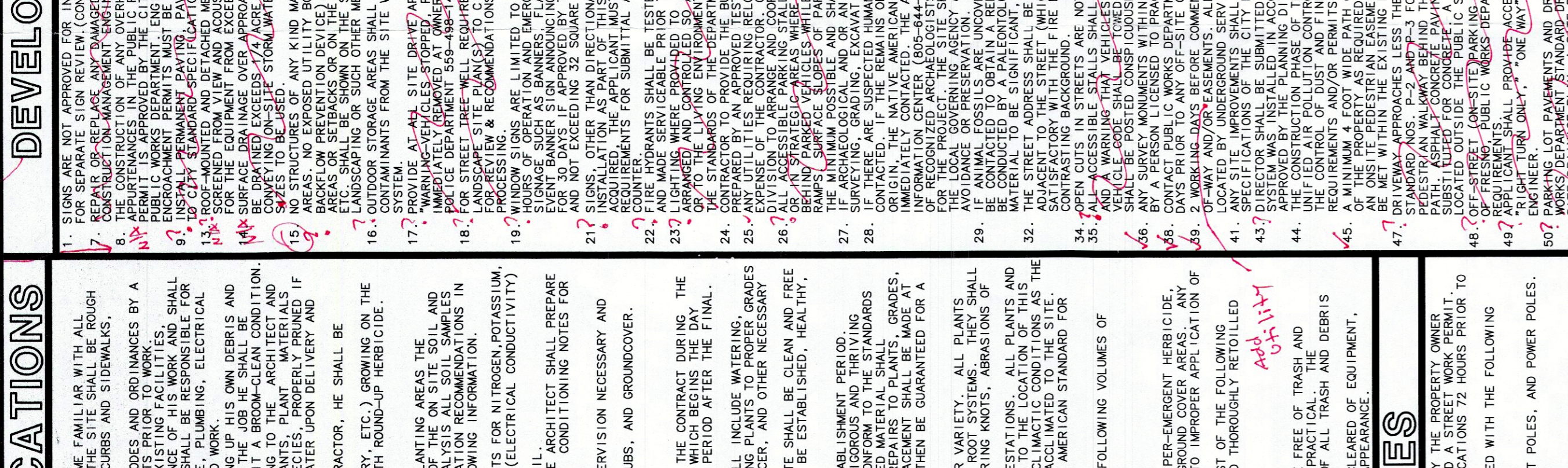
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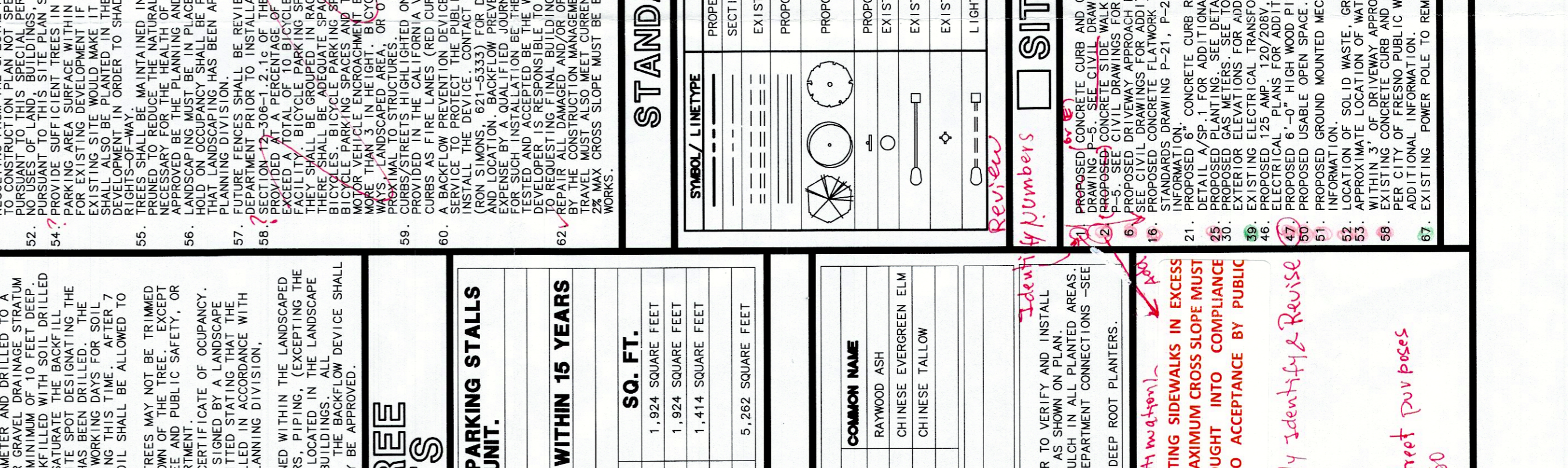
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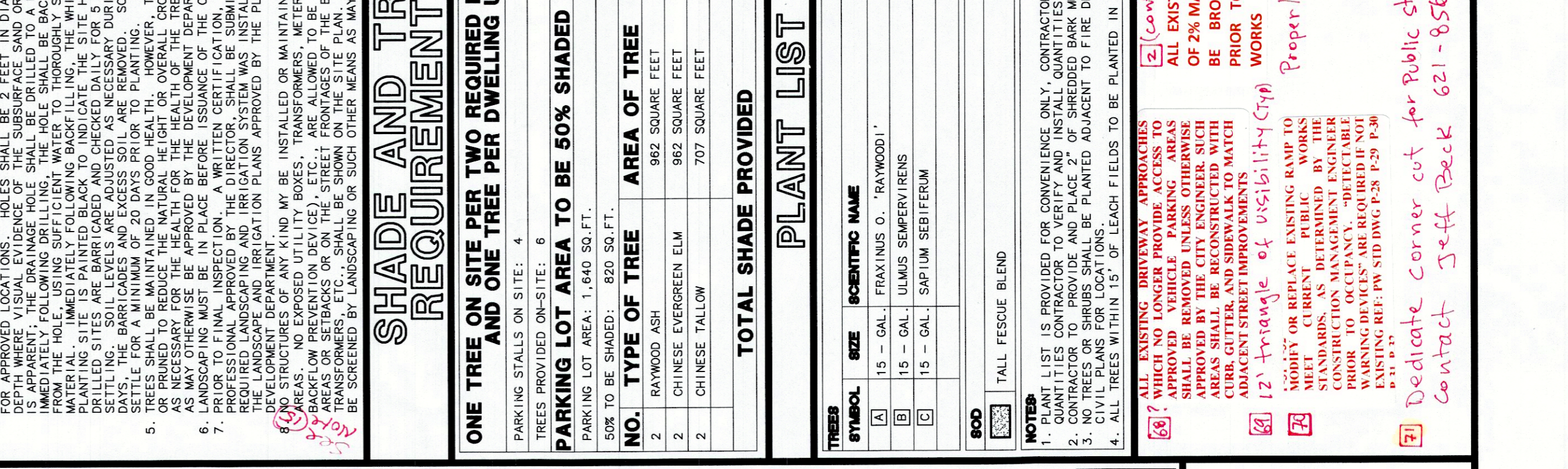
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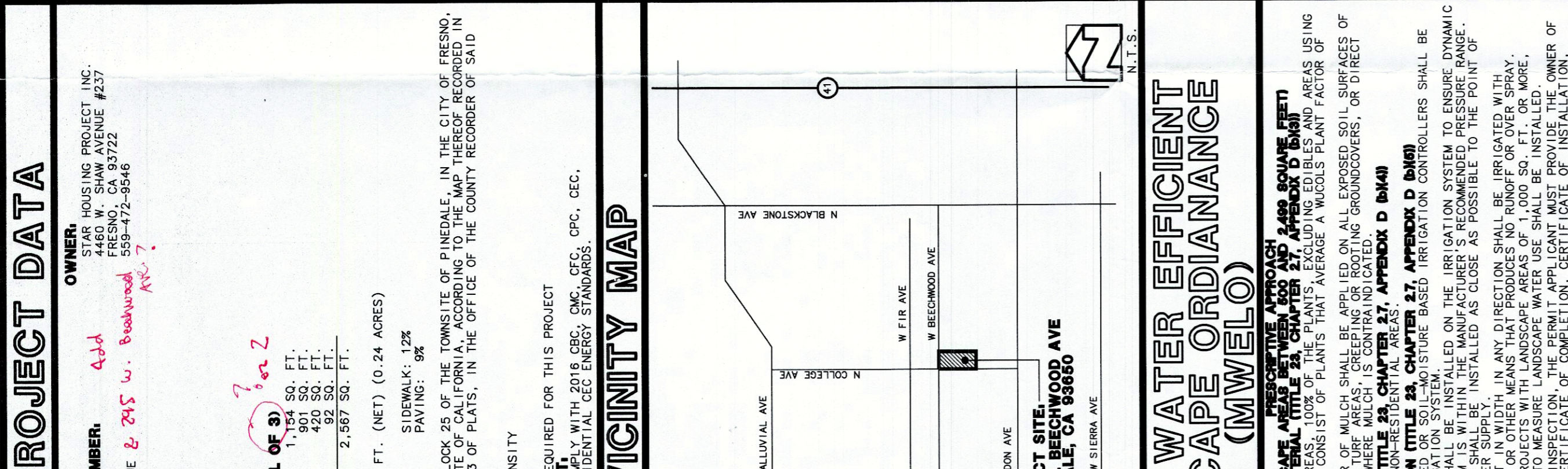
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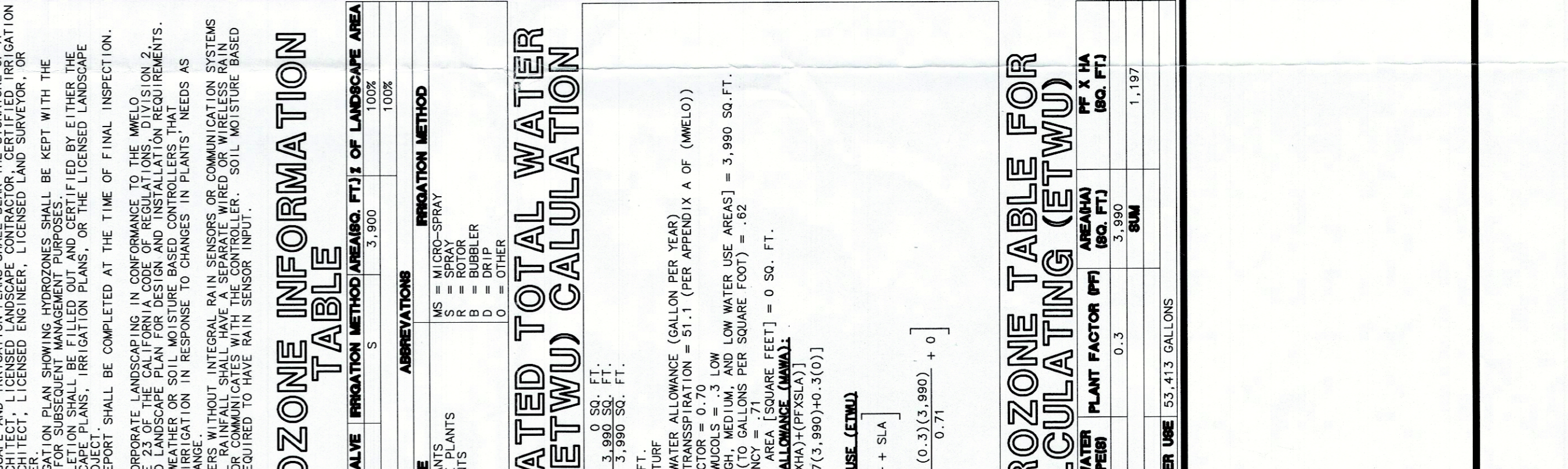
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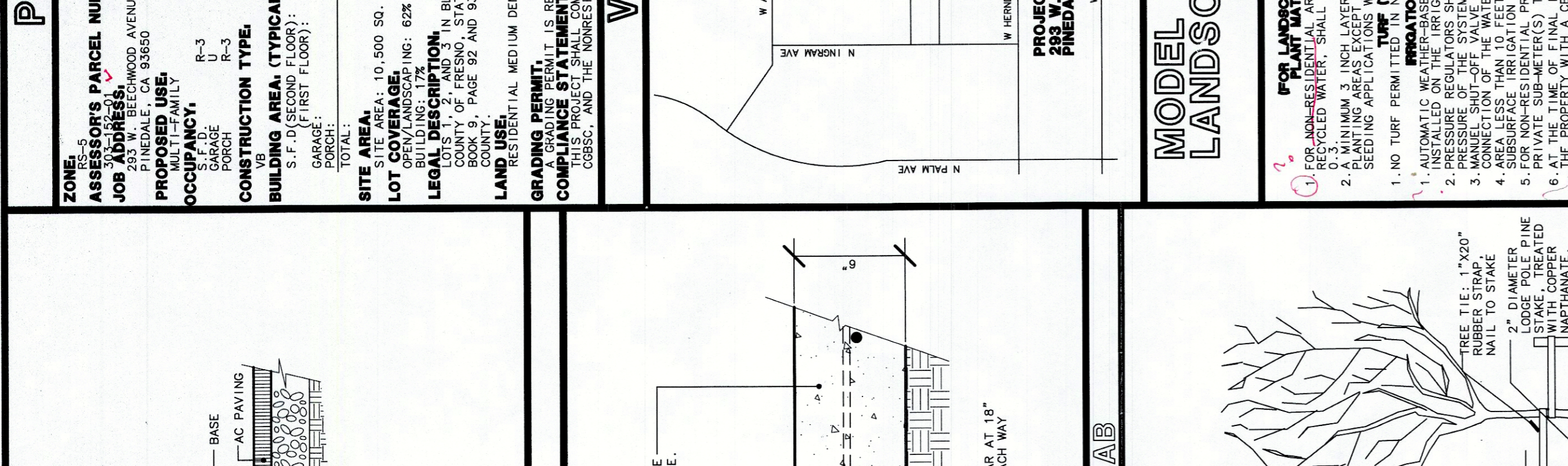
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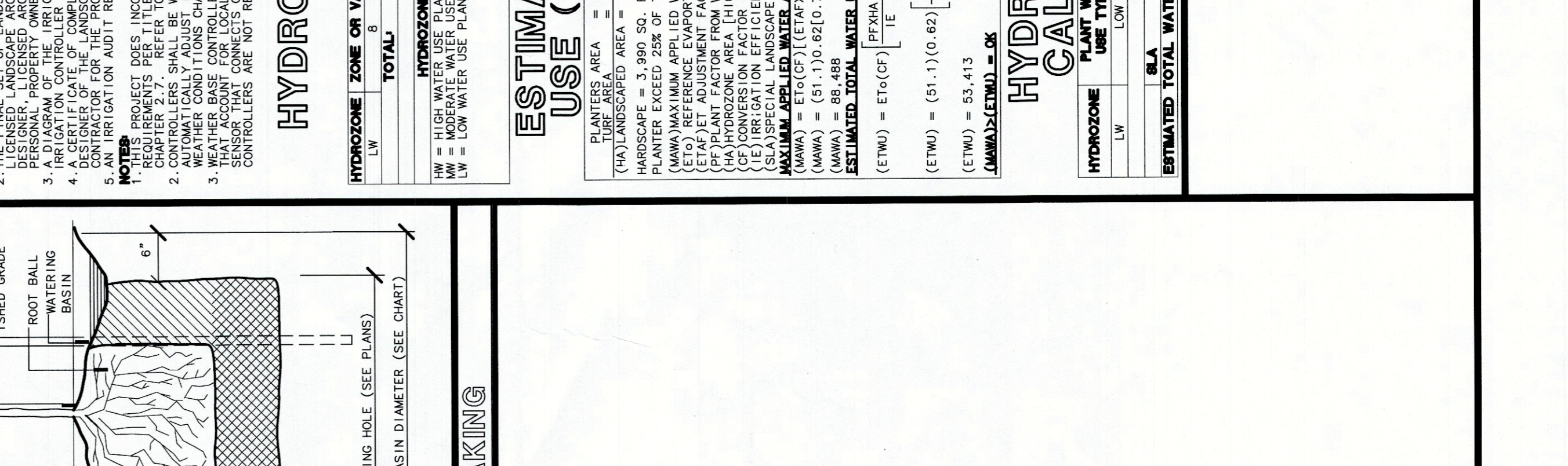
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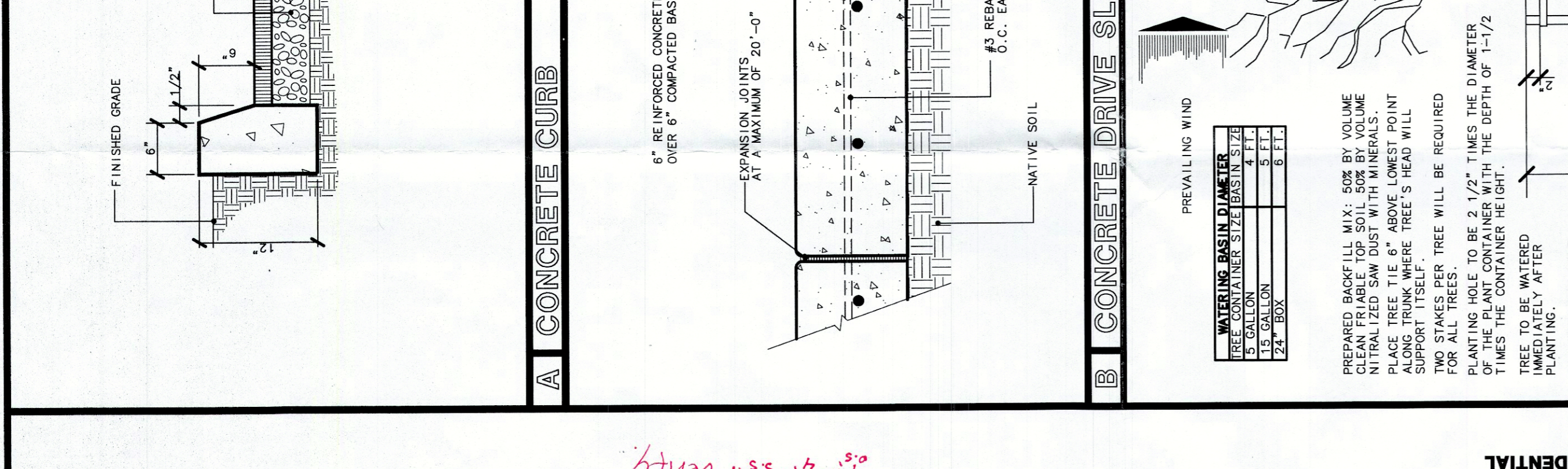
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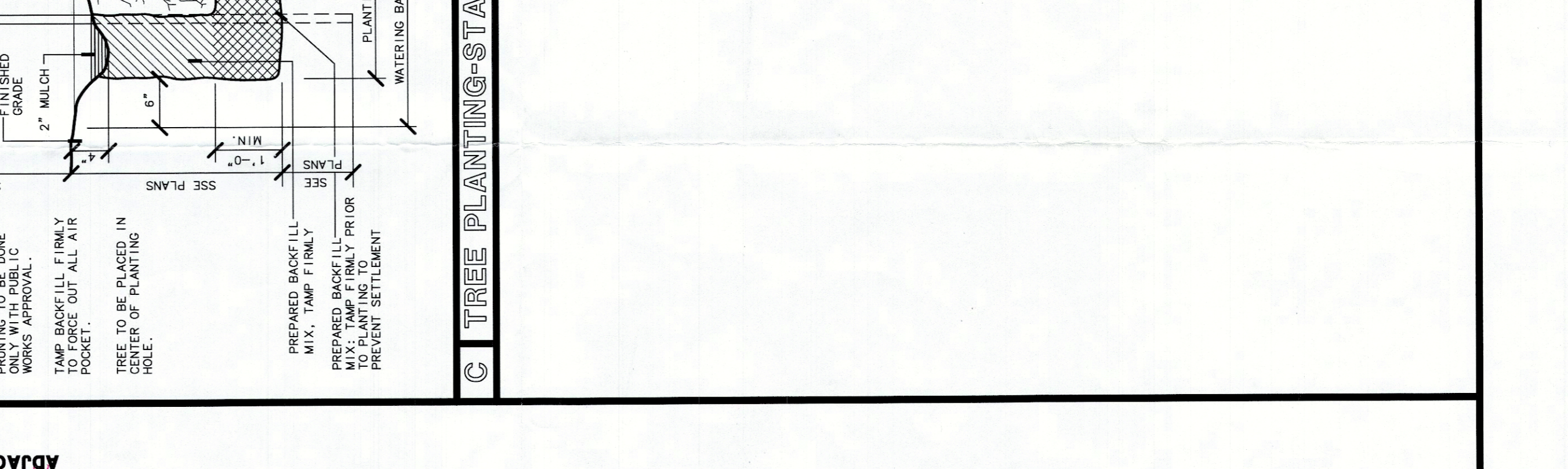
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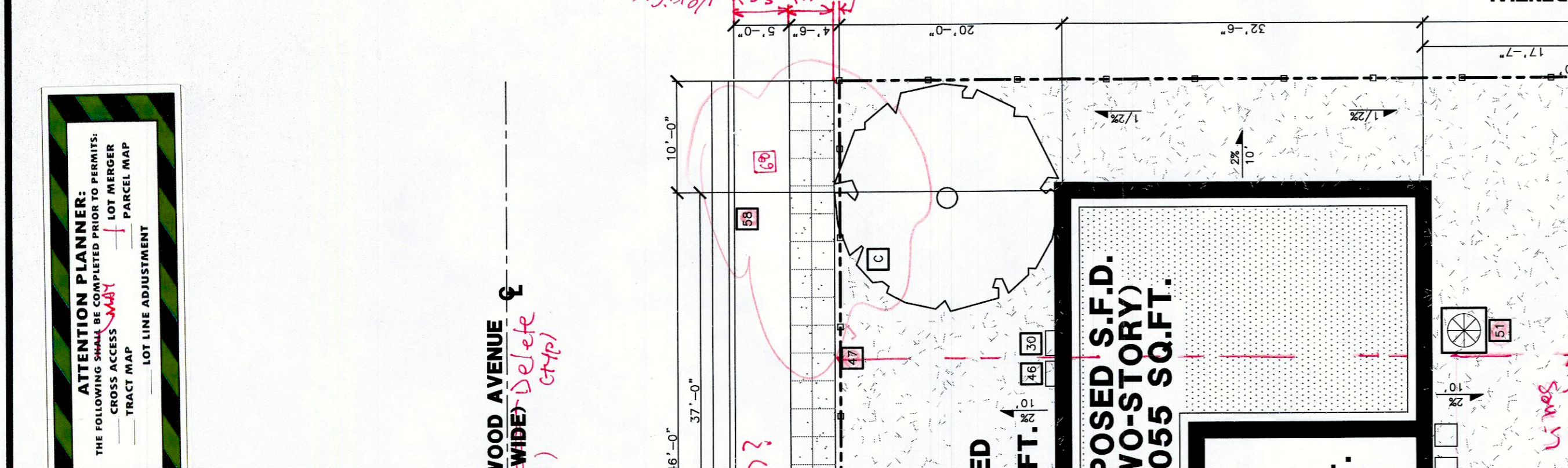
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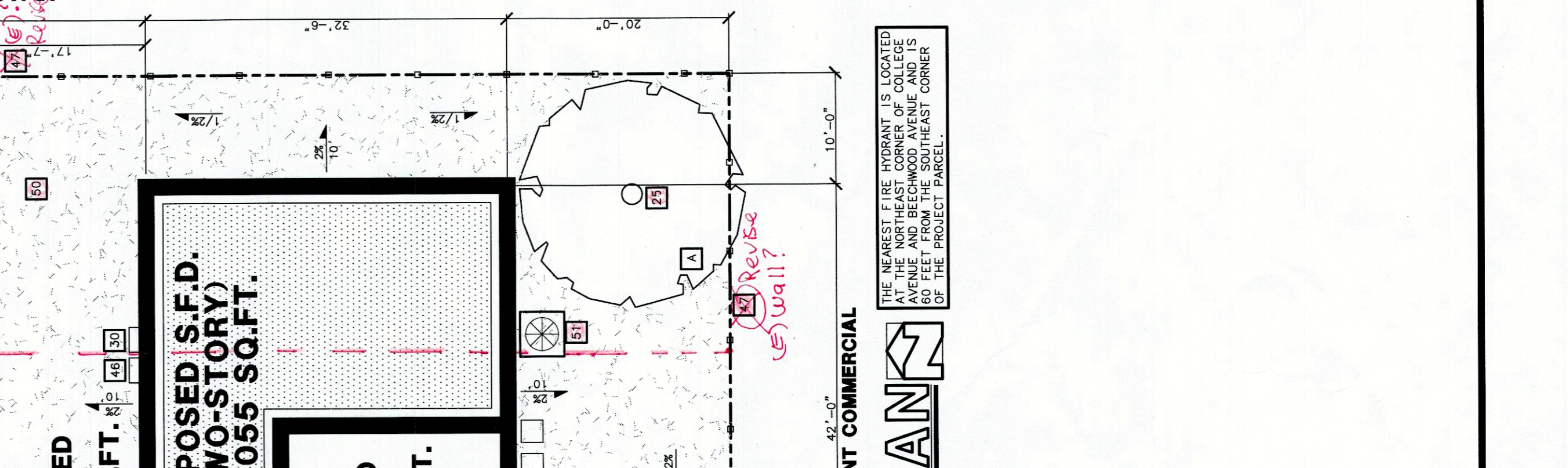
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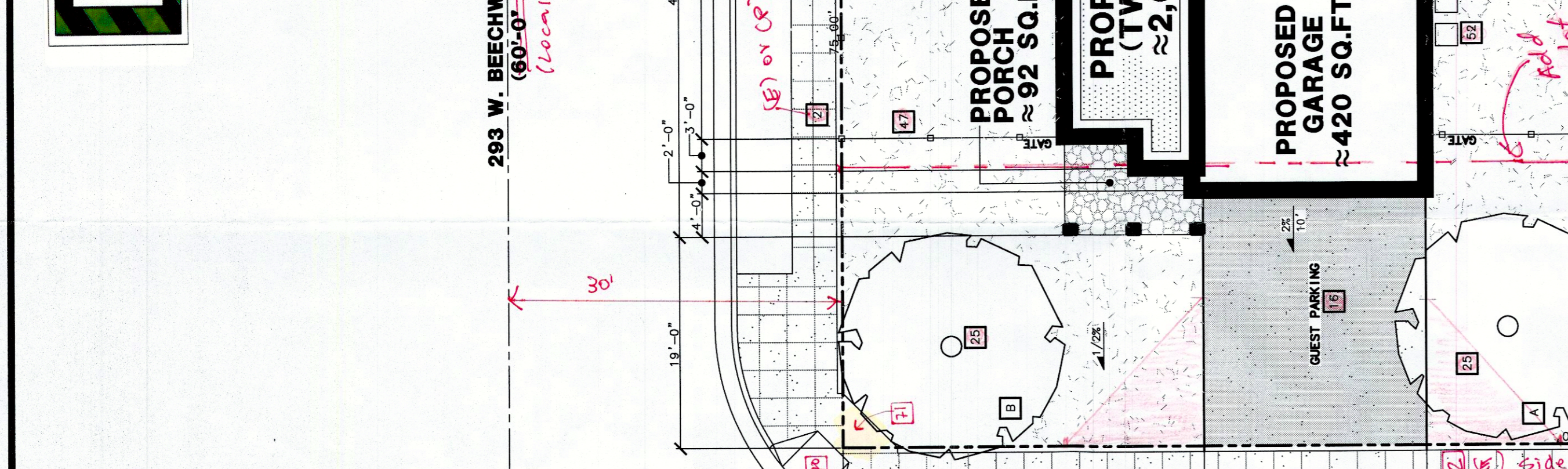
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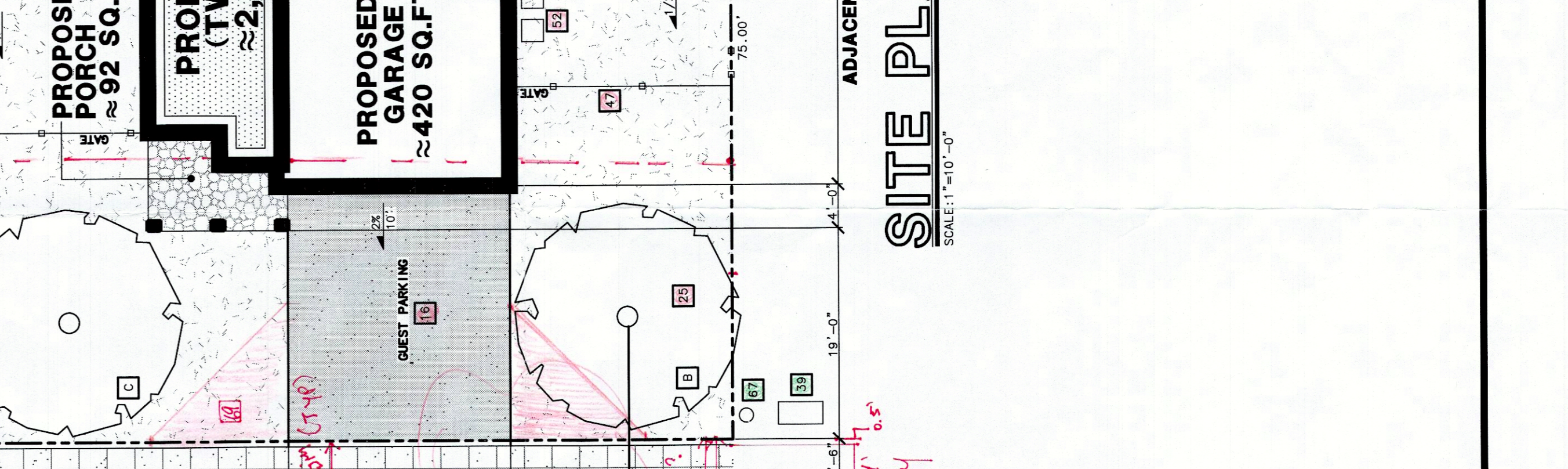
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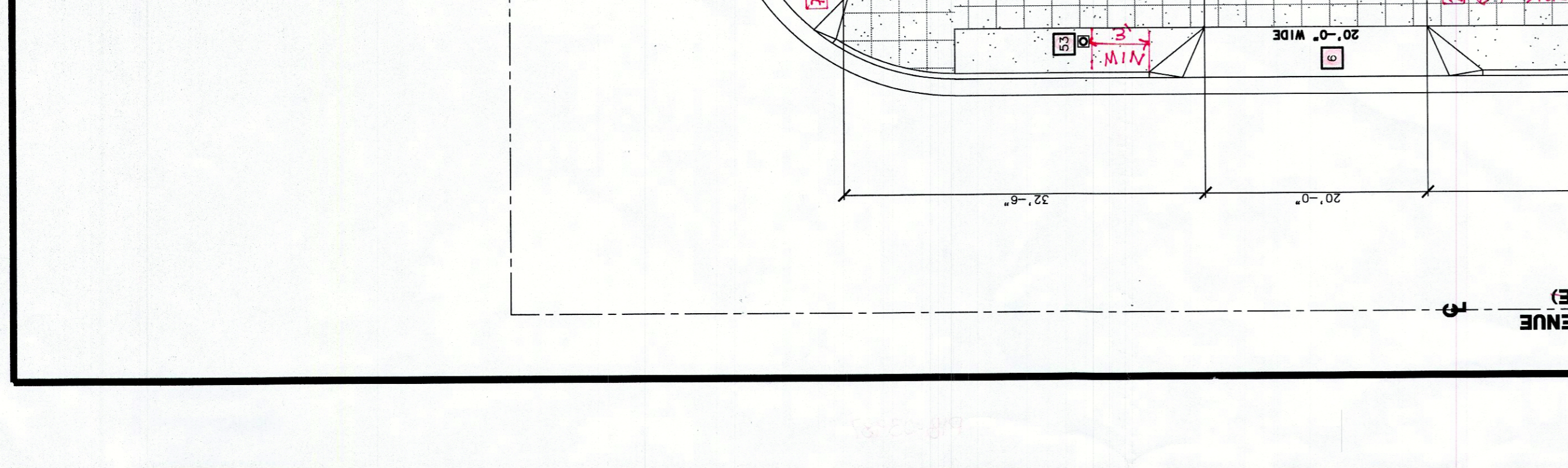
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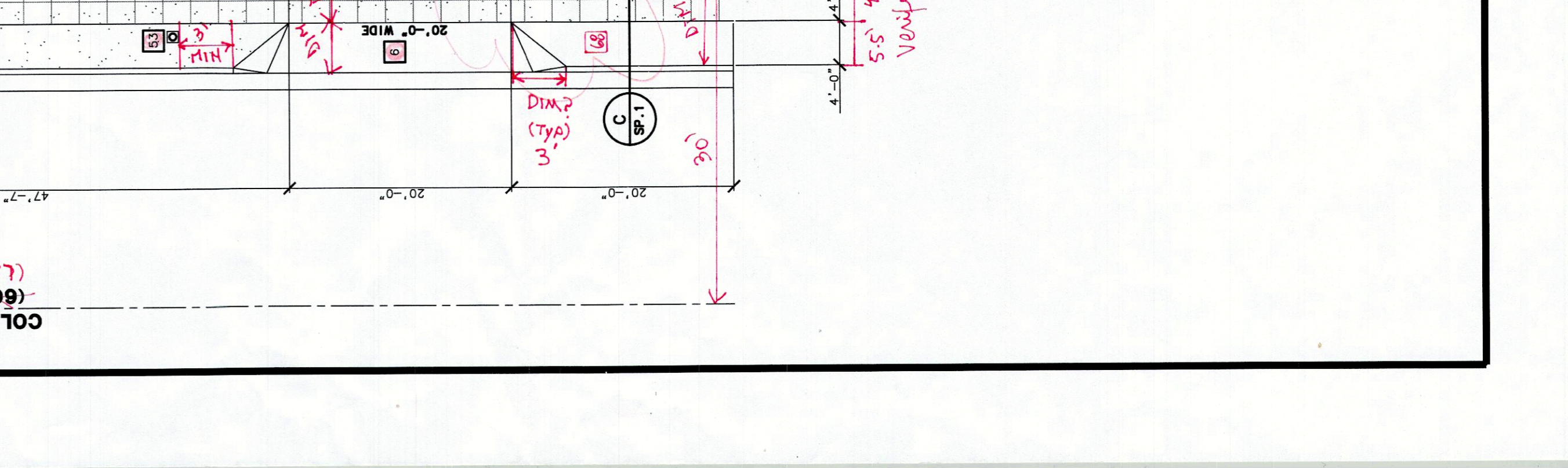
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PROJECT PLAN



PROJECT PLAN





SUBJECT: Conditions of Approval for **P18-03987**

DATE: May 29, 2019

TO: Joann Zuniga
Development and Resource Management Department

FROM: Leonor Ayala, Engineer II
Public Works Department, Traffic Planning Section

APN: 303-152-01 **ADDRESS:** 293 (and 295?) West Beechwood Avenue

ATTENTION:			
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.			
		Point of Contact	Department and Contact Information
X	Proposed building over lot line. A Lot Merger may be required, to establish this configuration prior to building permits or submit a revised exhibit confining the proposed development within existing parcel lines.	Joann Zuniga	Planning and Resource Management Department (559) 621-8357 Joann.Zuniga@fresno.gov

ATTENTION:	
Prior to resubmitting the corrected exhibit, provide the following information on the site plan:	
A. <u>GENERAL REQUIREMENTS</u>	1. Identify all <u>property lines, and proposed Lot Merger.</u>
B. <u>OFFSITE INFORMATION:</u>	1. Clearly identify existing and proposed <u>curb, gutter, sidewalks</u> (provide width), <u>accessibility ramps</u> (provide radius), <u>boxes, etc.</u> 2. Identify the required <u>4' minimum path of travel</u> behind ramp adjacent to property. A pedestrian easement may be required if Title 24 requirements cannot be met.
C. <u>ONSITE INFORMATION:</u>	1. Identify a <u>12' visibility triangle</u> at all driveways and points of ingress/egress into public right of way per Fresno Municipal Code (FMC) 15-2018B. 2. Properly identify existing and proposed <u>walls and fences</u> complete with location height and type of material.
D. <u>OTHER IMPORTANT INFORMATION:</u>	Identify if required proposed <u>Parcel Merger.</u> Provide reference number.

PUBLIC IMPROVEMENT REQUIREMENTS

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

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

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

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

College Avenue: Local

1. Dedication Requirements:
 - a. Dedicate a corner cut for public street purposes at the intersection of Beechwood and College Avenue.
2. Construction Requirements:
 - a. Construct driveway approaches to Public Works Standards **P-1** and **P-6**, as approved on the site plan. Construct permanent paving as needed per Public Works Standard **P-48**.
 - b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - d. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. "Detectable Warning Devices" are required, if not existing. Reference Public Works Standards **P-24 thru P-27, P-28, P-30 thru P-32**.

Beechwood Avenue: Local

1. Construction Requirements:
 - a. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.

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

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

1. **Driveway** shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21, P-22, P-23**.

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

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

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

Questions relative to these conditions may be directed to Leonor Ayala at (559) 621-8806 or Leonor.Ayala@fresno.gov in the Public Works Department, Traffic Planning Section.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

PUBLIC AGENCY

JOANN ZUNIGA
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

MIKE DE ALBA, DE ALBA ARCHITECTURE
5129 N. FIRST ST.
FRESNO, CA 93710

PROJECT NO: **2018-03987**
ADDRESS: **293 W. BEECHWOOD AVE.**
APN: **303-152-01**

SENT:

4/7/19

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
CO2	\$1,564.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$100.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$1,564.00		Total Service Charge: \$150.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/29/20 based on the site plan submitted to the District on 5/21/19 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

FR
CUP
No. 2018-03987

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 3

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

1. a. Drainage from the site shall
 b. Grading and drainage patterns shall be as identified on Exhibit No. 1
 c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
 Developer shall construct facilities as shown on Exhibit No. 1 as
 None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
 Grading Plan
 Street Plan
 Storm Drain Plan
 Water & Sewer Plan
 Final Map
 Drainage Report (to be submitted with tentative map)
 Other
 None Required

4. Availability of drainage facilities:
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
 d. See Exhibit No. 2.

5. The proposed development:
 Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
 Does not appear to be located within a flood prone area.

6. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FR
CUP
No. 2018-03987

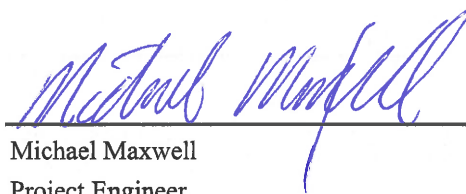
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 3

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



Debbie Campbell
Design Engineer



Michael Maxwell
Project Engineer

FR
CUP
No. 2018-03987

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



LEGEND

- Existing Master Plan Facilities
- Inlet Boundary
- Direction Of Drainage



FR CUP 2018-03987
DRAINAGE AREA "CO2"

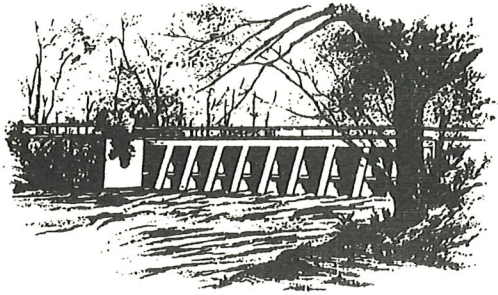


EXHIBIT NO. 1
FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

OTHER REQUIREMENTS
EXHIBIT NO. 2

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

Development No. CUP 2018-03987



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

May 29, 2019

Alondra Wilson
Department and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Planning Application No. P18-03987
N/E Herndon and Ingram avenues

Dear Ms. Wilson:

The Fresno Irrigation District (FID) has reviewed the Planning Application No. P18-03987 for which the applicant is proposes to allow a 2 unit detached multi-family residential townhouse on property zoned RS-5 (Residential Single Family, Medium Density), APN: 303-152-01. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's Bullard No. 124 runs southwesterly, crosses Locust Avenue approximately 700 feet northwest of the subject property, crosses Fir Avenue approximately 500 feet northwest of the subject property, and crosses Beechwood Avenue approximately 500 feet west of the subject property, and crosses Herndon Avenue approximately 600 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Locust Avenue, Fir Avenue, Beechwood Avenue, Herndon Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.

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

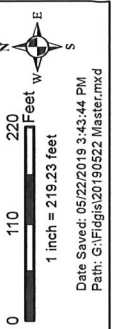
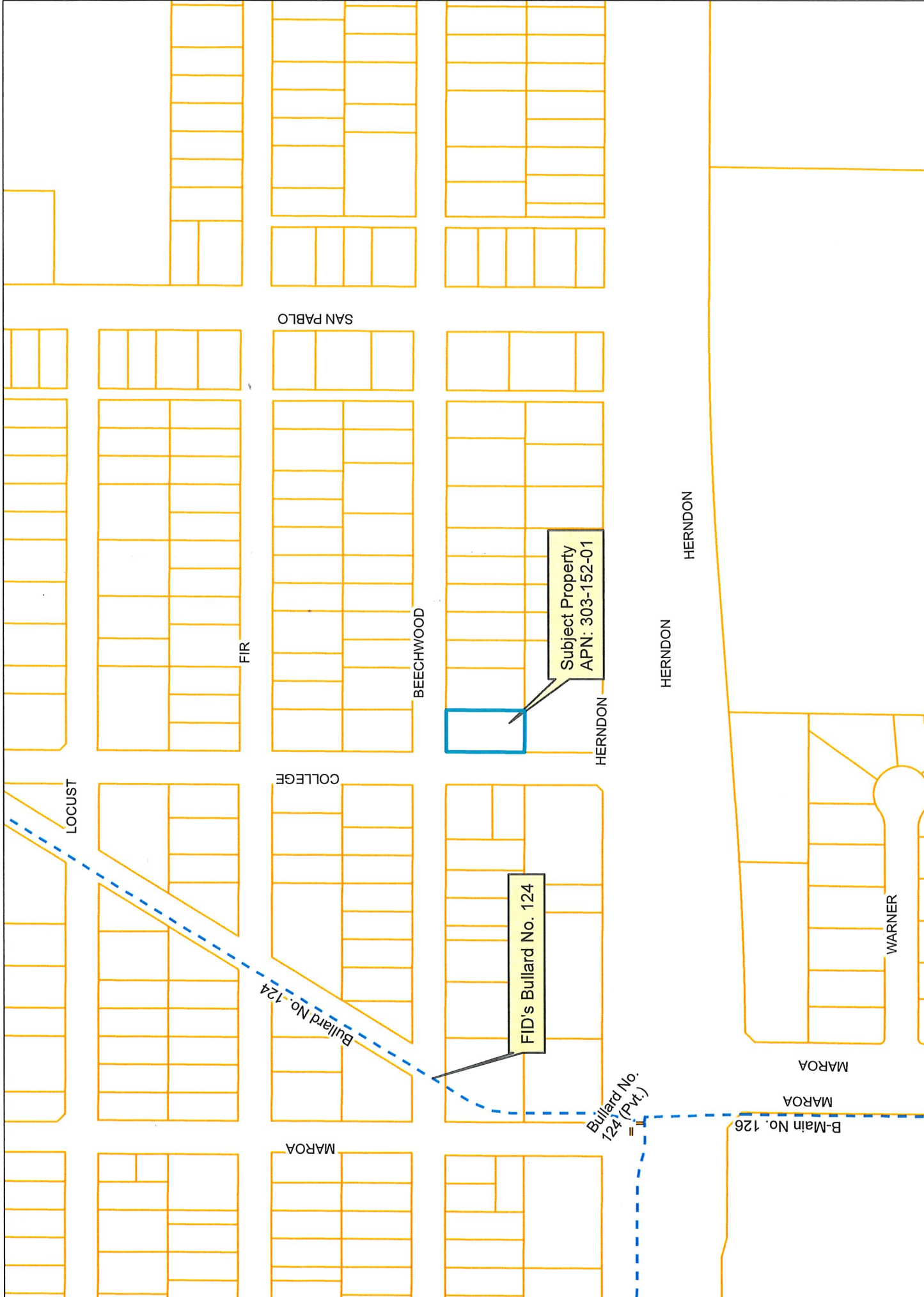
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment


G:\Agencies\FresnoCity\Conditional Use Permit\P18-03987.doc

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



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

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.



Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Sunday, May 26, 2019 4:01 AM
To: Engineering Review
Cc: Joann.Zuniga@fresno.gov
Subject: Review Due Soon - P18-03987

Follow Up Flag: Follow up
Flag Status: Flagged

A Review Task assigned to you and associated to Planning Application P18-03987 is due soon. Please complete your review and update your response. You can view details of the record online.

Comment:

Address: 293 W BEECHWOOD AVE, + FRESNO, CA 93650

Description: Conditional Use Permit Application No. P18-03987 was filed by Mike deAlba, DeAlba Architecture, on behalf of Star Housing Project, Inc., and pertains to 0.24 acre of property located at 293 West Beechwood Avenue in the Pinedale Neighborhood Community, north of West Herndon Avenue between North Ingram and North Blackstone Avenues and West Herndon and West Alluvial Avenues in Northwest Fresno. The applicant proposes a market rate 2-unit detached multiple family residential townhouse development on property zoned RS-5 (Residential Single Family, Medium Density).

FRESNO | Civic Platform

FID ()

Menu Help

File Date: [12/28/2018](#)

Application Status: [In Review](#)

Application Type: [Conditional Use Permit](#)

Application Detail: [Detail](#)

Description of Work: [Conditional Use Permit Application No. P18-03987 was filed by M Neighborhood Community, north of West Herndon Avenue between multiple family residential townhouse development on property zo](#)

P18-03987

Application Name: [Beechwood Avenue 2-unit townhouse development](#)

Address: [293 W BEECHWOOD AVE, + FRESNO, CA 93650](#)

Owner Name: [STAR HOUSING PROJECT INC](#)

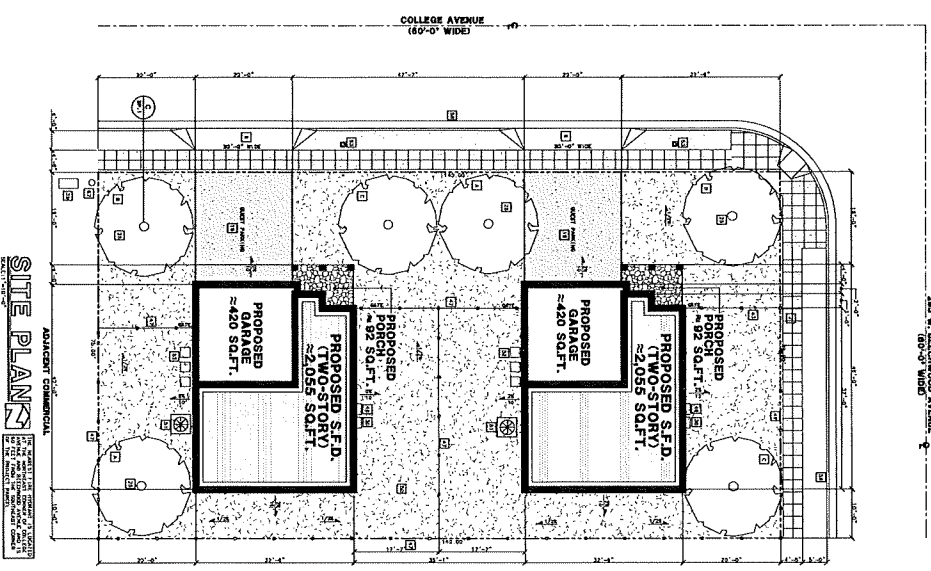
Owner Address: [6771 CARMALEE LN, FRESNO, CA 93727](#)

Parcel No: [30315201](#)

Contact Info:	Name	Organization Name
	Mike de Alba	DE ALBA ARCHITE...

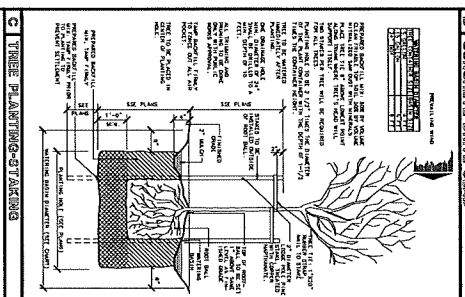
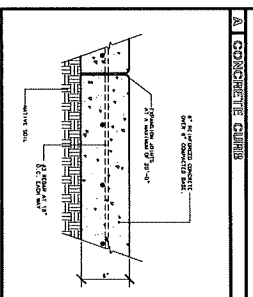
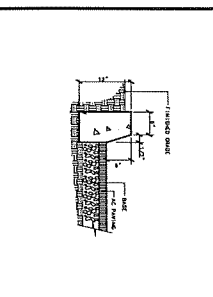
Licensed Professionals Info:	Primary	License Number	License Type

Workflow Status:	Task	Assigned To
	Application	Alondra Williams
	Plan Distribution	Alondra Williams
	Public Works (CFD)	Ann Lillie
	DPU Water Division	Robert Diaz
	Fire Review	Deborah L Remily
	Public Utilities Commi...	Alondra Williams
	Police Review	Northwest PD
	Airports	Airports
	Fresno Area Express	FAX
	County PW and Planning	Alondra Williams
	Caltrans	Alondra Williams
	School District	CUSD
	Public Works ROW Lands...	Hilary Kimber
	Public Works TIS Review	Jill Gormley
	Public Works Traffic P...	Louise Gilio
	DPU Planning and Engin...	Kevin Gray
	DPU Solid Waste Manage...	Kevin Gray
	Fresno County Environm...	Public Health
	Building and Safety Se...	Christian Mendez
	Irrigation District	FID
	Flood Control District	FMFCD



282 W. BEZINGWOOD AVENUE
 (60'-0" WIDE)

ADJACENT RESIDENTIAL



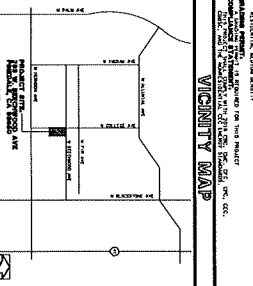
PROJECT DATA

OWNER: MIKE DE ALBA PROJECT INC.
 603 N. FIRST STREET, SUITE 200
 PLEASANTON, CA 94566
 PHONE: (925) 462-1111
 FAX: (925) 462-1112

DESIGNER: STAR HOUSING PROJECT INC.
 603 N. FIRST STREET, SUITE 200
 PLEASANTON, CA 94566
 PHONE: (925) 462-1111
 FAX: (925) 462-1112

DATE: 11/11/11

SCALE: AS SHOWN



MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)

PLANTING REQUIREMENTS:

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.
2. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.
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10. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.

ESTIMATED TOTAL WATER USE (ETWU) CALCULATION TABLE

ITEM	AREA (SQ. FT.)	ETWU (GALLONS)
1. DRIVEWAY	1,200	1,200
2. SIDEWALK	1,200	1,200
3. PAVEMENT	1,200	1,200
4. TOTAL	3,600	3,600

PLANTING SPECIFICATIONS

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.
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GENERAL NOTES

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.
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SHADE AND TREE REQUIREMENTS

ONE TREE PER 1,000 SQ. FT. OF DEVELOPED AREA.

MINIMUM TREE HEIGHT: 10 FEET.

MINIMUM TREE CANOPY SPREAD: 10 FEET.

MINIMUM TREE CALIBER: 2 INCHES.

PLANT LIST

PLANT NAME	QUANTITY	AREA (SQ. FT.)
1. TREE	1	1,000
2. SHRUB	1	1,000
3. FLOWER	1	1,000
4. TOTAL	3	3,000

DEVELOPMENT NOTES

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.
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STANDARD SYMBOLS

SYMBOL	DESCRIPTION
○	PROPOSED DRIVE
○	EXISTING DRIVE
○	PROPOSED SIDEWALK
○	EXISTING SIDEWALK
○	PROPOSED PAVEMENT
○	EXISTING PAVEMENT

SITE KEY NOTES

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.
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10. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MWELO.

ARCHITECT'S SEAL

STAR HOUSING PROJECT INC.

603 N. FIRST STREET, SUITE 200
 PLEASANTON, CA 94566
 PHONE: (925) 462-1111
 FAX: (925) 462-1112

MIKE DE ALBA AND ASSOCIATES

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SP-1

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