

DRAFT

November 26, 2019

Review Comments for Development Permit application: P19-02033

Air Pollution Control District

This review was performed by:
Status: Reviewed with Conditions

See District Comment Letter.

Airports

This review was performed by:
Status: No Comment

The City of Fresno Airports Department anticipates no adverse impacts on Fresno Yosemite International Airport or Fresno Chandler Executive Airport from the proposed project. Verify compliance with Sierra Sky Park CLUP.

Building and Safety Services

This review was performed by: Christian Mendez
Status: Review Complete

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

1. Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Department for approval and permits.

DPU Planning and Engineering

This review was performed by: Kevin Gray
Status: Reviewed with Conditions

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Fig Garden Drive. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Per Public Works Standards Specifications 17-6 "INSTALLATION OF SEWER HOUSE BRANCHES", House Branch Sewers 8" in diameter of greater connecting to Sewer mains shall require the construction of a manhole at the point of connection.
2. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies.
3. Installation of sewer house branch(s) shall be required.
4. Street work permit is required for any work in the Right-of-Way.
5. On-site sanitary sewer facilities shall be private.
6. Abandon any existing on-site private septic systems.
7. 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.

Sanitary Sewer Fees

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

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

DPU Solid Waste Management

This review was performed by: Kevin Gray

Status: Reviewed with Conditions

Multi-Family Service Requirements

For the purpose of establishing city solid waste service policies, multi-family complexes are defined as complexes composed of three (3) dwelling units or more per parcel. These service requirements apply to all multi-family complexes within the City of Fresno.

1. All trash bins provided to multi-family complexes must be serviced with a frequency of at least twice per week. This standard does not apply to frequency of service for recycling bins. Solid Waste bin service will be provided by the City of Fresno, per FMC 9-405.
2. All multi-family complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include at the minimum cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins, per public works standard specifications P-33 & P-34.
5. All Solid Waste and Recycling service collectively must equal or exceed a 2:1 ratio of 2 units per one cubic yard of service per week. This minimum service applies to all multi-family complexes. (i.e. 24 unit complex must have a minimum of 12 cubic yards of solid waste and recycling service per week.)
6. Service Route Permits and Location Permits are required for all private trash company service within the City of Fresno, per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
7. Developer will need to provide a 44' (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
8. ADA requirement for multifamily residential
9. Developer shall install (or construct) a trash enclosure for the project that complies with the City's ADA requirements as defined in the City's standard drawings, details and specifications. The certificate of occupancy for the project shall be withheld until developer installs (constructs) the trash enclosure in accordance with the City's ADA requirements.

DPU Water Division

This review was performed by: Robert Diaz

Status: Review Complete

1. On-site water facilities shall be private.
2. Installation of water service & meter box shall be required.
3. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

The water supply requirements for this project are as follows:

1. The existing property is currently served with one 8-inch water service and one 2-inch water service.
 - a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing one 8-inch water service and one 2-inch water service, then the applicant shall not be required to pay a Water Capacity Fee Charge.
 - b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the one 8-inch water service and one 2-inch water service, and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.
 - c. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.
 - d. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - e. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

Fire Review

This review was performed by: Brennen Henry
Status: Revisions Required

Recommended Conditions of Approval:

- 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.
- Construction permits for the proposed project should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- 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.
- Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for information.
- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- If the applicant proposes 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 (<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.

- 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.

Irrigation District

This review was performed by:
Status: Reviewed with Conditions

FID facilities will be impacted by this project. Please refer to FID's formal review letter located in the Documents tab for conditions.

Public Works- CFD

This review was performed by: Ann Lillie
Status: Review Complete

This site is within the existing CFD No. 9, Annexation No. 4 and will be apportioned to pay a special tax for maintenance on certain public improvements.

Public Works Engineering

This review was performed by: Hilary Kimber
Status: Add'l Info Requested

The proposed landscape plans provided by Sierra Designs, Inc. dated April 29, 2019 are technically correct for street trees. Please show the location of FID's H-Ditch No. 128 on the landscape plans to avoid planting on the pipeline. It appears to enter/exit through the drive approaches on both Bullard and Figarden.

The designated street tree for W. Bullard Ave. is:

Zelkova serrata 'Varietals') Zelkova serrate--varietals

The designated street tree for N. Figarden Dr. is:

Pistacia chinensis Chinese Pistache

Please submit landscape and irrigation plans to the scale of 1"=20' for all landscaping within the rights-of-ways prior to the installation of any landscaping.

School District

This review was performed by:
Status: Review Complete

Fresno Unified School District response uploaded to Documents. Thank you.

Traffic Planning

This review was performed by: Melessa Avakian
Status: Reviewed with Conditions

SEE ATTACHED