

Exhibit I



2600 Fresno Street
Fresno, California 93721-3604

Airports Comments:

Airports

06/21/2021

Comments

Airspace Protection

- Airspace review required for any objects (temporary or permanent) over 100 feet tall.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: June 17, 2021

TO: MINDI MARIBOHO – Development Services Coordinator
Planning & Development Dept/Current Planning

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

FROM: ROBERT A. DIAZ, Supervising Engineering Technician
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL P21-00989 LINCOLN PARK
APARTMENTS 3311 WEST FIR AVENUE**

Water Requirements

City of Fresno Water Division approves of the proposed project, subject to the following water conditions listed below:

1. On-site water facilities shall be private.
2. Installation of water service(s) with meter box(es) shall be provided to each lot.
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.
4. The water supply requirements for this project are as follows:
5. The project applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the property.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule.
 - c. 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

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MINDI MARIBOHO – Development Services Coordinator

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June 17, 2021

DPU CONDITIONS OF APPROVAL FOR APPROVAL P21-00989 LINCOLN PARK APARTMENTS 3311 WEST FIR AVENUE

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meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

- d. 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.
6. 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.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in West Fir and North Prospect Avenues. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. House branch(sewer lateral) larger than 6-inch shall require a manhole connection.
3. Street work permit is required for any work in the Right-of-Way.
4. On-site sanitary sewer facilities shall be private.
5. Abandon any existing on-site private septic systems.
6. The Project Developer shall contact Utility Billing and Collection Services at (559) 621-6765 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 #12.
3. Sewer Facility Charge (Multi-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject

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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 charge.

Solid Waste 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.)

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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.

NOTE:

PER SB 1383 LEGISLATION, PROPOSED TRASH ENCLOSURES MUST BE EXPANDED TO FACILITATE ORGANIC WASTE CONTAINERS. PER SB 1386 AND FMC 6-223, THE PROPOSED MULTI-FAMILY COMPLEX WILL BE ENROLLED IN THE FOOD RECOVERY PROGRAM AND THE USE OF ORGANIC WASTE CONTAINERS WILL NEED TO BE FACILITATED.

DPU SOLID WASTE COMMENTS/REVISIONS

STATISTICS

AGENCY JURISDICTION CITY OF FRESNO
 PROJECT ADDRESS NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA
 LEGAL DESCRIPTION LOTS 66, 67 AND 67 OF TRACT NO. 5983 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
 ASSESSOR'S PARCEL(S) 500-20-0275, 0285 & 0295
 COMMUNITY PLAN BULLARD
 PRELIMINARY REVIEW NO. P20-00410
 CURRENT ZONING RM-2
 PROPOSED PROJECT: 82 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 3.7 NET ACRES INCLUDING COMMUNITY BUILDING AND SITE AMENITIES
 161,172 S.F. (3.7 ACRES)

TOTAL SITE AREA
 SITE DENSITY
 a. ALLOWED DENSITY 30.00 UNITS PER ACRE
 b. PROPOSED DENSITY 22.16 UNITS PER ACRE
 SITE COVERAGE
 a. BUILDING 54,293 S.F. (33.6%)
 b. PAVING 42,044 S.F. (26.1%)
 c. LANDSCAPE 64,835 S.F. (40.3%)
 d. OPEN SPACE
 1. REQUIRED (WITH ALLOWED REDUCTION DUE TO PUBLIC PARK WITHIN 400 FEET) 18,132 S.F. (11.25%)
 2. PROVIDED 22,475 S.F. (13.90%)

UNIT STATISTICS
 a. (8) UNIT TYPE 1 2 BEDROOM 2 BATH GARDEN WALK UP 1,135 S.F. PER UNIT
 b. (8) UNIT TYPE 2 2 BEDROOM 2 BATH GARDEN WALK UP 1,159 S.F. PER UNIT
 c. (16) UNIT TYPE 3 2 BEDROOM 2 BATH GARDEN WALK UP 1,149 S.F. PER UNIT
 d. (8) UNIT TYPE 4 2 BEDROOM 1 BATH GARDEN WALK UP 1,049 S.F. PER UNIT
 e. (42) UNIT TYPE 5 2 BEDROOM 2 BATH GARDEN WALK UP 1,180 S.F. PER UNIT

f. (82) TOTAL RESIDENTIAL UNITS
 SITE COVERAGE
 a. RESIDENTIAL BUILDINGS
 1. BUILDINGS TYPE 'B' (17,088 S.F. PER BUILDING) 34,176 S.F.
 2. BUILDINGS TYPE 'C' (25,878 S.F. PER BUILDING) 25,878 S.F.
 3. BUILDINGS TYPE 'D' (54,727 S.F. PER BUILDING) 54,727 S.F.
 4. TOTAL RESIDENTIAL BUILDINGS 114,781 S.F.
 b. NON-RESIDENTIAL BUILDINGS
 1. COMMUNITY BUILDING 'A' 1,907 S.F.
 2. GARAGES
 a. GARAGE TYPE 'E' 3,864 S.F.
 b. GARAGE TYPE 'F' 2,856 S.F.
 3. CARPORTS 11,052 S.F.
 c. TOTAL BUILDING AREA 133,268 S.F.
 d. GROUND FLOOR BUILDING AREA 53,101 S.F.

OCCUPANCY GROUP(S)
 a. BUILDING TYPE 'A' B
 b. BUILDINGS TYPE 'B', 'C' AND 'D' R-2
 c. GARAGES U-1
 d. CARPORTS U-1

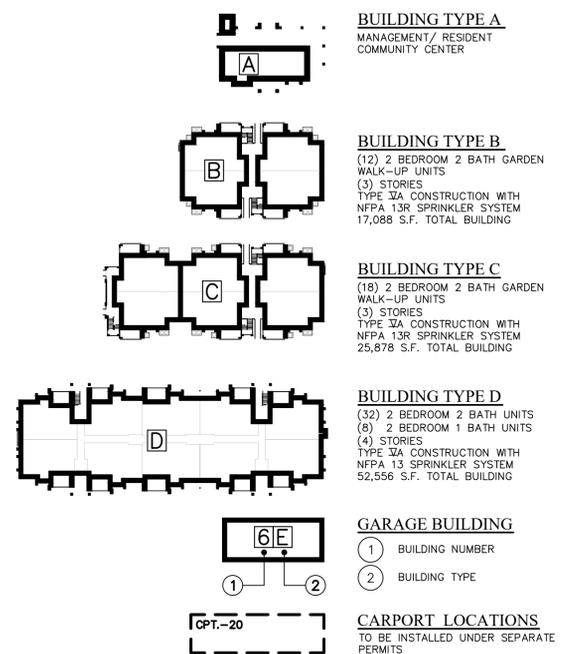
CONSTRUCTION TYPE(S)
 a. BUILDING TYPE 'A' VB
 b. BUILDINGS TYPE 'B' AND 'C' V-A WITH NFPA 13R AUTOMATIC SPRINKLER SYSTEM
 c. BUILDING TYPE 'D' V-A WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM
 d. GARAGES VB
 e. CARPORTS VB

	REQUIRED	PROVIDED
PARKING COVERED STALLS	82 STALLS	27 STALLS
1. GARAGES		72 STALLS
2. CARPORTS		
OPEN STALLS	44 STALLS	47 STALLS
1. STANDARD STALLS		47 STALLS
2. COMPACT STALLS		
TOTAL PARKING	132 STALLS	154 STALLS
ACCESSIBLE STALLS		
1. ASSIGNED COVERED STALLS	2 STALLS	3 STALLS
2. OPEN / GUEST STALLS	3 STALLS	3 STALLS

REFERENCE MAP



BUILDING LEGEND



SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	EXISTING STREET LIGHT EXISTING POLE MOUNTED STREET LIGHT PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN
	POLE-MOUNTED SITE LIGHT POLE-MOUNTED SITE LIGHT LOCATIONS. POLE LIGHTS SHALL NOT BE INSTALLED WITHIN AREAS OF VEHICLE OVERHAND AS NOTED IN DETAIL 1, SHEET PA-1.1
	TRASH ENCLOSURE(S) INDICATES LOCATION OF TRASH ENCLOSURES TO BE INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS
	FIRE HYDRANT LOCATION(S) INDICATES LOCATION OF EXISTING AND PROPOSED FIRE HYDRANTS PER CITY OF FRESNO PUBLIC WORKS STANDARDS

KEYNOTES

- EXISTING PARCEL LINE(S) TO BE ABANDONED UNDER LOT MERGER NO. PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- EXISTING 5'-0" WIDE PEDESTRIAN EASEMENT TO REMAIN
- EXISTING 26'-0" WIDE BICYCLE / PEDESTRIAN EASEMENT TO REMAIN
- INDICATES THE LOCATION(S) OF 12' x 12' (CLEAR) VISIBILITY TRIANGLES TO BE PROVIDED AT ALL DRIVE APPROACHES.

THE VINCENT COMPANY ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date

PROPOSED APARTMENTS FOR:
LAND VALUE MANAGEMENT
 NEC WEST HERNDON & NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA

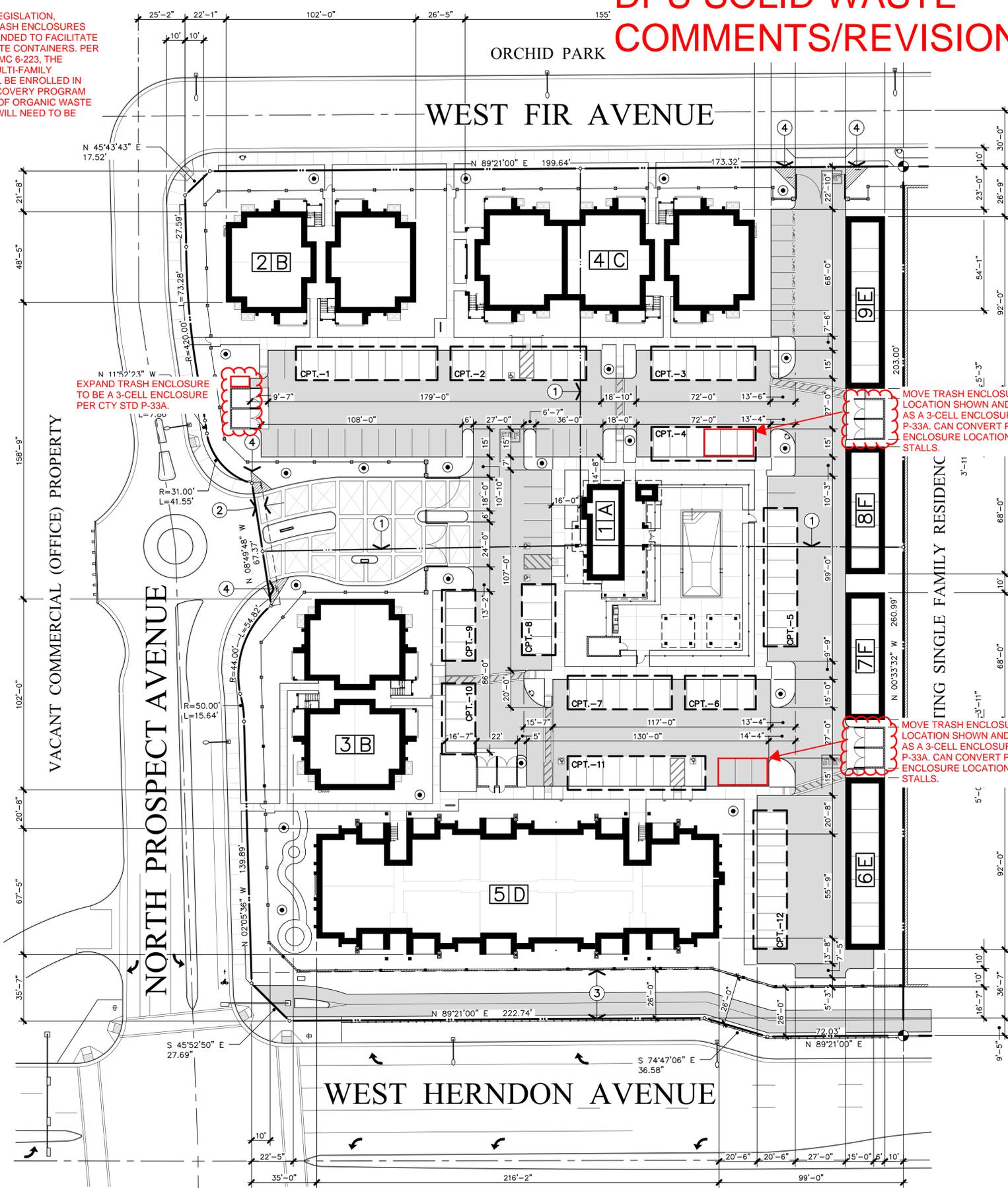


Issues: _____ Date: _____
 DESIGN REVIEW
 PLAN CHECK
 BACK CHECK
 PERMITS
 CONSTRUCTION
 AS BUILT
 All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:
 Scale: 1"=30'-0"
 Project Name: HERNDON & PROSPECT
 FRESNO, CA.
 Project Number: 200305
 Plot Date: 05.26.21
 Sheet Number: _____

PA1

Of _____ Sheets _____



MOVE TRASH ENCLOSURE TO LOCATION SHOWN AND CONSTRUCT AS A 3-CELL ENCLOSURE PER CTY STD P-33A. CAN CONVERT PREVIOUS ENCLOSURE LOCATION TO PARKING STALLS.

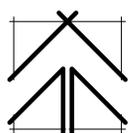
MOVE TRASH ENCLOSURE TO LOCATION SHOWN AND CONSTRUCT AS A 3-CELL ENCLOSURE PER CTY STD P-33A. CAN CONVERT PREVIOUS ENCLOSURE LOCATION TO PARKING STALLS.

NOTES

- A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE FRESNO CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
- NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
- FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH GATE LOCKS / MECHANISMS FOR FIRE AND POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF FRESNO FIRE AND POLICE DEPARTMENTS.
- UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEEP CLEAN, SEALED AND RESTRIPE AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
- 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
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- REFER TO SHEET PA-1.2 FOR ADDITIONAL SITE NOTES AND CONDITIONS.

DIMENSIONED SITE PLAN

1" = 30'-0"



APPL. NO. P21-00989 EXHIBIT A-1 DATE 06/02/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

Z:\2020\00000005 - Herndon and Prospect Apartments\PA1 - Dimensioned Site Plan.dwg, 5/26/2021 8:39:22 AM, svinc

2600 Fresno Street
Fresno, California 93721-3604

Fire Department Comments:

Darla Scott

03/01/2024

Revised 05/06/2024

Comments

All back checks are performed electronically through the Accela Program (FAASTER portal). You must submit the following documentation to the Building Department: 1) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded). 2) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding back check submittals, please contact the Building Department.

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-training/manuals-and-forms/>

1. Signs may be used in conjunction with, or in lieu of, curb painting. (FFD Development Policy 403.005) The curbside signs shall be at a minimum: a) The sign shall be at a minimum 12 x 18 inch sign with a white reflective background. b) The sign shall read "FIRE LANE NO PARKING" in minimum 3-inch red letters. c) Signs shall be placed at the beginning and end of the designated fire lane and be at 50-foot intervals. Directional arrows shall be placed on the signs to indicate the extent and direction of the fire lanes. d) Signs shall be set at least 18 inches but not more than 24 inches from the curb and must have a finished height of 7 feet to the bottom of the sign when adjacent to sidewalks. e) Signs shall not be obstructed by landscaping or street fixtures and shall be readily visible from a vehicle. Show/mark (number) all fire lines on plans.
2. Note on plan: Provide a graphic address directory at the primary drive entrance.
3. All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 15 foot minimum lanes are required.
4. Regardless of parking configurations, a minimum clear drive width of 20 feet shall be required. The Fire Marshal (or designee) may require increases in these widths. (FFD Development Policy 403.002)
5. Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6-inch

vertical clearance over the entire width of the access. (FFD Development Policy 403.002)

6. Note on plan: All building openings shall be accessible within 200 feet of a public street, private driveway, or other approved access. (FFD Development Policy 403.002).
7. Note on plan: Fire hose pull and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36-inch horizontal clearance around openings and continuous 7-foot vertical clearance. (FFD Development Policy 403.002)
8. Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius. Show turn radius on plan.
9. Most of the turns shown on the site plan do not comply with the minimum 44' centerline turn radius requirement of Fire and Solid Waste.
10. Where roof eaves are more than 30 feet in height, measured from grade, 26-foot driveways shall be located directly adjacent to at least one long side of the building. The aerial fire apparatus access shall extend at least 45 feet beyond each end of the building. This allows for access to the corners of the building and to accommodate a set up area out of the collapse zone. Aerial fire apparatus access shall comply with all access and turnaround requirements. (FFD Development Policy 403.002)
11. Aerial fire apparatus access (near edge) shall be located a minimum 15 feet and a maximum 30 feet away from the building. (FFD Development Policy 403.002)
12. The 4-story building (35' eave elevation) does not comply with the prescriptive requirement of FFD development standards for ladder truck deployment to have the adjacent edge of the fire access road no more than 30 feet away from the corners on one long side of the building.

One or more alternate means or methods of construction to accomplish the goal of providing adequate fire protection may be used, to be reviewed and approved by the Fire Department, including but not limited to:

- a. Making on-site access to meet the aerial apparatus requirement, such as removing the parking spaces and carport nearest north of Building 5D, painting the curb red, and painting the area as a "No Parking" zone.
- b. A higher level of building construction type, the building is specified at a lower type of building construction which may be improved to a greater level of structural fire protection.
- c. An increase in fire alarm design robustness by using automatic detection (including wiring survivability) resulting in the occupants being alerted to fire

earlier in a fire event (diminishing the requirement to provide rescue) and initiating fire response earlier in a fire event. This early occupant movement and early manual firefighting intervention could be used to offset the access issue since locating and suppressing the fire at an earlier stage means a lower chance of having to extend aerial ladders to initiate rescue, ventilation, etc.

d. Other alternate means which would provide for the safety of residents may be proposed as well, to be reviewed and approved by the Fire Department.

13. An analysis of the current layout of Building "C" was made with consultation of the Fire Training Division, the truck ladder truck access to this building is acceptable as shown; any redesign of the layout prior to formal submittal will require further analysis.
14. Show the location of the fire sprinkler risers and the fire department connection. Fire department connections shall not be installed within five (5) feet of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)
15. Fire department connections shall be located within forty (40) feet of a fire apparatus access lane. (FFD Development Policy 405.025)
16. Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2½ inch in size. (FFD Development Policy 405.025)
17. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2019 CFC, Section 912.2.1.
18. As indicated on the site plan, Building "C" is required to have an NPFA 13 fire sprinkler system. By Water Division policy for 4 story residential buildings; the usual arrangement of an 8-inch combination domestic/fire water service for the apartment complex normally cannot be used for the 4 story building as the attic will be fire sprinklered with steel pipe. With approval of the Water Division, use of the combination service may be permitted with the installation of a testable double check back flow prevention device (4-inch minimum Wilkins 350DA or equivalent) at the Building "C" sprinkler riser. This device must be registered with the Water Division and is subject to annual testing by a certified contractor with results provided to the Water Division. If the back flow assembly device use is approved by the Water Division, the two existing 6" fire services stubbed to the N. Prospect frontage could be used as a combination fire/domestic with 6-inch fire flow rated water meters provided the supply on site is upsized to 8 inch and is looped to the private hydrant. There are also a couple of 2" services stubbed in the frontage that could be used for irrigation. Applicant is advised to have the civil engineer consult with Fire on the site utility layout prior to submittal of those plans to Building and Safety.
19. 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 4½ inch outlet shall face the access lane.

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.

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

PUBLIC AGENCY

JOSE VALENZUELA
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO ST., THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

OWENSBY LINCOLN DAN OWENSBY JEAN NOVA
OWENSBY FAMILY LP
2037 WEST BULLARD AVENUE, SUITE343
FRESNO, CA 93711

PROJECT NO: **2021-00989**

ADDRESS: **3311 W. FIR AVE., FRESNO, CA 93711**

APN: **500-200-27S, 29S, 500-200-28S**

SENT: **June 23, 2021**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
AB	\$0.00	NOR Review	\$132.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$673.00	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 drain plan submittal (blank copy attached).
Total Drainage Fee: \$0.00		Total Service Charge: \$805.00		

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 2/28/22 based on the site plan submitted to the District on 6/02/21 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

FR DPA No. 2021-00989

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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FR
DPA
No. 2021-00989

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 Private On-Site 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 PRIVATE ON-SITE SYSTEM 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

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DPA
No. 2021-00989

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



Brent Sunamoto
Assistant District Engineer, RCE

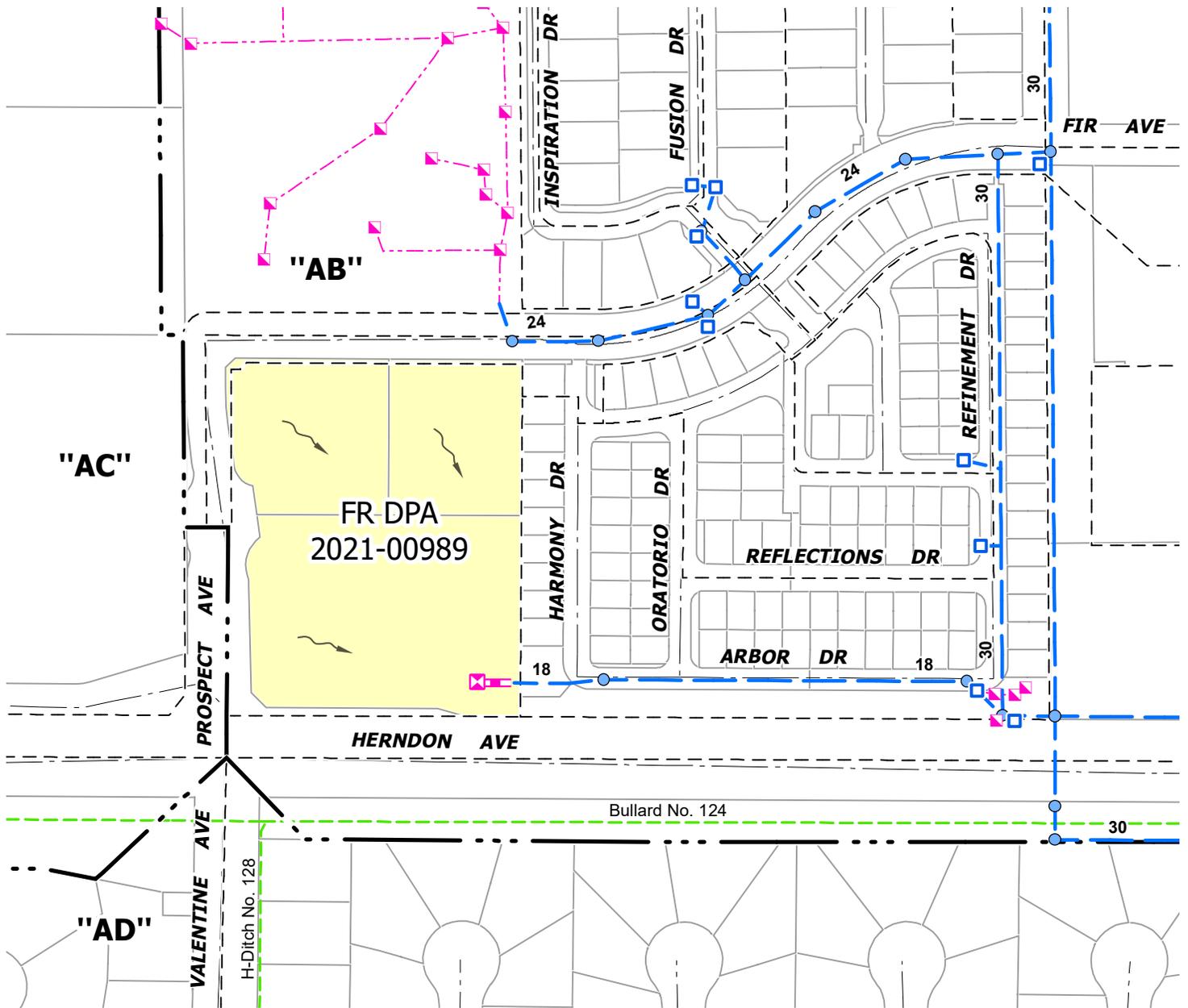
Digitally signed by Brent Sunamoto Date: 6/23/2021 12:56:13 PM



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 6/22/2021 4:14:04 PM

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



LEGEND

- Private On-Site System To Be Constructed By Developer
- Existing Master Plan Facilities
- Existing Private Facilities
- Existing FID Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage



FR DPA 2021-00989
DRAINAGE AREA "AB"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



OTHER REQUIREMENTS

EXHIBIT NO. 2

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

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

2600 Fresno Street
Fresno, California 93721-3604

Fresno County Environmental Health Comments:

Public Health

06/22/2021

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Prior to issuance of building permits, the applicant shall submit complete pool/spa 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 more information.
- The applicant shall apply for and obtain a permit to operate a public swimming pool/spa 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.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- 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 Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- Should any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

10/19/2023

Page 2 of 2

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.



Preparing Career Ready Graduates



BOARD OF EDUCATION

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SUPERINTENDENT

Robert G. Nelson, Ed.D.

June 3, 2021

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

**SUBJECT: APPLICATION NO. P21-00989
PROPOSED 88-UNIT RESIDENTIAL MULTI-FAMILY DEVELOPMENT
3311 W. FIR AVE.**

Dear Mr. Valenzuela,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced planning application. The applicant proposes the construction of a new 3-story, 88-unit residential complex to be located at 3311 West Fir Avenue.

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

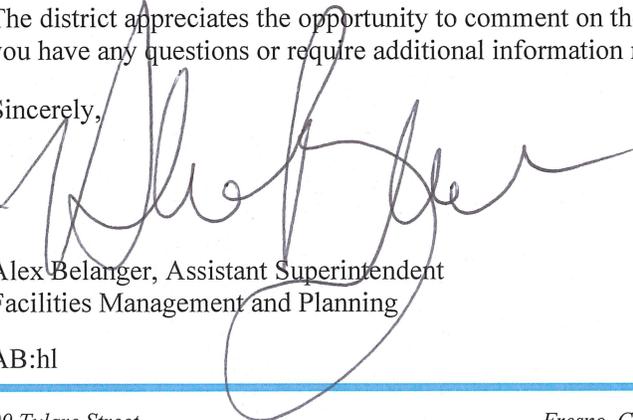
New development on the above referenced property is subject to development fee rates in effect at the time of payment and are currently \$4.08 per square foot for residential development. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

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

Elementary School: Forkner
Middle School: Tenaya
High School: Bullard

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

Sincerely,



Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

DWC



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

June 16, 2021

Jose Valenzuela
City of Fresno
Department and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit No. P21-00989
N/E Herndon and Valentine avenues

Dear Mr. Valenzuela:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. P21-00989 for which the applicant proposes the construction of an 88-unit multi-family residential development, APNs: 500-200-27S, 28S, 29S. FID has the following comment:

1. FID does not own, operate or maintain any facility located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's Bullard No. 124 runs westerly along the south side of Herndon Avenue, crossing Marks Avenue approximately 1,380 feet east of the subject property, Valentine Avenue approximately 165 feet south of the subject property, and Brawley Avenue approximately 2,600 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Herndon Avenue, Marks Avenue, Valentine Avenue, Brawley Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.
3. For Informational purposes, FID's H-Ditch No. 128 runs southerly just south of Herndon Avenue along the east side of Valentine Avenue approximately 165 feet south of the subject property and crosses Valentine Avenue approximately 1,400 feet south of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Herndon Avenue, Valentine Avenue, or in the vicinity of this Canal, FID requires it review and approve all plans.

G:\Agencies\FresnoCity\Development Permit Application\P21-00989\P21-00989 FID Comment.doc

BOARD OF DIRECTORS

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

4. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with minimal to no water use, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

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

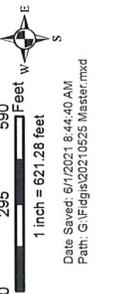
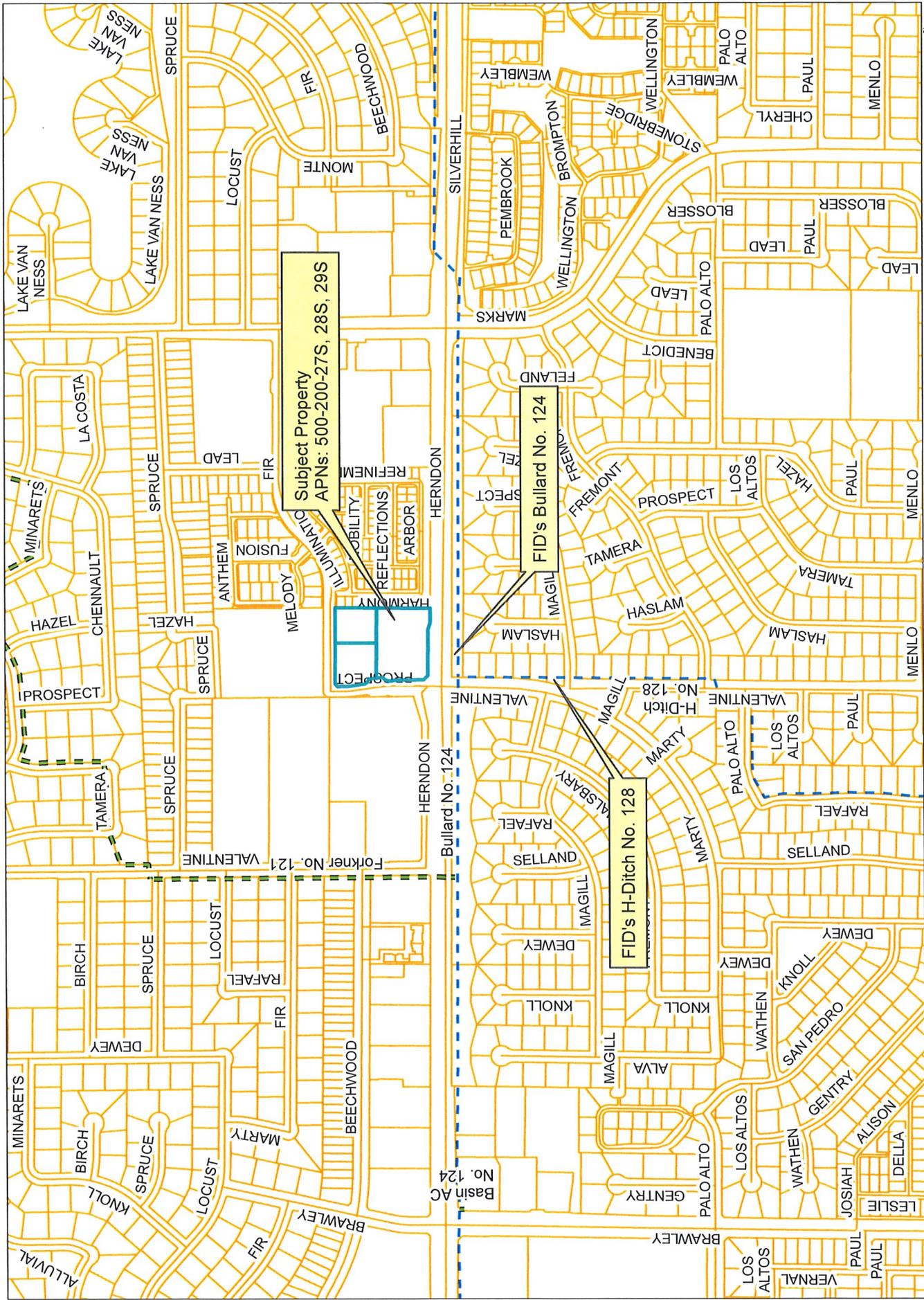
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



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

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.



DEPARTMENT OF PUBLIC WORKS

TO: Mindi Mariboho, Development Services Coordinator
DARM, Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Public Works, Street Maintenance Division

DATE: May 28, 2021

SUBJECT: **P21-00989**; (APN: 500-200-27S; 28S & 29S) located on the NW corner of W. Herndon and N. Prospect Avenues. The Department of Public Works has reviewed the proposed Apartment Complex and offers the following comments regarding the requirements for landscaping and irrigation in the street right-of-ways, landscape easements, outlots and median islands:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage in the Downtown Area by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. The designated street trees for W. Herndon Ave. are:

Platanus acerifolia 'Columbia

Columbia Sycamore and/or

Quercus Virginiana

Southern Live Oak

The designated street tree for N. Prospect Ave. is:

There is no designated street tree for N. Prospect Ave. Please choose an appropriate street tree from the List of Approved Street Trees found online at fresno.gov/departments/public-works/developer-doorway-landscape-plans.

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

Pistacia chinensis 'Keith Davey'

Keith Davey Chinese Pistache

3. Street Tree Planting by Developer:
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.

- d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
- e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Home Owner's Association.
2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to a Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.
 - A. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.
 - B. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
 - C. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the side walk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.

TRAIL REQUIREMENTS

1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.

PLANS SUBMITTAL

1. All existing trees to remain will need to have the parkstrips and tree wells upgraded to City standards. They will also need to be incorporated into a new irrigation system that also includes newly planted trees.
2. All landscaping and irrigation plans within the City right-of-way are to be submitted to dpwplansubmittal@fresno.gov to the scale of 1"=20' prior to the installation of any landscaping.



SUBJECT: Conditions of Approval for **P21-00989**

DATE: June 23, 2021

TO: Jose Valenzuela, Planner III
Planning and Development Department

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

ADDRESS: 3311 West Fir Avenue

APN: 500-20-027S, 500-20-028S, 500-20-029S

ATTENTION:

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

A. GENERAL REQUIREMENTS

1. **Address:** Obtain the project address from the Planning and Development Department.
2. **Legal description:** Provide legal description.
3. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
 - b. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
 - c. 2 working days before commencing excavation operations within the street right-of way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
 - d. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy. <https://www.fresno.gov/publicworks/traffic-engineering/#tab-6>
 - e. Underground all existing overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01.
 - f. Submit street lighting plans to the Public Works Department.
<https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>

- g. Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
- h. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- i. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.

B. OFFSITE INFORMATION:

1. **Section and Center Lines:** Identify centerlines and section line.
2. **Public Street Improvements:** Identify and/or revise the following.
 - a. **Sidewalk drains**
 - b. **Emergency Vehicle Access (or driveway approach)**
 - c. **Curb ramps**
 - d. **Streetlights:** May be required, contact Melessa Avakian at melessa.avakian@fresno.gov.
 - e. **Undergrounding of overhead utilities**
3. **Accessibility:** Identify and dimension the required 4' minimum path of travel along the public sidewalk adjacent to the property. Provide pinch point dimensions. A pedestrian easement may be required if Title 24 requirements cannot be met.

C. ONSITE INFORMATION:

1. **Gates:**

Multi-Family: Maintain a minimum of **75'** from the proposed gate to the back of walk/pedestrian easement, for vehicle stacking at the main gate. Where the entry is divided, each side shall provide for a minimum opening of 16' each.

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 and trails in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

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

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

Herndon Avenue: 6-Lane Expressway

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

1. Construction Requirements:
 - a. If not existing, install landscaping per the Fresno *General Plan*, the City of Fresno *Public Works Standards*, and the *Caltrans Highway Design Manual* Chapter 1000 for Class I Bikeways (Bike Paths). Contact Hilary Kimber at hilary.kimber@fresno.gov.

Prospect Avenue: Local

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

1. Construction Requirements:
 - a. The proposed street type approach shown as a modified **P-77 and P-10**.
 - b. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
 - c. If required, 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-9B* for Locals. Contact Melessa Avakian at melessa.avakian@fresno.gov.
- d. Construct concrete curb ramps per *Public Works Standards P-28* and *P-32* at the traffic circle.
 - e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Fir Avenue: Local

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

1. Construction Requirements:
 - a. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67* or construct driveway approach per *Public Works Standard P-2 and P-6*. Notes on site plan are conflicting.
 - b. Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Francisco Magos at (559) 621-8679 or at Francisco.Magos@fresno.gov and submit Public Improvement Plans for all required work, in a single package, to Engineering Services Division. Dedications shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45** MPH design speed for Collectors and **55** MPH for Arterials. Utility poles, streetlights, signals, etc. shall be relocated as determined by the City Engineer. The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, *Public Works Department Standard Drawings and Specifications*. Traffic Control Plans shall be required to ensure the sidewalk, or an approved accessible path remains open during construction. Contact Harmanjit Dhaliwal at (559) 621-8694 or at Harmanjit.Dhaliwal@fresno.gov and submit Traffic Control Plans to the Traffic Operations and Planning Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy.

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

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

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics:

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

Provide corrections as noted on **Exhibit "A1-A7"**.

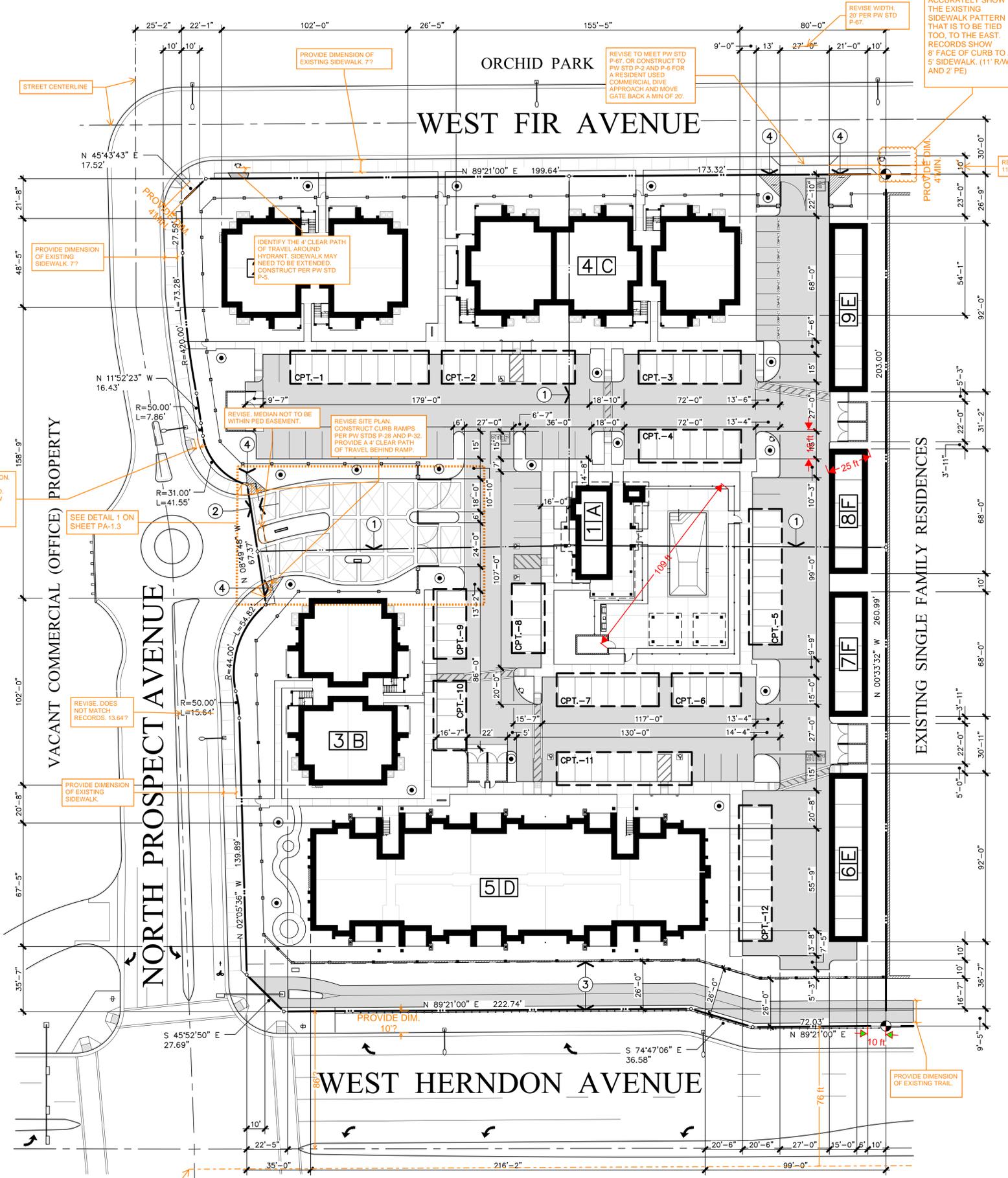
Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master fee schedule.

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

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.

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

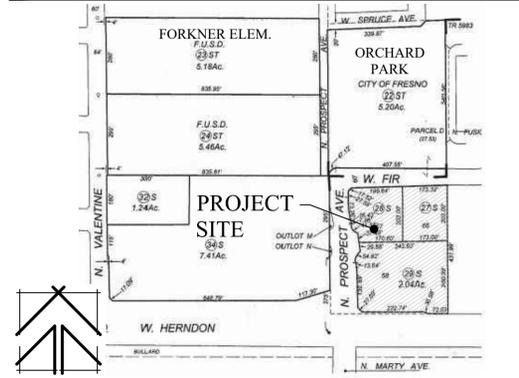
Questions relative to these conditions may be directed to Andreina Aguilar (559) 621-8674 or Andreina.Aguilar@fresno.gov in the Public Works Department, Traffic Planning Section.



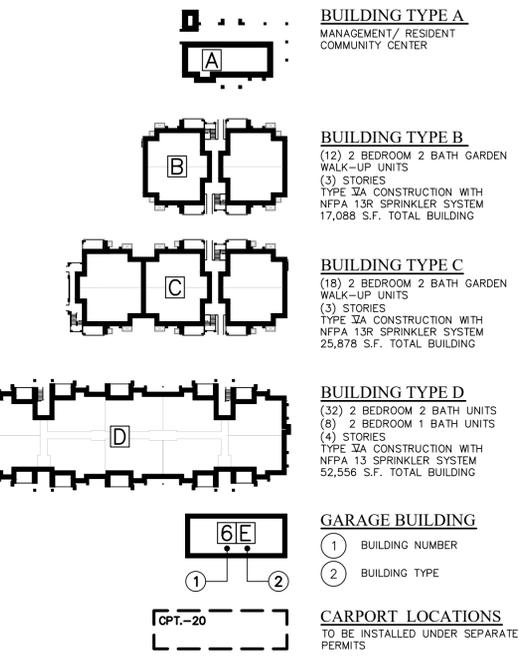
STATISTICS

AGENCY JURISDICTION	CITY OF FRESNO
PROJECT ADDRESS	NORTH PROSPECT AVENUE FRESNO, CALIFORNIA
LEGAL DESCRIPTION	LOTS 66, 67 AND 67 OF TRACT NO. 5983 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
ASSESSOR'S PARCEL(S)	500-20-0275, 0285 & 0295
COMMUNITY PLAN	BULLARD
PRELIMINARY REVIEW NO.	P20-00410
CURRENT ZONING	RM-2
PROPOSED PROJECT:	82 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 3.7 NET ACRES INCLUDING COMMUNITY BUILDING AND SITE AMENITIES
TOTAL SITE AREA	161,172 S.F. (3.7 ACRES)
SITE DENSITY	30.00 UNITS PER ACRE
a. ALLOWED DENSITY	22.16 UNITS PER ACRE
b. PROPOSED DENSITY	30.00 UNITS PER ACRE
SITE COVERAGE	
a. BUILDING	54,293 S.F. (33.69%)
b. PAVING	42,044 S.F. (26.1%)
c. LANDSCAPE	64,835 S.F. (40.3%)
d. OPEN SPACE	
1. REQUIRED (WITH ALLOWED REDUCTION DUE TO PUBLIC PARK WITHIN 400 FEET)	18,132 S.F. (11.25%)
2. PROVIDED	22,476 S.F. (14.00%)
UNIT STATISTICS	
a. (8) UNIT TYPE 1	2 BEDROOM 2 BATH GARDEN WALK UP
b. (8) UNIT TYPE 2	2 BEDROOM 2 BATH GARDEN WALK UP
c. (16) UNIT TYPE 3	2 BEDROOM 2 BATH GARDEN WALK UP
d. (8) UNIT TYPE 4	2 BEDROOM 1 BATH GARDEN WALK UP
e. (42) UNIT TYPE 5	2 BEDROOM 2 BATH GARDEN WALK UP
f. (82) TOTAL RESIDENTIAL UNITS	
SITE COVERAGE	
a. RESIDENTIAL BUILDINGS	
1. BUILDINGS TYPE 'B'	34,176 S.F.
2. (17,088 S.F. PER BUILDING)	
BUILDINGS TYPE 'C'	25,878 S.F.
3. BUILDINGS TYPE 'D'	54,727 S.F.
4. (54,727 S.F. PER BUILDING)	
TOTAL RESIDENTIAL BUILDINGS	114,781 S.F.
b. NON-RESIDENTIAL BUILDINGS	
1. COMMUNITY BUILDING 'A'	1,907 S.F.
2. GARAGES	3,864 S.F.
a. GARAGE TYPE 'A'	2,856 S.F.
b. GARAGE TYPE 'B'	
3. CARPORTS	11,052 S.F.
TOTAL BUILDING AREA	133,268 S.F.
c. GROUND FLOOR BUILDING AREA	53,101 S.F.
OCCUPANCY GROUP(S)	
a. BUILDING TYPE 'A'	B
b. BUILDINGS TYPE 'B', 'C' AND 'D'	R-2
c. GARAGES	U-1
d. CARPORTS	U-1
CONSTRUCTION TYPE(S)	
a. BUILDING TYPE 'A'	VB
b. BUILDINGS TYPE 'B' AND 'C'	V-A WITH NFPA 13R AUTOMATIC SPRINKLER SYSTEM
c. BUILDING TYPE 'D'	V-A WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM
d. GARAGES	VB
e. CARPORTS	VB
PARKING	
a. COVERED STALLS	REQUIRED: 82 STALLS, PROVIDED: 27 STALLS
1. GARAGES	27 STALLS
2. CARPORTS	72 STALLS
b. OPEN STALLS	44 STALLS
1. STANDARD STALLS	47 STALLS
2. COMPACT STALLS	154 STALLS
c. TOTAL PARKING	132 STALLS
d. ACCESSIBLE STALLS	2 STALLS
1. ASSIGNED COVERED STALLS	3 STALLS
2. OPEN / GUEST STALLS	3 STALLS

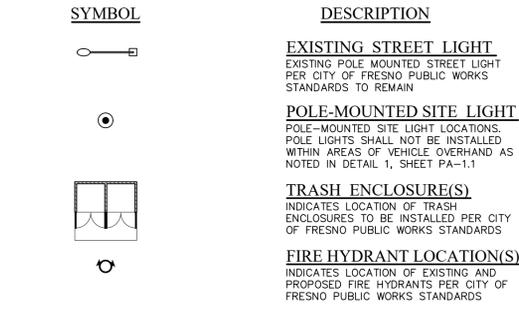
REFERENCE MAP



BUILDING LEGEND



SYMBOLS LEGEND



KEYNOTES

- EXISTING PARCEL LINE(S) TO BE ABANDONED UNDER LOT MERGER NO. PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- EXISTING 5'-0" WIDE PEDESTRIAN EASEMENT TO REMAIN
- EXISTING 26'-0" WIDE BICYCLE / PEDESTRIAN EASEMENT TO REMAIN
- INDICATES THE LOCATION(S) OF 12' x 12' (CLEAR) VISIBILITY TRIANGLES TO BE PROVIDED AT ALL DRIVE APPROACHES.

THE VINCENT COMPANY ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

PROPOSED APARTMENTS FOR:

LAND VALUE MANAGEMENT

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA

Project Architect:

NOTES

- A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE FRESNO CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
- NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
- FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH GATE LOCKS / MECHANISMS FOR FIRE AND POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF FRESNO FIRE AND POLICE DEPARTMENTS.
- UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEEP CLEAN, SEALED AND RESTRIPTED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
- 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
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- REFER TO SHEET PA-1.2 FOR ADDITIONAL SITE NOTES AND CONDITIONS.

PROVIDE LEGAL DESCRIPTION ON THE SITE PLAN.

DIMENSIONED SITE PLAN

1" = 30'-0"

ONSITE IS REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT FOR COMPLIANCE WITH THE PARKING MANUAL.

CLOUD REVISIONS WHEN RE-SUBMITTING EXHIBITS WITH EACH ITERATION.

APPL. NO. P21-00989 EXHIBIT ZZZZZZZZDATE 06/02/2021

PLANNING REVIEW MAKE CORRECTIONS PER TRAFFIC ENGR. REVIEW #1

TRAFFIC ENGR. REVIEWED BY: ANDREINAA DATE: 06/23/2021

APPROVED BY: _____ DATE: _____

CITY OF FRESNO DARM DEPT

Z:\2020\02\00989 - Herndon and Prospect Apartments\PA1 - Dimensioned Site Plan.dwg, 5/26/2021 8:39:22 AM, avinc

ACCESSIBILITY NOTES

- PROVIDE A 6" x 6" DECAL WITH THE INTERNATIONAL ACCESSIBILITY SYMBOL ON A CONTRASTING BACKGROUND AT ALL PRIMARY ENTRANCES TO THE COMMUNITY BUILDING PER TITLE 24 CCR ACCESSIBILITY STANDARDS.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS, ETC., PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED SO AS TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- GRAB BARS SHALL HAVE A DIAMETER OF WIDTH OF THE GRIPPING SURFACE TO BE 1-1/4" TO 1-1/2" OR OF A SHAPE THAT PROVIDES AN EQUIVALENT GRIPPING SURFACE. IF MOUNTED ADJACENT TO WALLS, PROVIDE 1-1/2" OF SPACE BETWEEN THE WALL AND GRAB BAR. GRAB BARS FASTENERS AND MOUNTING DEVICES SHALL HAVE THE STRUCTURAL STRENGTH TO WITHSTAND A 250 POUND LOAD APPLIED TO THE GRAB BAR.
- TOWEL, SANITARY NAPKIN, WASTE RECEPTACLE AND/OR OTHER DISPENSING FIXTURES SHALL HAVE THE OPENINGS / DISPENSING POINTS NO MORE THAN 40 INCHES ABOVE FINISHED FLOORS.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR. ALL DOOR HARDWARE SHALL BE LEVER TYPE COMPLYING WITH TITLE 24 CCR ACCESSIBILITY STANDARDS.
- EXIT DOORS SHALL OPEN WITH A MAXIMUM EFFORT OF 5.0 POUNDS FOR EXTERIOR DOORS; 5.0 POUNDS FOR INTERIOR DOORS.
- IN PUBLIC BUILDINGS, PROVIDE ON DOORWAYS LEADING TO SANITARY FACILITIES SIGNAGE AS NOTED IN DETAIL 3, SHEET T-4 AND AS FOLLOWS:
 - UNISEX ROOM: A 12" EQUILATERAL TRIANGLE WITH VERTEX POINTING UP ON A 12" DIAMETER CIRCLE.
 - MEN'S RESTROOM: A 12" EQUILATERAL TRIANGLE WITH VERTEX POINTING UPWARD.
 - WOMEN'S RESTROOM: A 12" DIAMETER CIRCLE.
 - ALL RESTROOMS: PROVIDE APPROVED BRAILLE SIGNAGE ON STRIKE SIDE OF DOOR.
- ALL SIGNS SHALL BE 1/4 INCH THICK AND SHALL BARE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON A CONTRASTING BACKGROUND. REFER TO DETAIL 9, SHEET T-3 FOR ADDITIONAL REQUIREMENTS.
- HOT WATER PIPING AND DRAINS UNDER LAVATORIES SHALL BE INSULATED PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- FAUCET CONTROLS SHALL COMPLY WITH THE PROVISIONS OF TITLE 24, CCR ACCESSIBILITY REQUIREMENTS.
- AT EACH ENTRANCE TO ON-SITE PARKING, A 17"x22" (MINIMUM) SIGN SHALL BE PLACED TO READ: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESS SPACES NOT DISPLAYING VISIBLE HANDICAPPING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF FRESNO POLICE DEPARTMENT PATROL SUPPORT DIVISION AT (562) 621-2500.
- AT ALL ACCESSIBLE / ADAPTABLE UNITS OUTLETS AND SWITCHES ARE TO BE INSTALLED WITH THE BOTTOM OF BOX AT MINIMUM OF 15" ABOVE FINISHED FLOOR AND THE TOP OF BOX AT A MAXIMUM OF 48" ABOVE FINISH FLOOR EXCEPT ABOVE 24" DEEP BASE CABINETS WHERE OUTLETS ARE TO BE INSTALLED WITH THE TOP OF BOX AT 44" (MAXIMUM) AT FORWARD APPROACH OR 48" MAXIMUM AT SIDE APPROACH.
- THE MAXIMUM CROSS-SLOPE OF ALL LANDINGS, RAMPS, AND/OR WALKS SHALL BE 1/4" INCH PER FOOT / TYPICAL.
- NO THUMB LATCHES OR KEVED CYLINDER DEAD BOLTS ARE ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER / TYPICAL.
- ALL ACCESSIBLE PARKING SPACES SHALL BE PLACED ADJACENT TO FACILITIES ACCESS RAMPS OR IN STRATEGIC AREAS WHERE PERSONS WITH PHYSICAL DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED CARS WHILE TRAVELING TO/FROM STALLS OR RAMPS.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY POSTED CONSPICUOUSLY ON A 7-FOOT POLE.
- DISABLED ACCESS WATER CLOSE FLUSHMETER VALVE HANDLES SHALL BE MOUNTED TO THE WIDE SIDE OF THE WATER CLOSET.
- IF FRONT LOADING WASHERS AND DRYERS ARE NOT PROVIDED IN ADAPTABLE UNITS, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, AT THE TENANT'S REQUEST, TO FACILITATE THE USE OF TOP LOADING MACHINES.
- DOORS AT ACCESSIBLE TOILET COMPARTMENTS WITH SIDE DOORS SHALL BE PROVIDED WITH 34 INCH CLEAR WIDTH OPENINGS (36 INCH DOORS) AUTOMATIC SELF-CLOSING DEVICES, AND LOOP OR "U" SHAPING HANDLES BELOW THE LATCHES.

APPL. NO. **P21-00989** EXHIBIT **A-3** DATE **06/02/2021**

PLANNING REVIEW MAKE CORRECTIONS PER TRAFFIC ENGR. REVISION #1 REVIEWED BY: **ANDREINAA** DATE: **06/23/2021**

TRAFFIC ENG. REVIEWED BY: **ANDREINAA** DATE: **06/23/2021**

APPROVED BY: _____ DATE: _____

CITY OF FRESNO DARM DEPT

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY:
 - CALIFORNIA BUILDING CODE; (2019 CBC).
 - CALIFORNIA ELECTRIC CODE; (2019 CEC).
 - CALIFORNIA PLUMBING CODE; (2019 CPC).
 - CALIFORNIA MECHANICAL CODE; (2019 CMC).
 - TITLE 24 CCR.; CALIFORNIA ENERGY CONSERVATION REGULATIONS.
 - CALIFORNIA FIRE CODE; (2019 CFC).
 - CALIFORNIA GREEN BUILDING STANDARDS CODE; (2019 CGBCS).
- EACH CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PREMISES AND SHALL VERIFY THE WORK TO BE DONE AND EXISTING CONDITIONS, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING BIDS AND/OR COMMENCING THE WORK.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER, AND MUST BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL GOVERNING AGENCIES TO THE SATISFACTION OF THE BUILDING INSPECTOR, ARCHITECT AND OWNER.
- ALL MATERIALS, EQUIPMENT AND SYSTEMS CALLED FOR ON THE PLANS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S MOST RECENT SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES AND SHALL REMOVE ALL UNUSED MATERIALS AND DEBRIS, AND LEAVE THE PREMISES IN A CLEAN CONDITION.
- ANY AND ALL SUBSTITUTIONS TO THE MATERIALS AND/OR EQUIPMENT SPECIFIED MUST BE APPROVED BY THE ARCHITECT. CONTRACTOR'S SHALL SUBMIT REQUESTS AT THE TIME OF BID SUBMISSION.
- DIMENSIONS SHOWN ON THE PLANS ARE FACE-OF-STUD TO FACE-OF-STUD; FACE-OF-STUD TO CENTERLINE-OF-STUD; OR CENTERLINE-OF-STUD TO CENTERLINE-OF-STUD.
- ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS, INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH UBC STANDARD 8-1.
- WARRANTIES AND GUARANTEES:** UNLESS OTHERWISE SPECIFIED, THE MINIMUM WARRANTY PERIOD SHALL BE ONE YEAR FROM THE DATE OF THE RECORDING OF THE NOTICE-OF-COMPLETION:
 - WATERPROOFING / MOISTURE MEMBRANES 3 YEARS
 - FLASHING AND SHEET METAL 2 YEARS
 - CAULKING / SEALANTS 2 YEARS
 - ROOFING / SEALANTS 1 YEAR
 - HVAC EQUIPMENT 1 YEAR
- TEST AND INSPECTIONS:**
 - SPECIAL INSPECTION SHALL BE REQUIRED FOR HIGH STRENGTH BOLTING, MASONRY WALL CONSTRUCTION, AND CONCRETE IN EXCESS OF 2500 PSI COMPRESSIVE STRENGTH. THE TESTING AGENCY SHALL BE APPROVED BY THE LOCAL BUILDING AUTHORITY PRIOR TO CONSTRUCTION.
 - SUBMIT TO THE CITY OF FRESNO THE ORIGINAL GLU-LAM CERTIFICATES WITH THE JOB ADDRESS AND SCHEDULE AN INSPECTION OF THE GLU-LAMINATED BEAMS PRIOR TO INSTALLATION.
 - ALL STRUCTURAL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. SUBMIT COPIES OF THE WELDER'S CERTIFICATES TO THE LOCAL GOVERNING AUTHORITY FOR APPROVAL PRIOR TO COMMENCING FABRICATION.
- THE DOCUMENTS ATTACHED HERewith WERE PREPARED BY SCOTT A. VINCENT, ARCHITECT. THE REGULATIONS HAVE BEEN REVIEWED AND THE CALCULATIONS GENERALLY COMPLY WITH THE ENERGY CONSERVATION STANDARDS OF TITLE 24 CCR.
- ALL TESTING BY INDEPENDENT AGENCIES AND/OR SUBCONTRACTORS AS INDICATED IN THESE CONDITIONS OR ALTERATIONS TO THESE CONDITIONS BY THE OWNER (TYPICAL ALL TRADES). SUCH TESTING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - SOIL PROCTOR AND DENSITY TESTS; COMPACTION TESTS
 - ASPHALTIC CONCRETE PAVING BASE COMPACTION AND ROLLING TESTS
 - SHOP AND FIELD WELDING INSPECTIONS
 - OFF-SITE COMPACTION, PAVING AND CONCRETE TESTS PER GOVERNING AGENCY REQUIREMENTS
 - GRADING OPERATIONS INSPECTION
- EXIT DOORS AT COMMERCIAL BUILDINGS SHALL BE OPENABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT, OR THE USE OF A KEY. POST A SIGN WITH 1 INCH HIGH ON A CONTRASTING BACKGROUND TO READ: "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS" OVER PRIMARY EXIT DOORS.
- NO THUMB LATCHES OR KEVED CYLINDER DEAD BOLTS ARE ALLOWED ON DOORS WITHIN COMMERCIAL BUILDINGS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM THE AREA SERVED.
- ALL DECORATIVE MATERIAL SHALL BE NON-COMBUSTIBLE OR APPROVED FLAME RETARDANT TREATED MATERIALS. (CCR, TITLE 19, 3.08)
- THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE AND COORDINATE THE WORK.
- IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO MAKE COMPLETE AND OPERATIVE SYSTEMS. THE GENERAL CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, MISCELLANEOUS SERVICES, ETC. REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION IS TO BE INCLUDED WHETHER SPECIFICALLY SHOWN OR MENTIONED. THE VINCENT COMPANY, ARCHITECTS WILL PROVIDE ANY INTERPRETATIONS NECESSARY, WHEN REQUESTED, FOR THE CONTRACTOR TO PROPERLY ESTIMATE THE PROJECT.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS OR DETAILS ARE NOT CLEAR, OR DISCREPANCIES EXIST ON THE DRAWINGS AND/OR SPECIFICATIONS, CONTACT THE ARCHITECT IMMEDIATELY.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ARCHITECT TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- ENTRANCE DOORS TO UNITS SHALL COMPLY WITH THE CITY OF FRESNO MINIMUM RESIDENTIAL SECURITY REQUIREMENTS PROVIDED:
 - PEEP HOLE OR VISION PANEL
 - DEAD BOLT AT ALL EXTERIOR DOORS
 - STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH (2)-#8 x 2" SCREWS.
 - WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE CBC STANDARDS.
- PROVIDE A MINIMUM 24"-10 B PORTABLE FIRE EXTINGUISHER (ONE EXTINGUISHER FOR EVERY 3000 S.F. WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET).
- PROVIDE FIRE LANES, FIRE HYDRANTS, APPROVED GATED ACCESS, AND FIRE DEPARTMENT ACCESS TO ALL BUILDINGS WITHIN 150 FEET OF A PAVED SURFACE.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER AN OPERATION AND MAINTENANCE MANUAL. (CAL GREEN SECTION 4.410.1)
- THE CONTRACTOR SHALL COVER ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.

ONSITE IS REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT FOR COMPLIANCE WITH THE PARKING MANUAL.

CLOUD REVISIONS WHEN RE-SUBMITTING EXHIBITS WITH EACH ITERATION.

SITE NOTES

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT DIVISION PRIOR TO OCCUPANCY.
- ALL UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTACT CITY TRAFFIC ENGINEER FOR INFORMATION REGARDING REIMBURSEMENTS RELATIVE TO RELOCATING TRAFFIC SIGNAL UTILITIES. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. THE DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 498-1412 TO ARRANGE AND COORDINATE WORK.
- THERE SHALL BE NO ON-SITE WATER RETENTION, NOR SHALL THERE BE DRAINAGE ONTO ADJACENT PROPERTIES.
- ALL ON-SITE WATER SHALL BE DRAINED TO ON-SITE DRAINAGE INLETS, COLLECTED THERE AND CONVEYED UNDER SIDEWALK IN AN APPROPRIATE MANNER TO EXIT AT THE FACE-OF-CURE PER CITY OF FRESNO PUBLIC WORKS STANDARD P-36.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-842-2444.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- FIRE HYDRANTS SHALL BE TESTED, PAINTED AND APPROVED AND ALL SURFACING METHODS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. THE 4-1/2" OUTLET SHALL FACE THE ACCESS LANE.
- 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 RECORDING FEE MUST BE PAID AT THE TIME OF DEED SUBMITTAL AND SUBMITTED WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 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.
- A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED TO BE INSTALLED ON THE WATER SERVICE TO PROTECT THE PUBLIC WATER SYSTEM. A PLUMBING PERMIT IS REQUIRED TO INSTALL THE DEVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (RON SIMONS, 621-5333) FOR DETERMINATION OF SIZE, TYPE, ACCEPTABLE MAKE/MODEL AND LOCATION. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE BY QUALIFIED JOURNEMAN PLUMBER WHO HAS BEEN CERTIFIED AS COMPETENT FOR SUCH INSTALLATION BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. THE DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5-DAYS PRIOR TO REQUESTING FINAL BUILDING INSPECTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BE COME 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 LAW. THE DEVELOPER AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ANY CONDITIONS OR ALTERATIONS TO THESE CONDITIONS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- 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.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- 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 (EXCEPT 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.
- 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 BE OTHERWISE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- 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.
- 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 IRRIGATIONS PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THE ADEQUATE OFF-STREET PARKING IS PROVIDED.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 101-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- 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.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS FOR LIGHTING OF PUBLIC WORKS.
- ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING, MATERIALS, DESIGN AND COLOR TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A SET OF DRAWINGS OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS A PART OF THIS SPECIAL PERMIT.
- SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- 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 ARCHAEOLOGICAL 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.
- IF ANIMAL FOSSIL REMAINS 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.

SITE NOTES

- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED AREA UNLESS APPROVED BY THAT DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- 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.
- UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE / MAP AS PER FMC SECTION 12-1011, AND RES. NO. 78-522/88-229
- 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.
- PROVIDE 17" x 22" (MINIMUM) SIGNS AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATES "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN THE FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300."
- PROVIDE POLICE / FIRE BYPASS LOCKS ("BEST" PADLOCK MODEL 21B700 SERIES OR CYLINDER LOCK 1W7B2) ON DRIVE ACCESS GATES. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH THE "BEST" ELECTRIC CYLINDER LOCK 1W7B2 AND "CLICK TO ENTER" SYSTEM. A KNOX PADLOCK MAY NOT BE USED IN PLACE OF THE "BEST" PADLOCK MODEL 21B700. THESE LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK AND GLASS, 1560 N. PALM AVENUE, FRESNO, CA 93728.
- ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACK-UP.
- ALL GATED RESIDENTIAL DEVELOPMENTS REQUIRE A "CLICK TO ENTER" SYSTEM. WHEN REQUIRED, PROVIDE AN APPROVED VISUAL RECOGNITION / FEATURE SIGN AT THE "CLICK TO ENTER" GATE.
- INSTALL ON-SITE HYDRANTS WITH A MINIMUM 8 INCH MAIN AND A FIRE FLOW CAPACITY TO PROVIDE PUBLIC AND PRIVATE HYDRANTS FOR MULTI-FAMILY DWELLINGS ARE SPACED AT A MAXIMUM OF 450 FEET APART.
- ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION
- SUBMIT POOL AND SPA DRAWINGS AND CALCULATIONS, INCLUDING DETAILS OF PROPOSED LIFT FOR DISABLED PERSONS ACCESS TO SPA AND POOL, TO THE CITY OF FRESNO BUILDING DEPARTMENT AND COUNTY OF FRESNO BUILDING DEPARTMENT FOR REVIEW, APPROVAL, AND PERMITS.
- ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 POUND VEHICLES.
- THE GENERAL CONTRACTOR SHALL CALL FOR A SUBGRADE INSPECTION PRIOR TO PLACEMENT OF ASPHALTIC PAVING.
- THE NATIVE SOIL SHALL BE STRIPPED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. REMOVE ALL VEGETATION AND DEBRIS FROM SITE. COMPACT SITE TO 90% OF MAXIMUM DRY DENSITY. ALL LOOSE FILL SHALL BE COMPACTED TO 90%.
- ANY CHANGES IN ELEVATION SHALL BE BY MEANS OF RAMPS. RAMPS SHALL NOT EXCEED A SLOPE OF 1:12. PROVIDE HANDRAILS AND WHEELSTOP CURBS AT RAMPS EXCEEDING 6 INCH VERTICAL ELEVATION CHANGE.
- PROVIDE VISIBLE ADDRESS WITH 12 INCH (MINIMUM) HIGH NUMBERS ON THE STREET SIDE OF BUILDING MORE THAN 10 FEET FROM THE STREET AND 6 INCH HIGH (MINIMUM) NUMBERS ON THE STREET SIDE OF BUILDINGS 50 FEET OR LESS FROM THE STREET PER FRESNO CITY DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT POLICY PRIOR TO FINAL INSPECTION.
- PROVIDE ORIENTATION MAPS AT ALL DRIVEWAY ENTRANCES TO THE PROJECT.
- PROVIDE LEVER HARDWARE COMPLYING WITH TITLE 24 STANDARDS AT ALL EXTERIOR GATES.

ENVELOPE NOTES

- INSTALLED INSULATING MATERIAL: ALL INSTALLED INSULATING MATERIAL SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATERIALS: ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 7.2 OF THE MOST RECENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- EXTERIOR JOINTS: ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE POSSIBLE SOURCES OF AIR INFILTRATION SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED.
- SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS: ALL SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
- MANUFACTURED DOORS AND WINDOWS: ALL MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER PER 2-5316(f) AFTER JULY 1, 1993. MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES.
- ALL PRODUCTS, INCLUDING FLASHING AND SEALANTS, SHALL BE CHEMICALLY COMPATIBLE AND INSTALLED WITHIN THE TEMPERATURE RANGE AND SPEED RECOMMENDED BY THE MANUFACTURER. WATER-RESISTIVE BARRIER, FLASHING AND SEALANT SHALL BE FROM A SINGLE MANUFACTURER.
- VERTICAL LAPS OF WATER-RESISTIVE BARRIERS SHALL NOT BE ALLOWED ABOVE OR BELOW WINDOWS, AND WITHIN 16 INCHES OF JAMBS (SIMILAR FOR DOORS). PAPER-BACKED LATH, IF USED, MAY PRESENT A PARTICULAR INSTALLATION CHALLENGE IN MEETING THIS RECOMMENDATION.
- THERMAL / ACOUSTIC INSULATION IS RECOMMENDED AROUND WINDOW AND DOOR FRAME VOIDS (AT ROUGH OPENINGS BETWEEN SHIMS). BATT INSULATION AND / OR DOW-EXPANSION URETHANE FOAM SUCH AS "DOW GREAT STUFF DOOR & DOW-EXPANSION DUPONT WINDOW & DOOR FOAM ARE ACCEPTABLE PRODUCTS.
- EXTERIOR WALL MOUNTED VENTS, ELECTRICAL PANELS, UTILITY VAULTS, FIRE EXTINGUISHER CABINETS, SCUPPERS, AND OTHER FLANGED SURFACE-MOUNTED ASSEMBLIES SHOULD BE FLASHED AS A WINDOW. WHERE FASTENERS PENETRATE THE EXTERIOR ENVELOPE, HOLES SHALL BE PRE-DRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING.

ABBREVIATIONS

ABOVE ACOUSTIC(AL)	ABV. ACOUST.,ACT.	JAMB JOINT	J.B. JT.
ADJUSTABLE	ADJ.	LAMINATE LABORATORY	LAM. LAB.
AIR CONDITIONING	A./A.C.	LEFT HAND	L.H.
ALUMINUM	AL./AL.	LINEOLEUM	LINO. LG.
ANCHOR BOLT	ARCH. AB.	MACHINE BOLT	M.B.
ARCHITECTURAL	ARCH.	MACHINE SCREW	M.S.
ASPHALTIC CONCRETE	AC.	MANUFACTURER	M.F.
		MATERIAL	MATL.
		MAXIMUM	MAX.
		MECHANICAL	MECH.
		MEDIUM	MED.
		MEMBRANE	MBNE.
		METAL	MTL.
		MICROWAVE	MICRO.
		METER	MTR.
		MINIMUM	MIN.
		MISCELLANEOUS	MISC.
		MULLION	MULL.
		NOT IN CONTACT	N.I.C.
		NOT TO SCALE	N.T.S.
		NUMBER	NO. #
		OPPOSITE HAND	O.H.
		OPPOSITE	O.PP.
		OPEN CENTER	O.C.
		OPEN	OPG.
		OUTSIDE DIAMETER/	O.D.
		DIMENSION	O.D.D.
		OVAL HEAD	O.H.
		OVER (ON)	O/V.
		OVERFLOW	O/F.
		PAINT	PT.
		PAIR	P.R.
		PLASTIC	PL.
		PLATE	PLT.
		PLUMBING	PLB.
		PLYWOOD	P.WD.
		POINT	PT.
		POUND	LB. #
		POUND PER SQUARE FOOT	P.S.F.
		POUND PER SQUARE INCH	P.S.I.
		QUARTER	QTR.
		RADIUS	R., RAD.
		RAINWATER LEADER	R.W.L.
		RECEPTACLE	RECEPT.
		REFRIGERATOR	REF.
		REINFORCING	REINF.
		REMOVABLE	REMOV.
		REQUIRED	REQ'D.
		RESILIENT	RES.
		REVISE/REVISION	REV./R.
		RIGHT HAND	R.H.
		ROOF DRAIN	R.D.
		RUBBER TOPSET BASE	R.T.B.
		SCHEDULE	SCH.
		SEAT COVER DISPENSER	S.C.D.
		SECTION	SECT.
		SHEATHING	SHTG.
		SHEET	SHT.
		SHEET METAL	S.M.T.
		SHEET METAL & AIR CONDITIONING CONTRACTOR NATIONAL ASSOCIATION	SMACNA.
		SHEET METAL SCREWS	S.M.S.
		SIMILAR	SIM.
		SINK	S.
		SPECIFICATION	SPEC.
		SPLASH	SPL.
		FT./FOOT	F.T.
		FIBERGLASS	F.G., FIBERGL.
		FIRE EXTINGUISHER	F.E.
		STANDARD	STD.
		FIRE RATED GYPSUM BOARD	F.R.G.B.
		FIXED GLASS	F.G.
		FLAT HEAD	F.H.
		FLOOR	FLR.
		FLOOR DRAIN	F.D.
		FLOURESCENT FOOTING	FLOR.
		FOUNDATION	FTG.
		FRAMING	FRM.G.
		GAGE/GAUGE	GA.
		GALVANIZED(D)	GALV.
		GALVANIZED IRON	G.I.
		GLASS	GL.
		GRAB BAR	GR.
		GRADE	GRD.
		GROUND	GRND.
		GYPSUM	GYP.
		GYP. BOARD	G.B., GYP.BD.
		HARDWARE	HWR.
		HEAD	HD.
		LEADER	LD.
		HEIGHT	HT., H.
		HOLLOW METAL	H.M.
		HORIZONTAL	HORIZ.
		HOT WATER	H.W.
		HOUR	H.R.
		HOSE BIBB	H.B.
		INCH	IN.
		INSIDE DIAMETER/	I.D.
		DIMENSION	I.D.
		INSULATION	INSUL.
		INTERIOR	INT.
		VENTILATE/VENTILATION	VENT.
		VENT THROUGH ROOF	V.T.R.
		VERTICAL	VERT.
		VINYL COMPOSITION TILE	V.C.T.
		VINYL WALL COVERING	V.W.C.
		VOLUME	VOL.

CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

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

Proposed Development: Multi-Family Development - 3311 W. Fir Avenue S/A

A.P.N. 500-200-27S, 28S, 29S

Planned Land Use: Residential Multi-Family, Urban Neighborhood

Current Zoning: RM-2/EA/UGM/cz

Site Area: +/- 2.97 net acres, 3.70 adj gross acres

Living Units / LUE: 88 Living Units

Entitlement: P21-00989

Estimate Date: June 22, 2021 (...Updated: 3/22/2024)

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge	4"	1	EA.	\$22,300.00	\$22,300.00	[1] [6]
Irrigation Meter Charge	2"	1	EA.	\$530.00	\$530.00	[1] [6]
Time & Materials Charge	6" Fire	1	EA.	\$15,000.00	...existing	
Frontage Charge		894	L.F.	\$6.50	\$5,811.00	[1] [6]
Water Capacity Fee	4"	1.00	EA.	\$36,157.32	\$36,157.32	[1] [6]
Water Capacity Fee	2"	1.00	EA.	\$14,461.71	\$14,461.71	[1] [6]

Total Water Connection Charges	\$79,260.03	[1]
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SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		74,000	Sq.Ft.	\$0.10	\$7,400.00	[6]
Oversized Sewer Charge	UGM	74,000	Sq.Ft.	\$0.05	\$3,700.00	[6]
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
Trunk Sewer Charge	Herndon	STEP		[3]	[3]	[5] [7]

Total Sewer Connection Charges	\$11,100.00	[3]
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CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	Multi-Family	88	Units	\$1,774.37	\$156,144.56	[7]
Citywide Park Facility Impact Fee	Multi-Family	88	Units	\$3,921.33	\$345,077.04	[7] [9]
Citywide Police Facilities Impact Fee	Multi-Family	88	Units	\$736.01	\$64,768.88	[7]
Citywide Regional Street Charge	Multi-Family	3.70	AC	\$17,360.97	\$64,235.59	[6]
New Growth Area Major Street Charge	Multi-Family	3.70	AC	\$54,385.63	\$201,226.83	[6]
Citywide Traffic Signal Charge	Multi-Family	88	Units	\$601.64	\$52,944.32	[6]

Total Citywide/Regional Impact Fees	\$884,397.22
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Total Fees and Charges	\$974,757.25
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CITY OF FRESNO

DEVELOPMENT AND IMPACT FEE ESTIMATE

NOTES:

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

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

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

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

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

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

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

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

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

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

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

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

[9] Parks fee applicable only to residential developments

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

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

Prepared and Reviewed By: Frank Saburit

Date: March 22, 2024

(559) 621-8797

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