

Arman Asatrian  
JD Food  
4586 East Commerce  
Fresno, CA 93725

April 9, 2015  
File No. 215-0143

**Subject: Proposed Development Edgar Avenue, APN 487-042-13S**

Dear Arman:

We have completed our research related to the entitlement and off-site development requirements for the parcel of land that JD Food is considering purchasing on Edgar Avenue. The site is identified as Assessor's Parcel Numbers 487-042-13S, and is shown on the attached diagram labeled Exhibit A.

Our findings are as follows:

**Zoning**

- The parcel is within an M-3 zone, and your development is allowed by right. The entitlement required is a Site Plan Review (SPR) that is approved at the Planning Director level. There is no public hearing required, unless there is a protest that cannot be resolved during the public review period. If this occurs, the SPR will be brought before the Planning Commission for resolution. The Planning Commission's decision is final, and can only be appealed and brought to the City Council for hearing if the City Council Member whose district the project resides in does so. The SPR process can take anywhere from 3-6 months, excluding any public hearings.

**Roadway Improvements**

- Based on information provided to us by the City of Fresno, Edgar Avenue is designated as a Local Industrial Street and has a required right-of-way width of 64 feet. A dedication of 7 feet will be required to provide the necessary right-of-way along the parcel frontage.
- The improvements for which you would be responsible on Edgar Avenue would be the construction of curb and gutter, sidewalk, asphalt pavement, street lights along the parcel frontage, and construction of a 12 foot wide travel line on the south side of the centerline. Due to the utilities that will need to be installed in Edgar Avenue, and the condition of the existing asphalt pavement, all of the existing asphalt pavement will most likely have to be replaced. In the M-3 land use zone where the property is located, you may be able to obtain a waiver for the sidewalk installation, upon approval of the Public Works Director.
- The cost estimate that we've provided with this report includes the cost of constructing all of the normally required street improvements. Should you choose to seek a waiver of the construction, the initial construction costs will need to be adjusted accordingly.

### **Water**

- There is no water main in Edgar Avenue, but there is an existing water main in Maple Avenue, approximately 660 feet west of the property. This main varies in size from 10-inches to 14-inches. A 10-inch water main will need to be connected to the main in Maple Avenue and extended east in Edgar Avenue to Dearing Avenue, where it will be connected to the 8-inch main in Dearing Avenue. This is a total length of approximately 2,000 feet. Fire hydrants will need to be installed at 450 foot spacing along the length of this new water main. The cost of this water main installation will not be reimbursable because you will be required to install a looped water system for your project and the size of the main is too small to qualify for reimbursement. You will also need to install domestic, irrigation, and fire services for your project.

### **Sewer**

- There is no sewer main in Edgar Avenue, but there is an existing 18-inch sewer main in Maple Avenue, approximately 660 feet west of the property. A 10-inch sewer main will need to be connected to the main in Maple Avenue and extended to the east edge of your parcel. You will also have to install the sewer service lateral for your project. A portion of the cost to install this sewer main may be reimbursed in the future as development occurs to the east of your parcel.

### **Storm Drainage**

- The proposed development is within the boundaries of the Fresno Metropolitan Flood Control District (FMFCD), and all FMFCD Master-Planned storm water facilities have been constructed. In addition, all of the impact fees for the parcel have been paid. Therefore, you will have no FMFCD drainage fees due, and no storm drain construction requirements.

### **Telephone, Electric and Gas Services**

- There are existing overhead telephone lines on the south side of Edgar Avenue. Service for your project will be taken from these overhead lines and be placed underground to serve your project.
- There are existing overhead electrical lines on the north side of Edgar Avenue, including primary and high voltage transmission lines. Service for your project will be taken from the primary line and will be placed underground to serve your project. Typically the City would require that overhead utilities be undergrounded with site developments, but in this case they said that the undergrounding would most likely be deferred by covenant. This would require that the parcel be included in any future undergrounding district that might be formed. This means that although you would not have to do any undergrounding work right now, you could have a future financial obligation to participate in undergrounding these facilities.
- There is no gas main in Edgar Avenue, but there is a 16-inch transmission main and a 4-inch distribution main in Maple Avenue, approximately 660 feet west of the property. A 4-inch gas main will need to be connected to the distribution main in Maple Avenue and

extended to the east edge of your parcel. Service for your project would be taken from this main.

**Estimate of Probable Cost**

- We have prepared an estimate of probable construction costs for the improvements listed above. The estimate includes the cost for the construction of the improvements per the City requirements, although the sidewalk portion of that construction cost might be able to be waived as described above. There is also an estimate for the costs associated with Community Development fees, building permit fees, and Public Works and Utility fees. It does not include any costs associated with on-site construction costs, telephone, electric, and gas services design fees, or design costs.

Please review the information contained in this letter and let us know if you have any questions, or if you need additional information.

BLAIR, CHURCH & FLYNN CONSULTING ENGINEERS



Lane R. Bader, PE  
Project Engineer

Attachments

Proposed Development Edgar Avenue, APN 487-042-13S  
JD Food

Engineer's Opinion of Probable Construction Cost - Preliminary Design Submittal

April 9, 2015

Item No.	Description	Quantity	Unit	Unit Cost	Extension
1	Asphalt Pavement Section (5.5" AC/6" AB, includes excavation)	16,320	sq ft	\$ 5.50	\$ 89,760.00
2	Concrete Curb & Gutter	480	ln ft	\$ 30.00	\$ 14,400.00
3	Concrete Sidewalk	3,840	sq ft	\$ 5.00	\$ 19,200.00
4	Street Lights	2	ea	\$ 5,500.00	\$ 11,000.00
5	10" PVC Waterline	2,000	ln ft	\$ 30.00	\$ 60,000.00
6	Domestic Water Service	1	ea	\$ 4,000.00	\$ 4,000.00
7	Irrigation Service	1	ea	\$ 4,000.00	\$ 4,000.00
8	Fire Water Service	1	ea	\$ 10,000.00	\$ 10,000.00
9	Fire Hydrant	7	ea	\$ 2,500.00	\$ 17,500.00
10	10" PVC Sewer Line	1,200	ln ft	\$ 28.00	\$ 33,600.00
11	Sewer Manholes	3	ea	\$ 3,500.00	\$ 10,500.00
12	Sewer Service Laterals	1	ea	\$ 500.00	\$ 500.00
13	Utility Line Trench Patch	1,800	lf	\$ 11.00	\$ 19,800.00
14	Gas Line Extension	1,140	ln ft	\$ 50.00	\$ 57,000.00
				<b>Subtotal Amount:</b>	<b>\$ 351,260.00</b>
				Contingencies (approx. 20%):	\$ 70,740.00
				<b>Total Construction Cost:</b>	<b>\$ 422,000.00</b>

**JD Food - Fresno, CA  
Development Fees**

**Edgar Avenue Site**

**April 8, 2015**

<b>ITEM NO.</b>	<b>DESCRIPTION</b>	<b>ESTIMATED QUANTITY</b>	<b>UNIT</b>	<b>ESTIMATE</b>	<b>EXTENSION</b>
<b><u>COMMUNITY DEVELOPMENT FEES</u></b>					
1	Site Plan Review	1	LS @	\$6,905.00 =	\$6,905.00
2	Parks Review	1	LS @	\$56.00 =	\$56.00
3	Fire Department Review	1	LS @	\$247.00 =	\$247.00
4	Police Department Review	1	LS @	\$210.00 =	\$210.00
5	Traffic Engineering	1	LS @	\$91.00 =	\$91.00
6	Fish and Game Fee	1	LS @	\$2,181.25 =	\$2,181.25
7	Environmental	1	LS @	\$8,722.00 =	\$8,722.00
8	City Filing Fee	1	LS @	\$55.00 =	\$55.00
9	County Filing Fee	1	LS @	\$50.00 =	\$50.00
10	Scanning	1	LS @	\$172.00 =	\$172.00
11	Traffic Signal Impact Fee	128	ADT @	\$47.12 =	\$6,031.36
12	Fire Impact fee (per 1,000 SF)	85	SF @	\$150.00 =	\$12,750.00
13	Police Impact Fee (per 1,000 SF)	85	SF @	\$422.00 =	\$35,870.00
14	Citywide Street Fee	5.40	AC @	\$2,541.00 =	\$13,721.40
15	SJVAPCD Mitigation Fee	1	LS @	\$20,000.00 =	\$20,000.00
16	Regional Transportation Management Fee	85,000	SF @	\$0.32 =	\$27,200.00
17	School Fees	85,000	SF @	\$0.51 =	\$43,350.00
<b>SUB-TOTAL COMMUNITY DEVELOPMENT FEES</b>					<b>\$177,612.01</b>
<b><u>BUILDING PERMIT FEES</u></b>					
1	Building Permit	1	LS @	\$6,000.00 =	\$6,000.00
2	Plan Check	1	LS @	\$8,900.00 =	\$8,900.00
3	Inspection Fee	1	LS @	\$7,700.00 =	\$7,700.00
4	Grading	1	LS @	\$1,000.00 =	\$1,000.00
5	Seismic	1	LS @	\$900.00 =	\$900.00
6	Health Dept	1	LS @	\$1,600.00 =	\$1,600.00
<b>SUB-TOTAL BUILDING PERMIT FEES</b>					<b>\$26,100.00</b>
<b><u>PUBLIC WORKS AND UTILITY FEES</u></b>					
1	Improvement Plan	1	LS @	\$5,000.00 =	\$5,000.00
2	Inspection, Street Work	1	LS @	\$7,500.00 =	\$13,500.00
3	Encroachment Permit	1	LS @	\$1,000.00 =	\$1,000.00
4	Oversized Sewer Charge	85000	SF @	\$0.05 =	\$4,250.00
5	Water Transmission Grid Main (TGM)	5.4	AC @	\$643.00 =	\$3,472.20
6	TGM Bond Debt	5.4	AC @	\$243.00 =	\$1,312.20
<b>SUB-TOTAL PUBLIC WORK AND UTILITY FEES</b>					<b>\$28,534.40</b>
<b>TOTAL CITY FEES</b>					<b>\$232,246.41</b>



EXHIBIT A

COMMERCE AVENUE

CHESTNUT AVENUE

DEARING AVENUE

JD FOOD PROPERTY  
APN 487-042-13S

EXISTING 10" WATER  
EXISTING 18" SEWER

PROPOSED GAS LINE

FIRE SERVICE  
IRRIGATION SERVICE  
WATER SERVICE  
SEWER SERVICE

EDGAR AVENUE

PROPOSED 10" WATER  
PROPOSED 10" SEWER

SCALE: 1"=200'