

Exhibit G



2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1026

Planning and Development Department
Jennifer K. Clark, AICP, Director

August 30, 2024

Please reply to:
Brittany Martin
(559) 621-8059

Dan Zack
Zack Urban Solutions
dan@zackurban.com
(Sent via email only)

SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. P23-03784 AND RELATED PLANNED DEVELOPMENT APPLICATION NO. P23-03785 FOR PROPERTY LOCATED AT 741 AND 705 WEST BELMONT AVENUES (APNS: 458-121-17 AND 458-121-19)

Dear Mr. Zack:

On August 30, 2024, the Planning and Development Director **approved Development Permit Application No. P23-03784**. This approval authorizes the establishment of a new kindergarten through eighth grade charter school campus consisting of four buildings totaling ±26,914 square feet with a ±12,735 square-foot overhang/patio area. Additional on and off-site improvements will also be provided which include, but are not limited to, new paving, a trash enclosure, landscaping, children’s play area, student drop off/pick up zone, bike rack, water feature, sidewalks, drive approaches, gates, fencing, utilities, and thirty-three (33) parking spaces. The new campus will be utilized by Golden Charter Academy and will have ±480 students and ±60 employees at maximum enrollment. There will be 21 classrooms which will be oriented along linear courtyards. The subject property is zoned NMX (*Neighborhood Mixed-Use*).

On August 30, 2024, the Planning and Development Director also **approved related Planned Development Permit Application No. P23-03785**. The related Planned Development Permit component was filed concurrently to modify multiple development standards of the Fresno Municipal Code to create an enhanced and innovative design for the school campus. This approval authorizes the modification of development standards in accordance with FMC Sections 15-1103, 15-1104, 15-1105, and 15-2305. The requested development standard modifications pertain to setbacks, façade design requirements, site design development standards, and the required landscape buffer.

The proposed project was determined to be exempt from the California Environmental Quality Act (CEQA) by the Planning and Development Department on August 13, 2024, through Sections 15332/Class 32 (In-Fill Development) Categorical Exemption.

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required before issuance of building permits or final inspection:

Planner to check when completed	
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<input data-bbox="110 247 199 317" type="checkbox"/>	1.	Development and operations shall take place in accordance with Exhibits A-1 and L-1 dated May 31, 2024, Exhibits E-1 to E-12, F-1 to F-9, and O-1 to O-4 dated January 18, 2024. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record before issuance of building permits (see directions below).
<input data-bbox="110 390 199 459" type="checkbox"/>	2.	The project is on two separate parcels and will be subject to a parcel merger. A completed parcel merger shall be required prior to the issuance of Building Permits.
<input data-bbox="110 606 199 676" type="checkbox"/>	3.	Landscaping and irrigation shall be installed and maintained in accordance with provisions and standards of Article 23 of the Fresno Municipal Code. <ul style="list-style-type: none"> • Prior to final inspection, a written certification, signed by a landscape professional approved by the Planning and Development Department Director, shall be submitted stating that the required landscaping and irrigation system have been installed in accordance with the landscaping and irrigation plans approved by the Planning Division Include this note on the site and landscape plans.
<input data-bbox="110 825 199 894" type="checkbox"/>	4.	Parking shall be developed and maintained in accordance with the provisions of Article 24 of the Citywide Development Code and the City of Fresno Parking Manual.
<input data-bbox="110 947 199 1016" type="checkbox"/>	5.	On-site signs shall strictly adhere to the requirements of the Fresno Municipal Code and adopted plans and policies. Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.
<input data-bbox="110 1346 199 1415" type="checkbox"/>	6.	<p>Addressing: The 'Official Address' assigned to the site is 452 North Pacific Avenue. Tentative addresses for the individual buildings are included in the attached document. Please notify the staff planner once the Voluntary Parcel Merger for your project is completed and confirm that the tentative addresses align with your building plans. Additionally, please update the exhibits to reflect the new official address and ensure that all Building Permits for the project are revised to include this address.</p> <p>Should your project undergo changes requiring an updated address plan, please reach out to the staff planner.</p> <p>Please note, only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.</p>

PART B – OTHER AGENCY COMMENTS AND CONDITIONS REQUIREMENTS

Planner to check when completed.

<input data-bbox="110 1904 199 1974" type="checkbox"/>	1.	<p>Air Pollution Control District: Comply with the requirements outlined in the attached air district letter dated February 1, 2024.</p>
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<input data-bbox="110 226 199 296" type="checkbox"/>	2.	Airports: Airspace Protection <ul style="list-style-type: none"> • Airspace review required for any objects (temporary or permanent) over 100 feet tall.
<input data-bbox="110 604 199 674" type="checkbox"/>	3.	Building and Safety Division: The items below require a separate process with additional fees and timelines, in addition to the Development Permit Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division. 1) Building, Grading and Utility plans are required to be submitted to the Building and Safety Services Division for approval permits for the proposed project. a) All construction documents shall be designed, stamped, and signed by a licensed architect/engineer. b) Provide a complete code analysis for all proposed buildings within the construction documents. c) The proposed buildings shall meet all the requirements of CBC section 452.
<input data-bbox="110 951 199 1020" type="checkbox"/>	4.	Department of Public Utilities (Sewer, Solid Waste, Water): Please reference the attached memorandum dated February 16, 2024.
<input data-bbox="110 1073 199 1142" type="checkbox"/>	5.	Fire Department: Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection.
<input data-bbox="110 1232 199 1302" type="checkbox"/>	6.	Historic Preservation: This item has been discussed in the Historic Preservation Commission meeting on July 24, 2023. It was found that the existing building is not eligible for Fresno's Local Register of historic places
<input data-bbox="110 1392 199 1461" type="checkbox"/>	7.	Flood Control: Comply with the attached Notice of Requirements submitted by the Fresno Metropolitan Flood Control District dated February 6, 2024. Pay the NOR Review fee and Grading Plan Review fee prior to the issuance of building permits.
<input data-bbox="110 1551 199 1621" type="checkbox"/>	8.	Traffic Planning: See Public Works, Land Planning Section REVISED conditions of approval, in the record attachments. For questions, please contact Braulio Flores at Braulio.Flores@fresno.gov or at (559) 621-8806.
<input data-bbox="110 1703 199 1772" type="checkbox"/>	9.	Public Works Engineering: See Public Works, Traffic Planning's Conditions of Approval for street tree requirements.
<input data-bbox="110 1841 199 1911" type="checkbox"/>	10.	Public Works – CFD: If development is required to install pedestrian-oriented lighting, CFD annexation will be applicable. See Public Works, Traffic Planning's Conditions of Approval for maintenance requirements.

	<p>10. Fresno County Environmental Health: Recommended Conditions of Approval:</p> <ul style="list-style-type: none">• Concurrent to submitting plans to the State Architect, the applicant shall also submit complete food facility plans and specifications to the Fresno County Department of Public Health Department, Environmental Health Division for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.• Prior to cafeteria/food service operations, the applicant will be required to obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.• Applicants proposing to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (http://cers.calepa.ca.gov/). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.• The proposed project has the potential to expose nearby residents to elevated noise levels. It is recommended that the city require a noise study to offer potential mitigation measures to residential homes abutting the project. Consideration should be given to your city's municipal code.• 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.• Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information. <p>The following comments pertain to the demolition of any existing structure(s):</p> <ul style="list-style-type: none">• Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vectors to adjacent properties.• In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
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		<ul style="list-style-type: none"> • If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information. • If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to demolishing work the contractor should contact the following agencies for current regulations and requirements: California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (560) 620-5600. United States Environmental Protection Agency, Region 9, at (415) 947-8000. State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
<input type="checkbox"/>	11.	Fresno Irrigation District: Comply with the requirements listed in the attached letter dated February 9, 2024.
<input type="checkbox"/>	12.	PG&E: Comply with the requirements listed in the attached letter dated February 6, 2024.
<input type="checkbox"/>	13.	Fresno Unified School District: Comply with the requirements listed in the attached letter dated January 19, 2024.
<input type="checkbox"/>	14.	Long Range Planning: Property is located in an area with a recently adopted plan [Downtown Neighborhood Community Plan] Please see www.fresno.gov/downtownplan for more information.
<input type="checkbox"/>	15.	Department of Public Works (TIS): See attached TIS 24-002 P23-03784 P23-03785 Letter dated May 31, 2024.
<input type="checkbox"/>	16.	Land Division Impact Fees: Please reference the attached memorandum dated February 2, 2024.

PART C - OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a) Development shall take place in accordance with the policies of the Fresno General Plan, Downtown Neighborhoods Community Plan, and the Neighborhood Mixed-Use planned land use designation.
- b) Development shall take place in accordance with the NMX (*Neighborhood Mixed-Use*) zone districts, and all other applicable sections of the Citywide Development Code, Chapter 15 of the Fresno Municipal Code (FMC) except as modified by the related Planned Development Permit Application No. P23-03785.
- c) Comply with the operational statement submitted for the proposed project dated January 18, 2024, and the Planned Development Supplemental Information. Development shall take place in accordance with the attached "General Notes and Requirements for Entitlement Applications" if applicable.

- d) Property development standards and operational conditions are contained in Articles 11 (*Mixed-Use Districts*), 20 (*General Site Requirements*), 23 (*Landscape*), 24 (*Parking and Loading*), and 25 (*Performance Standards*). Any project revisions, development and operation must comply with these property development standards and operational conditions.
- e) Development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.

PART D - MISCELLANEOUS REQUIREMENTS

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

APPEALS

A notice indicating the Planning and Development Director's intended approval of this project was mailed to nearby property owners on March 21, 2024, which commenced a 10-day comment period. Two comments were received, and the Director approved the project on August 30, 2024. This commences a 15-day appeal period. Should an appeal be received, it shall be scheduled to be heard before the Planning Commission.

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

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

If you wish to appeal the decision, a written request must be received by the Planning and Development Department by September 16, 2024. The written request should be addressed to Jennifer K. Clark, Director, and the project planner identified below, and include the application number referenced above. Please submit the request in writing (mail or email to publiccommentsplanning@fresno.gov and CC the planner listed below) to the Planner by the date noted above. An \$1002.32 fee applies to an appeal by an applicant. **The fee is required prior to accepting the appeal, as required by Section 15-5017-A.1 of the FMC and established by the Master Fee Schedule.**

COMPLIANCE REVIEW PROCESS

Please Note: To complete the compliance review process for building permits relative to planning and zoning issues, **please upload electronic PDF copies of the corrected, final site plan, elevations, landscape, and irrigation plans, operational statement, any fees and title reports for required covenants, and any required studies or analyses into the compliance record for final review and approval into the compliance record at least 15 days before applying for building permits.**

The compliance record for the application is **P24-03150**. These documents can be uploaded electronically to the citizen access portal at [Accela Citizen Access](#). Contact Planner once any corrected exhibits are uploaded. It may be necessary to resubmit these "corrected exhibits" a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the "corrected exhibits" are approved by the Planning and Development Department, please place these exhibits in the plan check set and contact Brittany Martin at Brittany.Martin@fresno.gov to coordinate final approval with Public Works Traffic Land Planning Division and Planning. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Planning and Development Department has a final signed-off copy of the site plan.

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

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by **August 30, 2027** (three years from the date of approval), pursuant to FMC Section 15-5013. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

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

Sincerely,

Brittany Martin

Brittany Martin, Planner II
Planning and Development Department

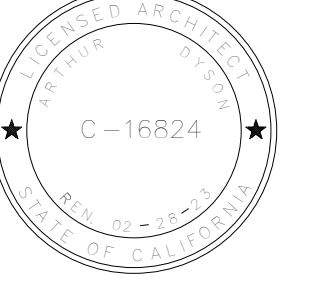
Enclosures: Exhibits A-1 and L-1 dated May 31, 2024, Exhibits E-1 to E-12, F-1 to F-9, and O-1 to O-4 dated January 18, 2024;
Address Plan dated August 23, 2024;
FMFCD Notice of Requirements (NOR) dated February 6, 2024;
PG&E Letter dated February 6, 2024;
PW, Land Division Development and Impact Fee Estimate dated February 2, 2024;
FID memorandum dated February 9, 2024;
FUSD Letter dated January 19, 2024;
PW Traffic Planning Conditions of Approval dated August 23, 2024;
PW, Traffic Planning's redlined Exhibit CP1, dated June 20, 2024;
Public Utilities, (Sewer, Solid Waste, Water) memorandum dated February 16, 2024;
Department of Public Works (TIS) Letter dated May 31, 2024;
SJVAPCD memorandum dated February 1, 2024;
City of Fresno Parking Manual;
General Notes and Requirements;

REVISIONS	BY



Arthur Dyson F.A.I.A.
 Architect C-16824
 Douglas K. Janzen R.A.
 Architect C-14260

Dyson Janzen
 Architects, Inc.
 1295 N. Wishon Ave., Suite 101
 Fresno, CA 93728
 Phone 559.491.6370
 Fax 559.486.4999
 Web: dysonjanzen.com



Golden Charter Academy
 741 W Belmont Ave., Fresno, CA 93728

BUILDING 'A' EXTERIOR ELEVATIONS

Date: 06/05/23
 Scale: 1/8" = 1'-0"
 Drawn: BR/MR
 Job: 11901
 Sheet Number: **A-501**

EXTERIOR ELEVATION KEYNOTES

- 1 WALL (CEMENT PLASTER)
- 2 ROOF
- 3 FASCIA
- 4 STAINLESS STEEL HEADER
- 5 HOLLOW METAL DOOR, SEE DOOR SCHEDULE
- 6 GLASS DOOR, SEE DOOR SCHEDULE
- 7 GARAGE DOOR, SEE DOOR SCHEDULE
- 8 9" CIRCULAR WINDOW, SEE WINDOW ELEVATIONS
- 9 WINDOW, SEE WINDOW ELEVATIONS
- 10 STORE FRONT SYSTEM, SEE WINDOW ELEVATIONS
- 11 LOW WALL
- 12 OPERABLE LOUVERS
- 13 INOPERABLE LOUVERS
- 14 FENCING
- 15 SIGNAGE, SEE SIGNAGE DETAILS
- 16 RECESSED WALL SIGNAGE
- 17 CRICKET
- 18 HI-LO DRINKING & BOTTLE FILLING STATION

Please add the following to the sign keynotes: Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing.
 Depict location of fencing.

1. Depict all wall-mounted equipment (i.e., lights, gutters, downspouts, etc.) and all mechanical and electrical equipment and how it will be screened from the public right of way (i.e., HVAC units, meters, etc.) for each proposed building.

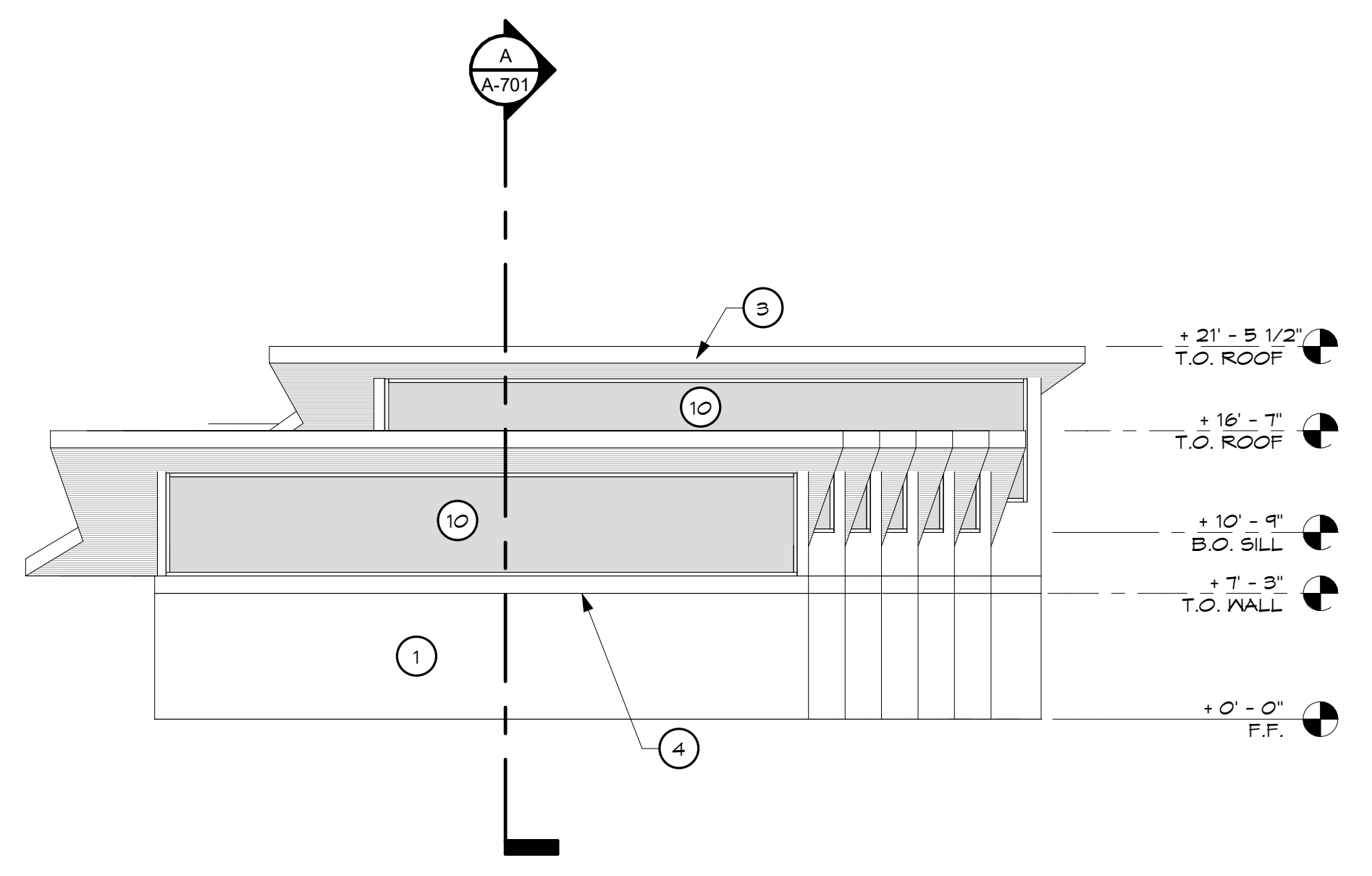
Please note, all exterior mechanical and electrical equipment must be screened or integrated into building designs to ensure it is not visible from major streets, highways, passenger railways, or adjacent Residential Districts. Fire sprinkler risers should be installed indoors whenever feasible to avoid visibility from major streets. If an exterior location is necessary, a minimum three-foot clearance must be maintained between the screening materials and the riser. Alarm bells and fire department connections must be installed in a manner that ensures they are visible from the street.

1. Provide elevations for proposed pedestrian-scaled streetlights per Planned Development Permit No. P23-03785.
2. Provide elevations of trash enclosure, enclosures shall be constructed per city standards.

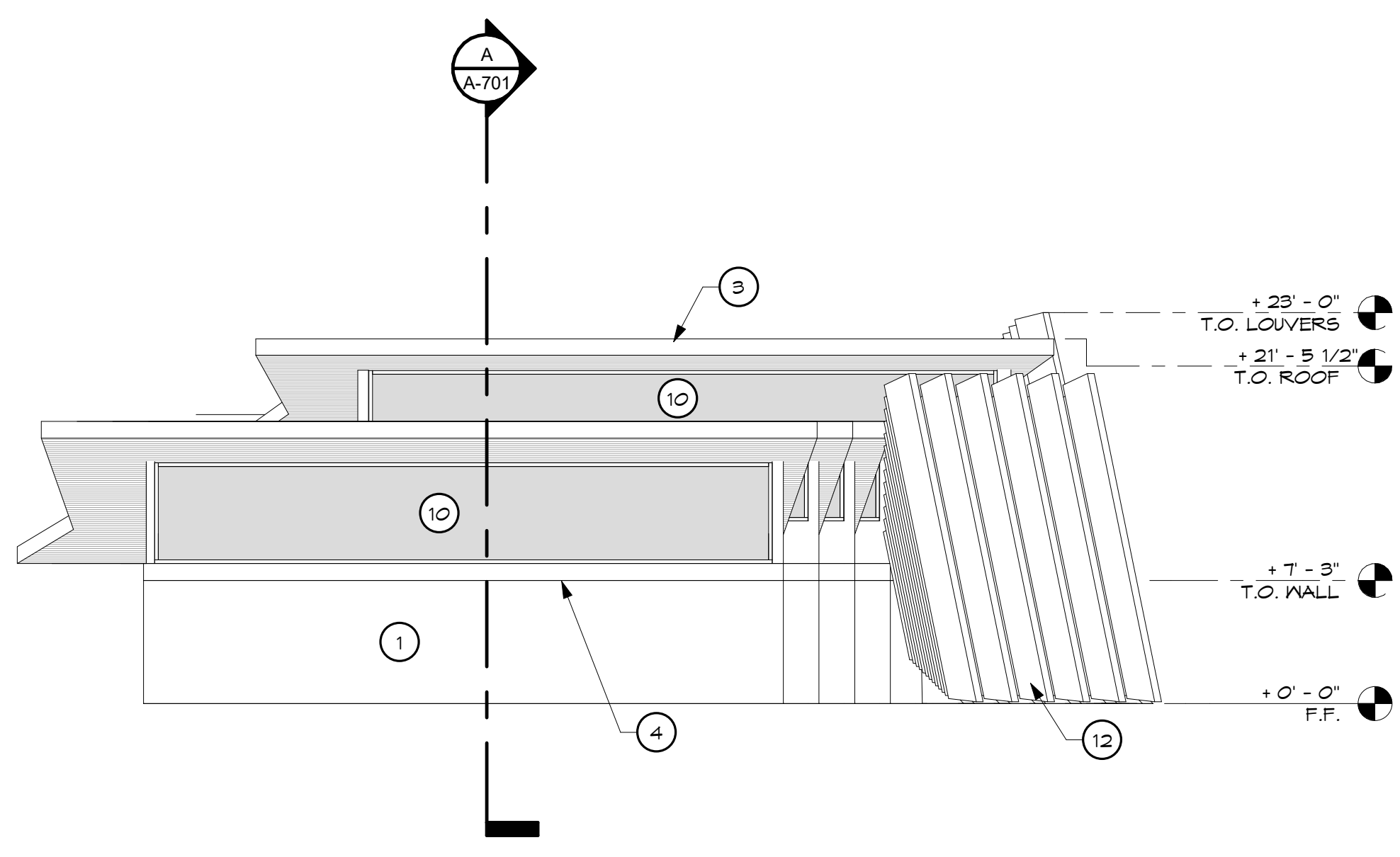
FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.
 Depict lighting.

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 Depict lighting.

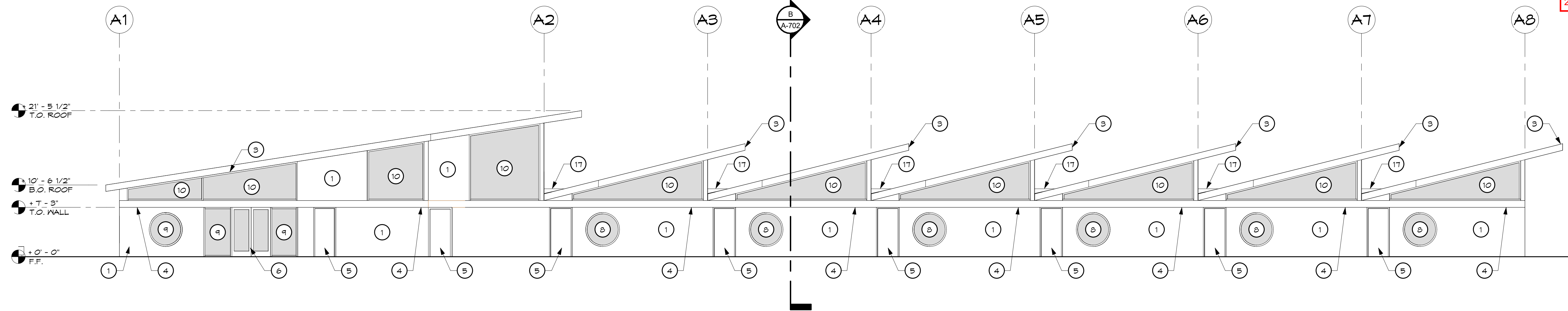
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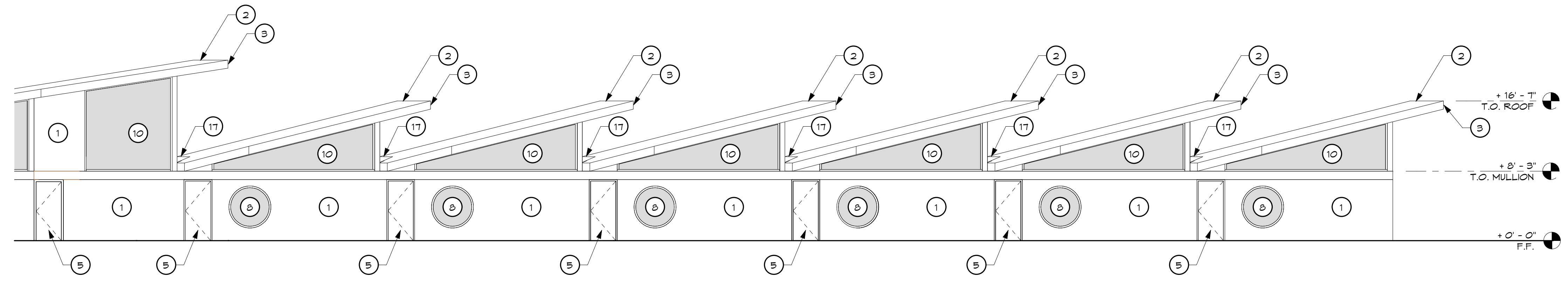
2 BUILDING 'A' NORTH ELEVATION W/O LOUVERS
 1/8" = 1'-0"



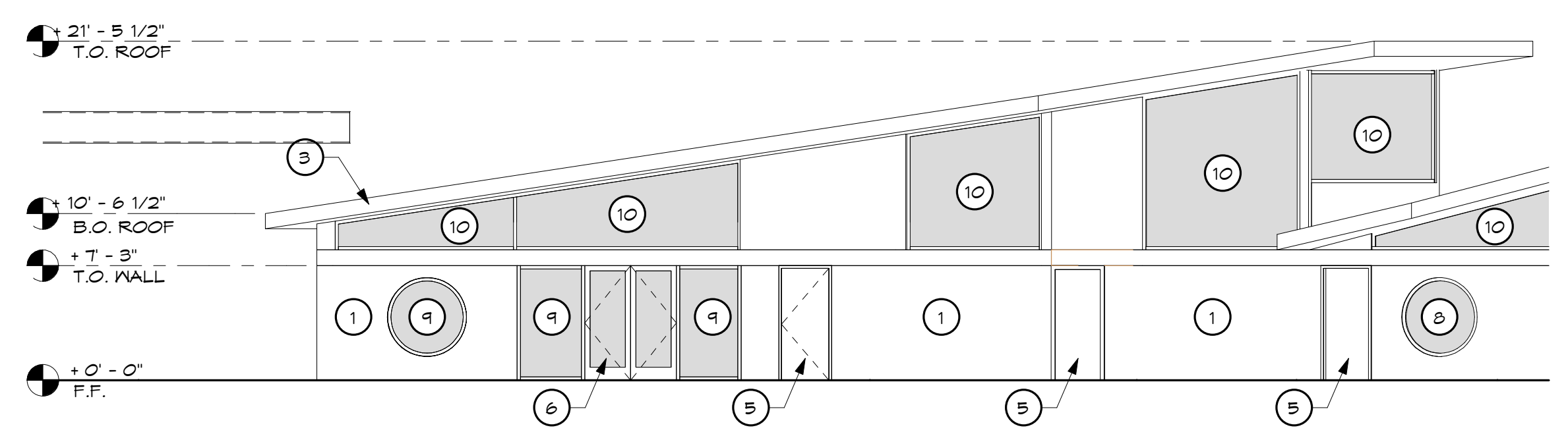
1 BUILDING 'A' NORTH ELEVATION
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3 BUILDING 'A' EAST ELEVATION
 1/8" = 1'-0"



5 BUILDING 'A' EAST ELEVATION PARALLEL 2
 1/8" = 1'-0"



4 BUILDING 'A' EAST ELEVATION PARALLEL 1
 1/8" = 1'-0"

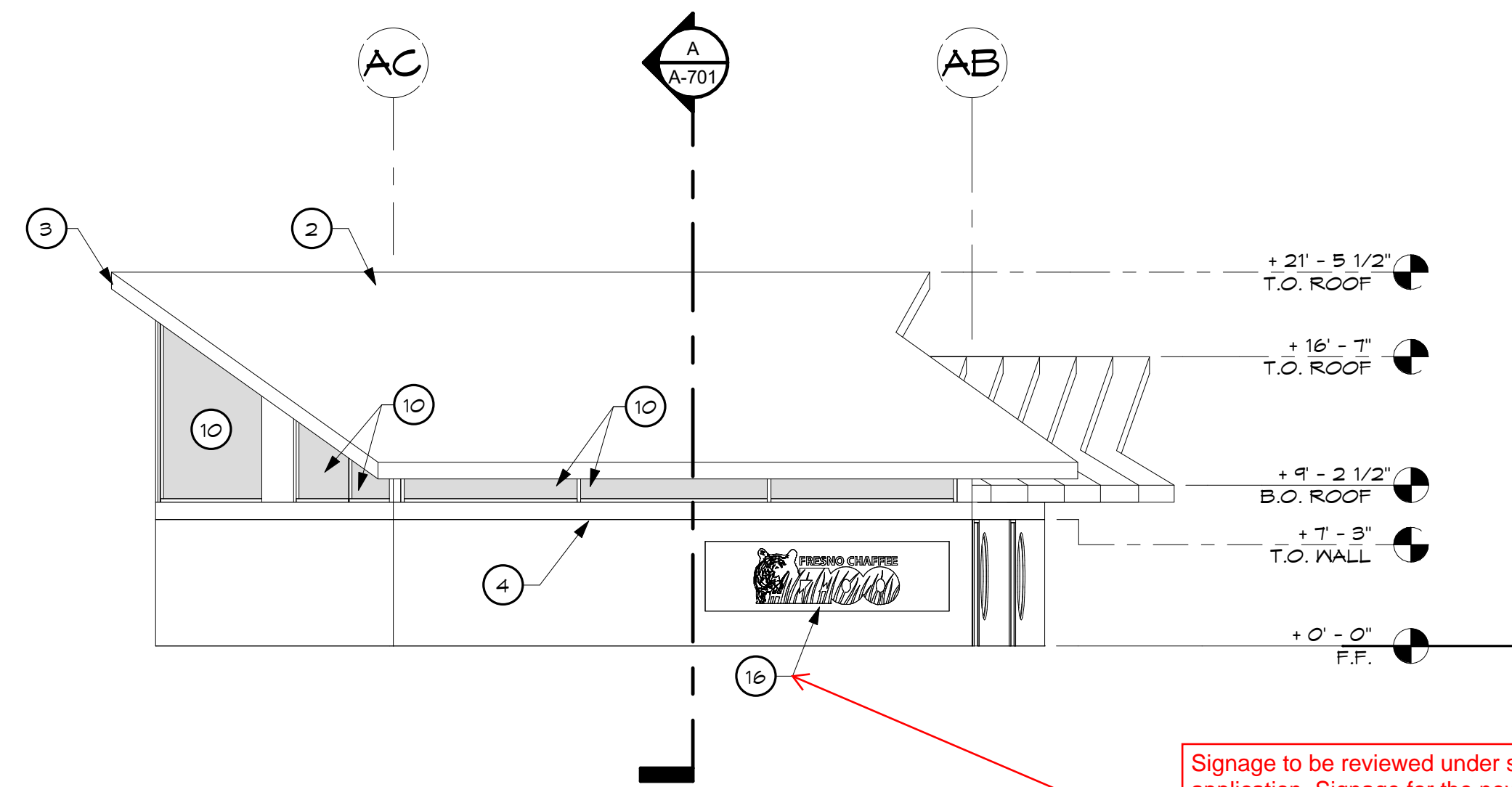
APPL. NO. P23-03784 EXHIBIT E-1 DATE 1/18/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

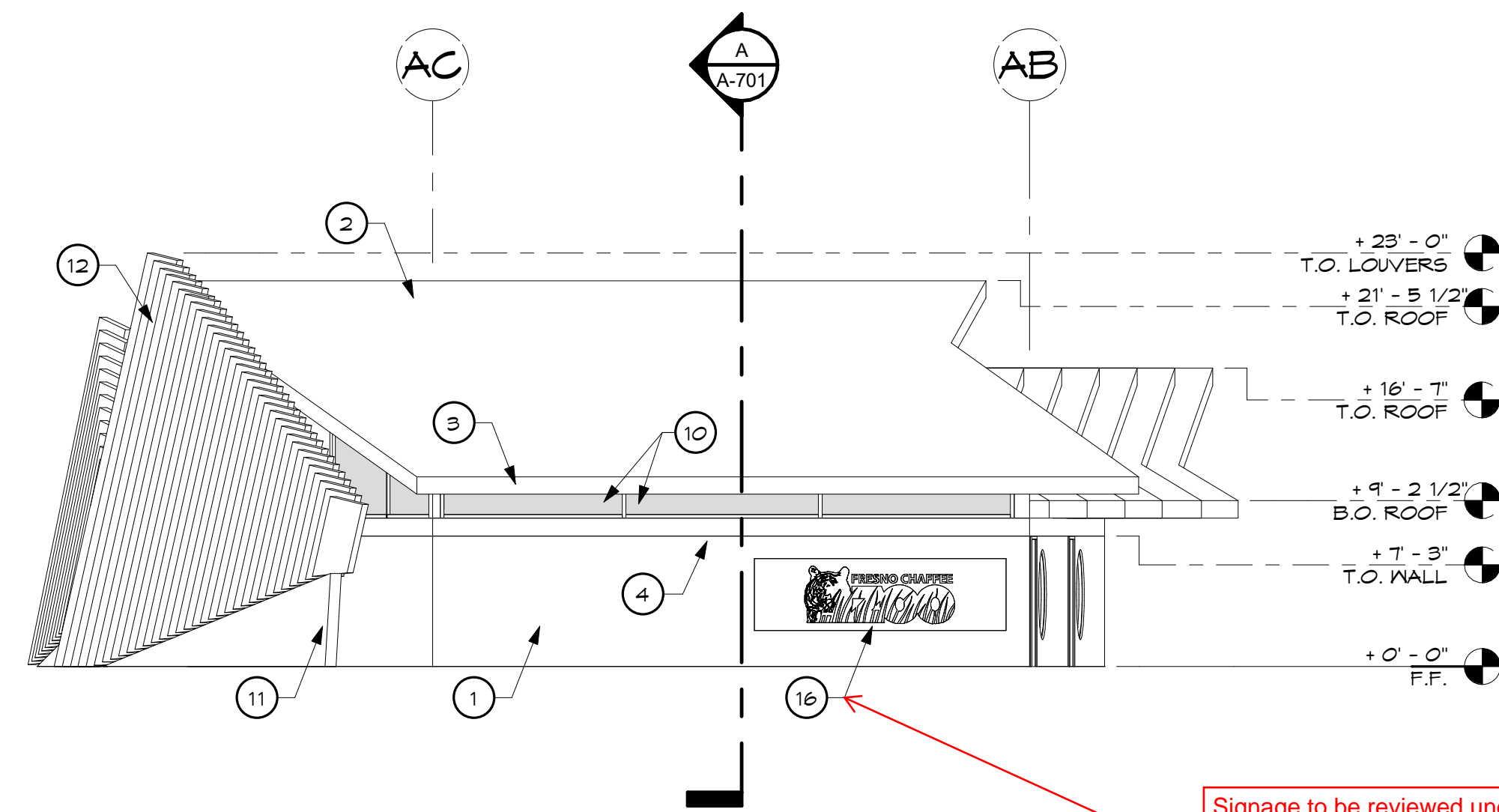
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



2 BUILDING 'A' SOUTH ELEVATION W/O LOUVERS
1/8" = 1'-0"

Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.



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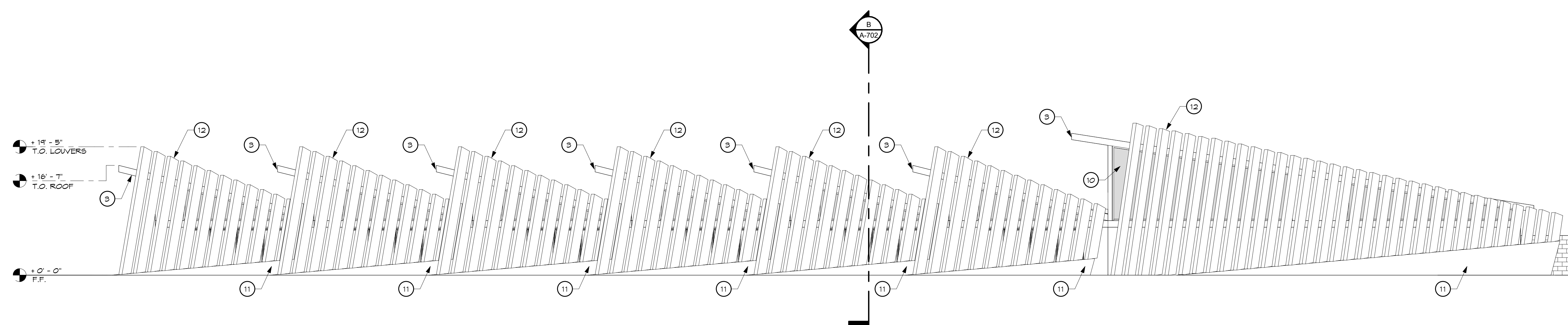
Provide type and height of fencing. Depict location of fencing.

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

EXTERIOR ELEVATION KEYNOTES

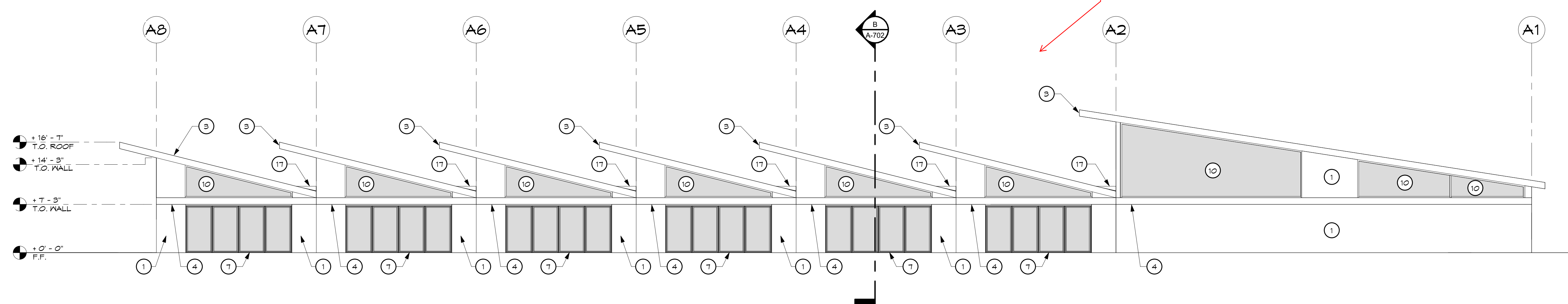
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- 9 WINDOW, SEE WINDOW ELEVATIONS
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- 15 SIGNAGE, SEE SIGNAGE DETAILS
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3 BUILDING 'A' WEST ELEVATION
1/8" = 1'-0"

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.



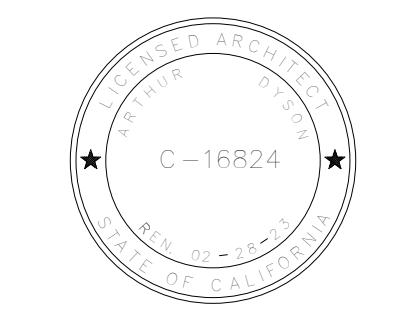
4 BUILDING 'A' WEST ELEVATION W/O LOUVERS
1/8" = 1'-0"

APPL. NO. P23-03784 EXHIBIT E-2 DATE 1/18/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

REVISIONS	BY



Arthur Dyson F.A.I.A.
 Architect C-16824
 Douglas K. Janzen R.A.
 Architect C-14260
 Dyson Janzen Architects, Inc.
 1295 N. Wishon Ave., Suite 101
 Fresno, CA 93728
 Phone 559.491.6370
 Fax 559.486.4999
 Web dysonjanzen.com



Golden Charter Academy
 741 W Belmont Ave., Fresno, CA 93728

BUILDING 'A' EXTERIOR ELEVATIONS

Date:	01/03/23
Scale:	1/8" = 1'-0"
Drawn:	Author
Job:	11901
Sheet Number:	

A-502

REVISIONS	BY

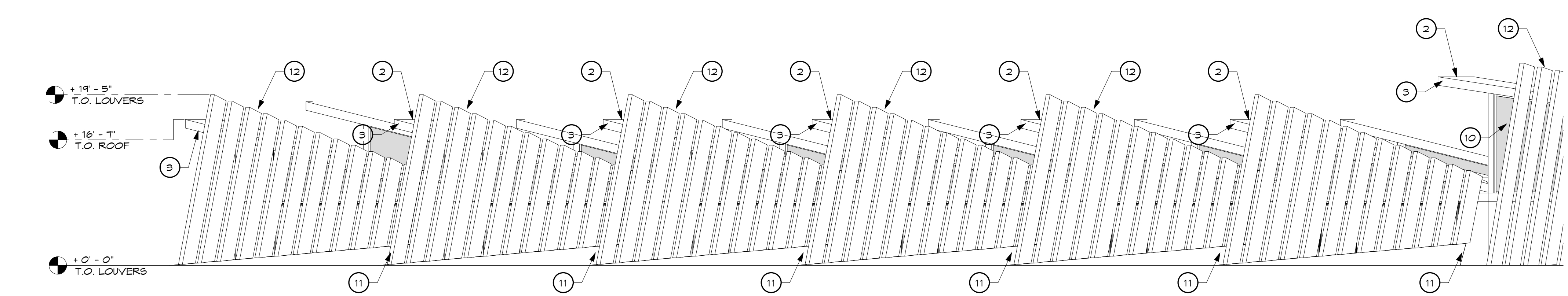
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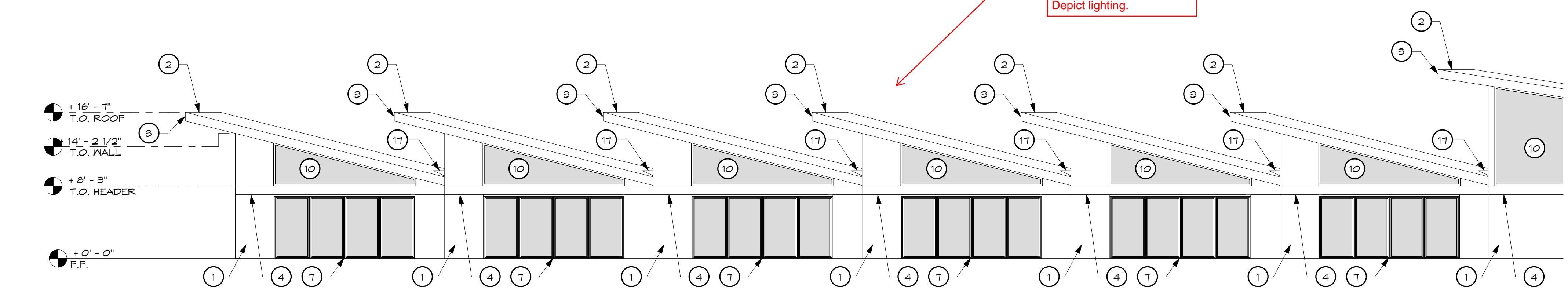
Please add the following to the sign keynotes: Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.

Provide type and height of fencing. Depict location of fencing.



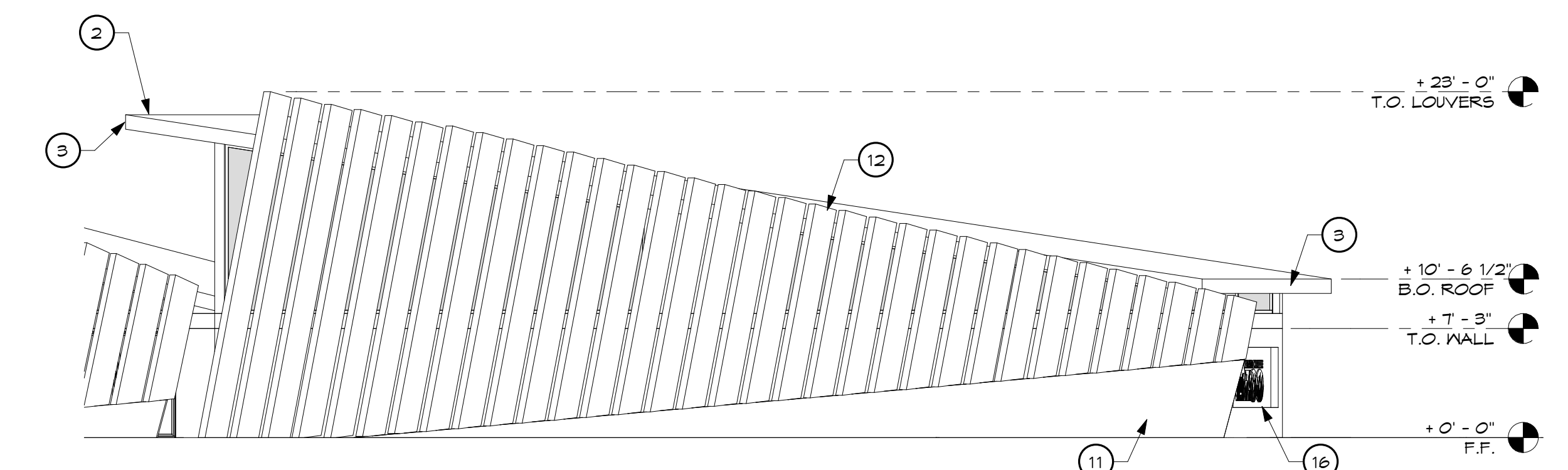
1 BUILDING 'A' WEST ELEVATION PARALLEL 1
1/8" = 1'-0"

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.



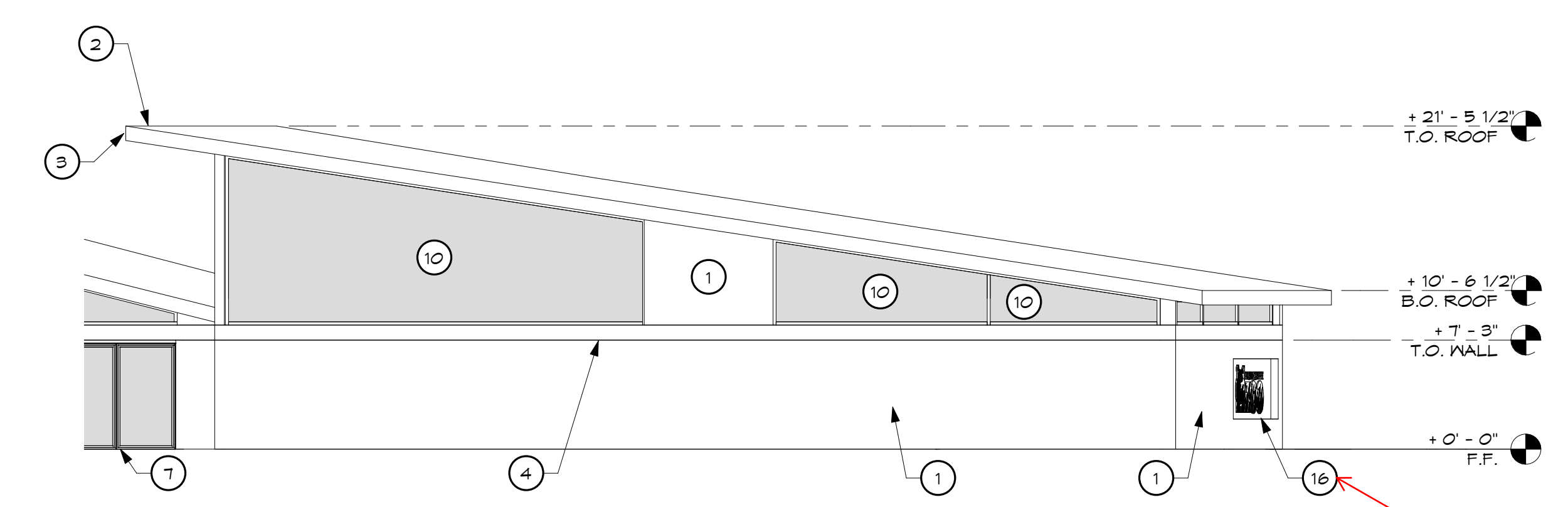
2 BUILDING 'A' WEST ELEVATION PARALLEL 1 W/O LOUVERS
1/8" = 1'-0"

APPL. NO. P23-03784 EXHIBIT E-3 DATE 1/18/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



3 BUILDING 'A' WEST ELEVATION PARALLEL 2
1/8" = 1'-0"

Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.

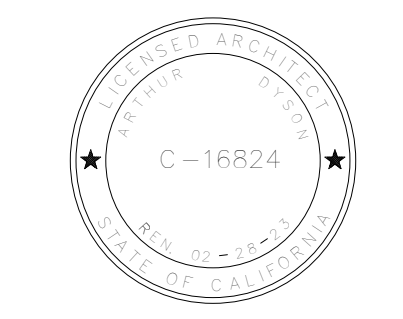


4 BUILDING 'A' WEST ELEVATION PARALLEL 2 W/O LOUVERS
1/8" = 1'-0"

Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.



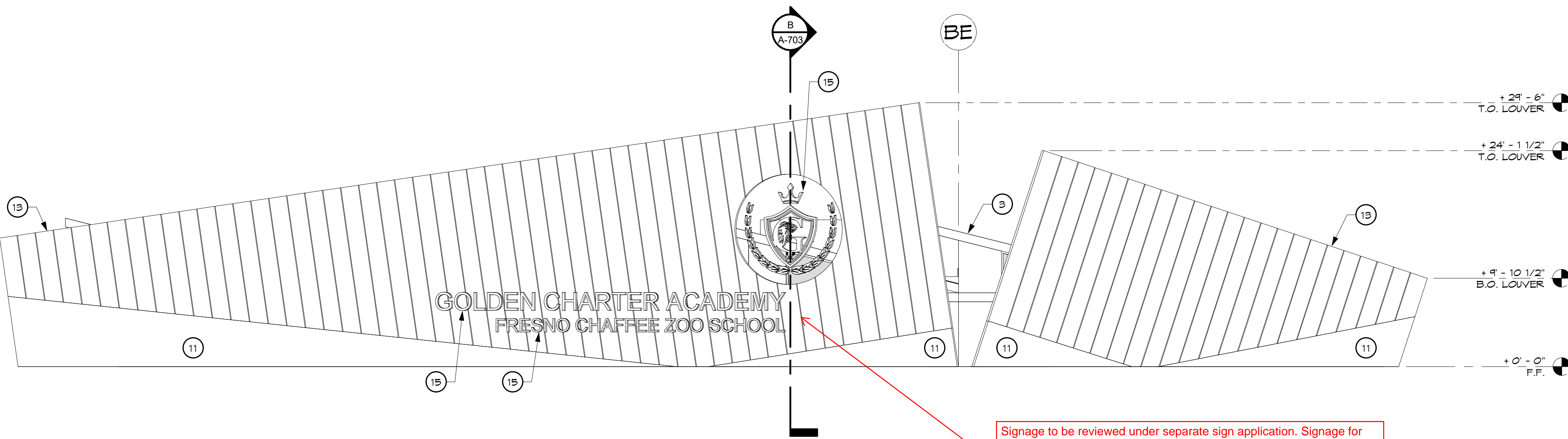
Arthur Dyson F.A.I.A.
 Architect C-16824
 Douglas K. Janzen R.A.
 Architect C-14260
 Dyson Janzen Architects, Inc.
 1295 N. Wishon Ave., Suite 101
 Fresno, CA 93728
 Phone 559.491.8370
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 Web dysonjanzen.com



Golden Charter Academy
 741 W Belmont Ave., Fresno, CA 93728

BUILDING 'A' EXTERIOR ELEVATIONS

Date: 01/03/23
 Scale: 1/8" = 1'-0"
 Drawn: Author
 Job: 11901
 Sheet Number



Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

EXTERIOR ELEVATION KEYNOTES

- 1 WALL (CEMENT PLASTER)
- 2 ROOF
- 3 FASCIA
- 4 STAINLESS STEEL HEADER
- 5 HOLLOW METAL DOOR, SEE DOOR SCHEDULE
- 6 GLASS DOOR, SEE DOOR SCHEDULE
- 7 GARAGE DOOR, SEE DOOR SCHEDULE
- 8 9' CIRCULAR WINDOW, SEE WINDOW ELEVATIONS
- 9 WINDOW, SEE WINDOW ELEVATIONS
- 10 STORE FRONT SYSTEM, SEE WINDOW ELEVATIONS
- 11 LON WALL
- 12 OPERABLE LOUVERS
- 13 INOPERABLE LOUVERS
- 14 FENCING
- 15 SIGNAGE, SEE SIGNAGE DETAILS
- 16 RECESSED WALL SIGNAGE
- 17 CRICKET
- 18 HI-LO DRINKING & BOTTLE FILLING STATION

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Provide type and height of fencing. Depict location of fencing.

APPL. NO. P23-03784 EXHIBIT E-4 DATE 1/18/2024

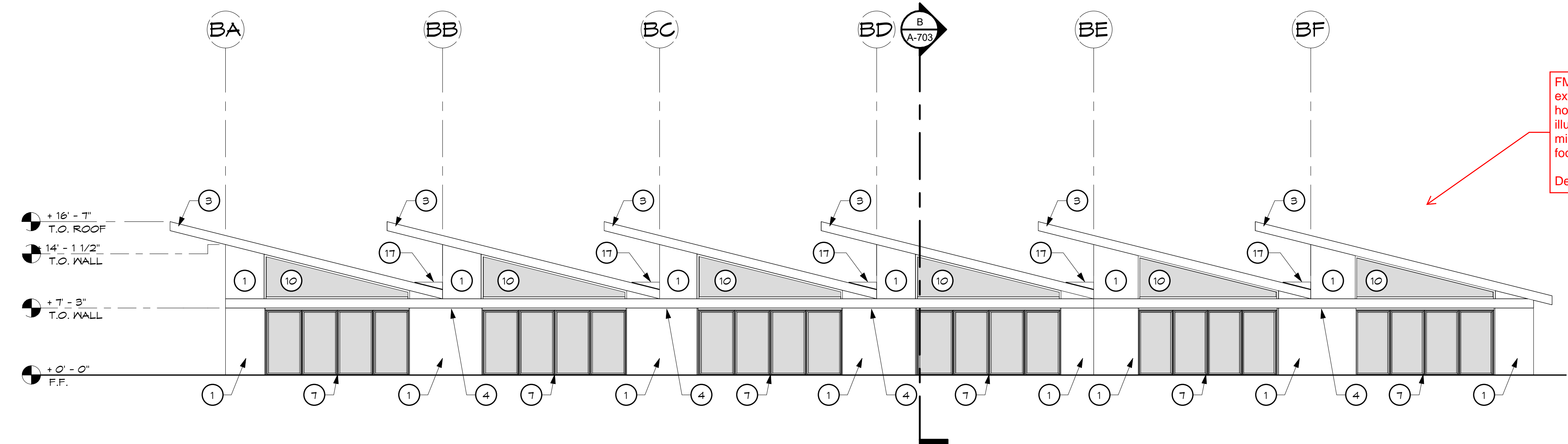
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

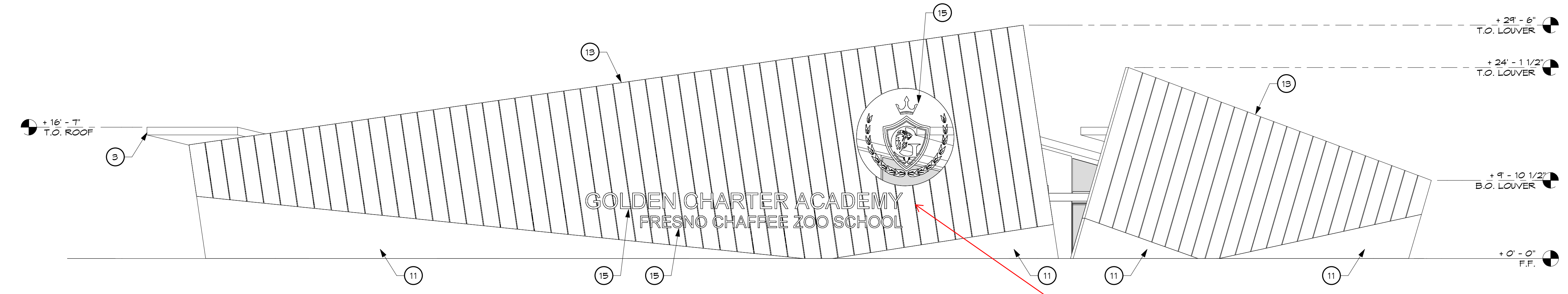
CITY OF FRESNO DARM DEPT

2 BUILDING 'B' NORTH ELEVATION
1/8" = 1'-0"



FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.

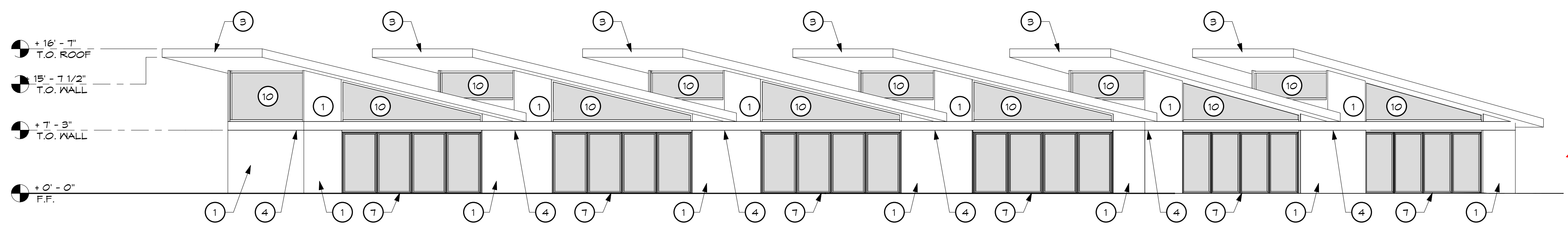
1 BUILDING 'B' NORTH ELEVATION W/O LOUVERS
1/8" = 1'-0"



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FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.

3 BUILDING 'B' NORTH ELEVATION PARALLEL 1
1/8" = 1'-0"



4 BUILDING 'B' NORTH ELEVATION PARALLEL 1 W/O LOUVERS
1/8" = 1'-0"

REVISIONS	BY



Dyson & Janzen
Architects, Inc.
Architecture
Planning
Interiors

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Architect C-16824
Douglas K. Janzen R.A.
Architect C-14260

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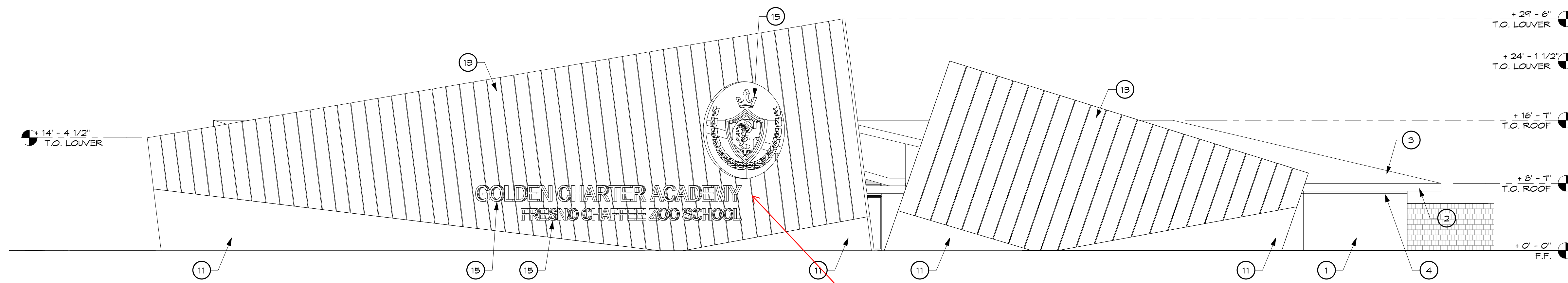


Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

BUILDING 'B' EXTERIOR ELEVATIONS

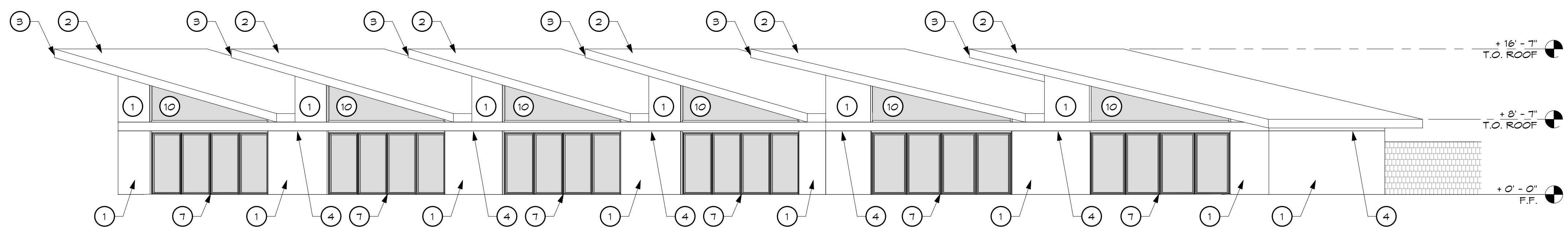
Date:	06/05/23
Scale:	1/8" = 1'-0"
Drawn:	BR/MR
Job:	11901
Sheet Number:	A-504

REVISIONS	BY

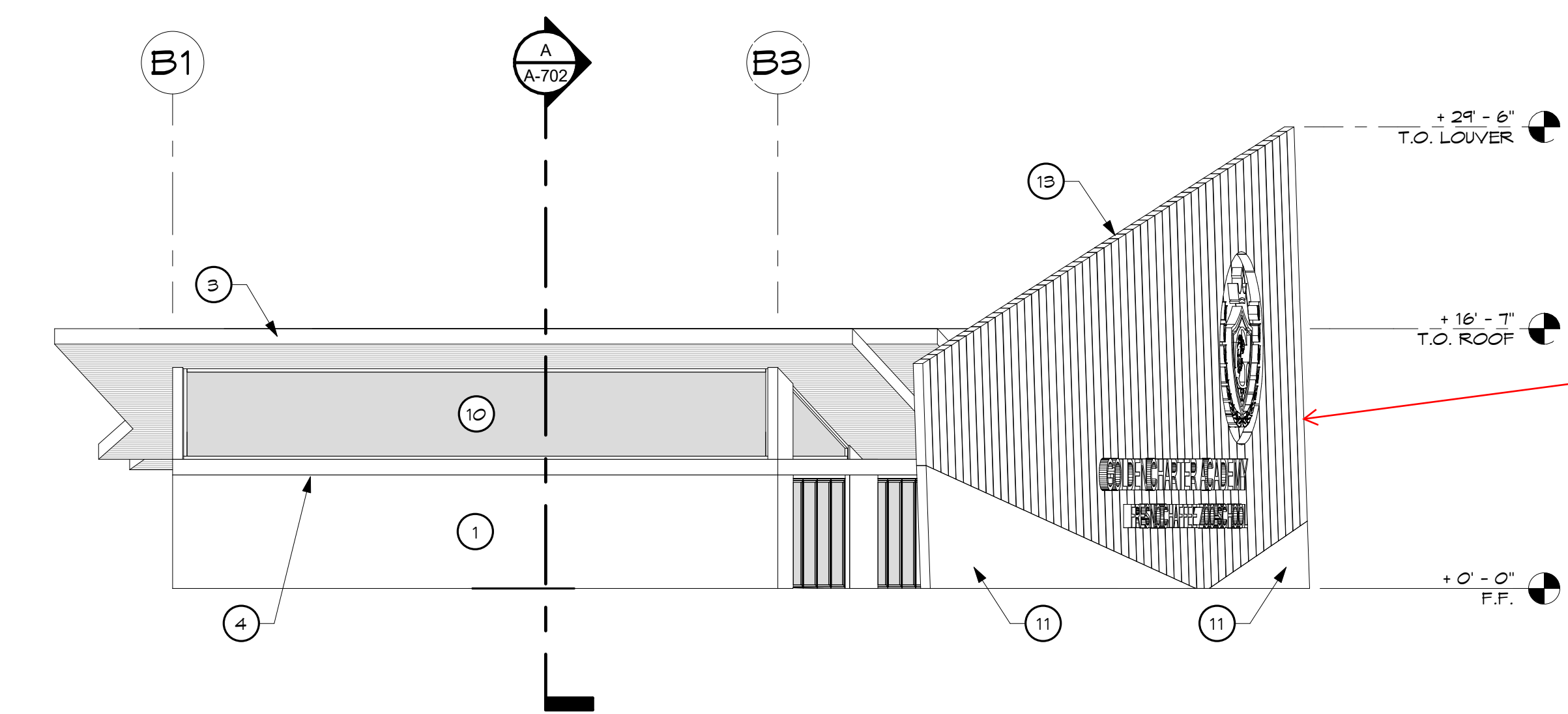


1 BUILDING 'B' NORTH ELEVATION PARALLEL 2
1/8" = 1'-0"

Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.



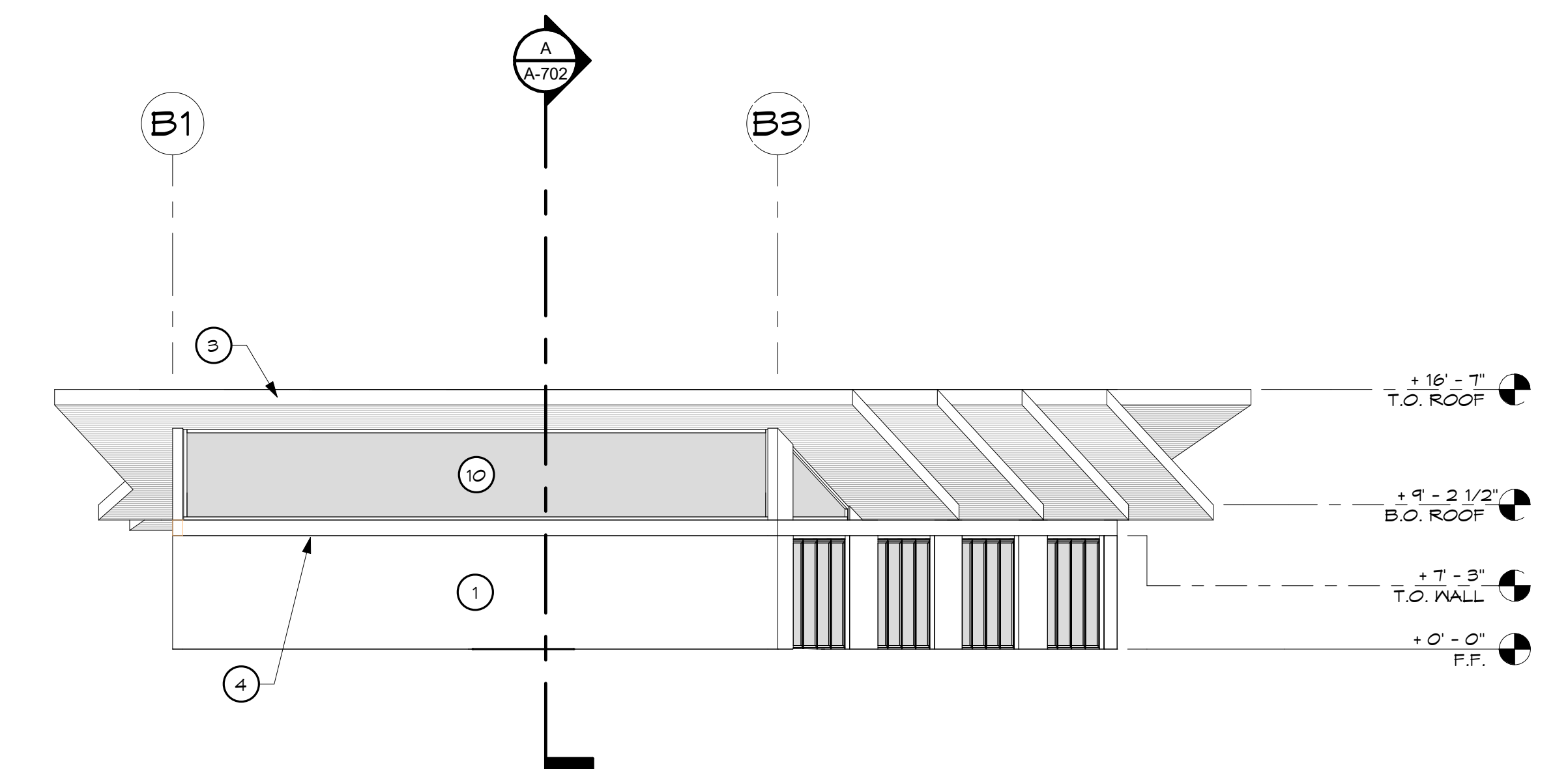
2 BUILDING 'B' NORTH ELEVATION PARALLEL 2 W/O LOUVERS
1/8" = 1'-0"



3 BUILDING 'B' EAST ELEVATION
1/8" = 1'-0"

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.

Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.



4 BUILDING 'B' EAST ELEVATION W/O LOUVERS
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1 WALL (CEMENT PLASTER)
- 2 ROOF
- 3 FASCIA
- 4 STAINLESS STEEL HEADER
- 5 HOLLOW METAL DOOR, SEE DOOR SCHEDULE
- 6 GLASS DOOR, SEE DOOR SCHEDULE
- 7 GARAGE DOOR, SEE DOOR SCHEDULE
- 8 5' CIRCULAR WINDOW, SEE WINDOW ELEVATIONS
- 9 WINDOW, SEE WINDOW ELEVATIONS
- 10 STORE FRONT SYSTEM, SEE WINDOW ELEVATIONS
- 11 LOW WALL
- 12 OPERABLE LOUVERS
- 13 INOPERABLE LOUVERS
- 14 FENCING
- 15 SIGNAGE, SEE SIGNAGE DETAILS
- 16 RECESSED WALL SIGNAGE
- 17 CRICKET
- 18 HI-LO DRINKING & BOTTLE FILLING STATION

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing. Depict location of fencing.

Please add the following to the sign keynotes: Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.

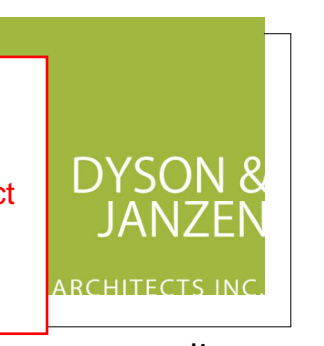
APPL. NO. P23-03784 EXHIBIT E-5 DATE 1/18/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



Arthur Dyson F.A.I.A.
Architect C-16824
Douglas K. Janzen R.A.
Architect C-14260

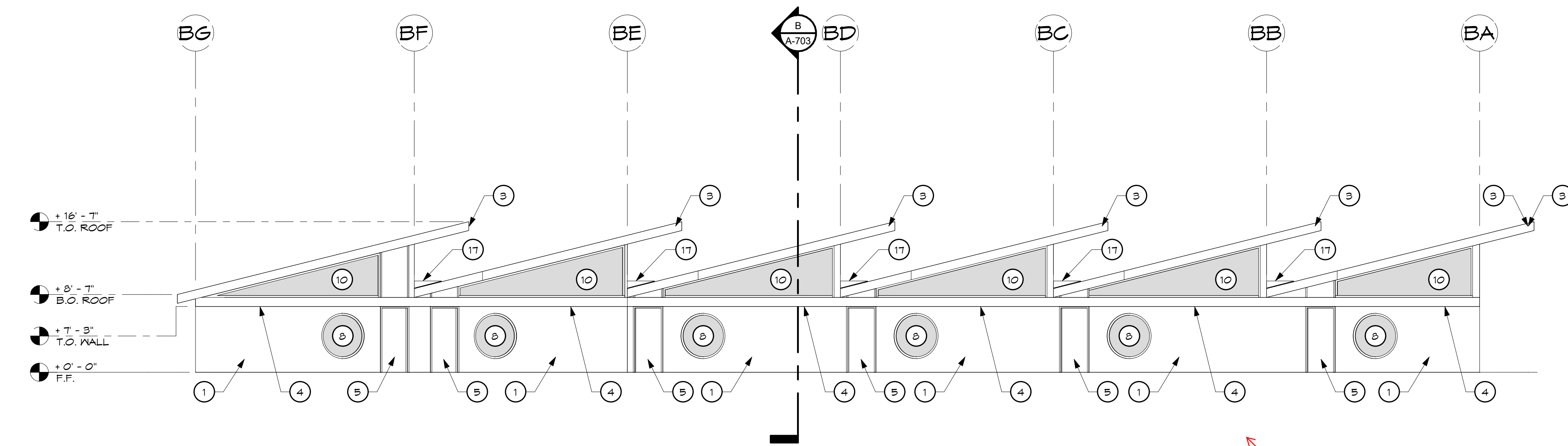
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Fax 559.486.4999
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Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

BUILDING 'B' EXTERIOR ELEVATIONS

Date: 01/03/23
Scale: 1/8" = 1'-0"
Drawn: Author
Job: 11901
Sheet Number: **A-505**



1 BUILDING 'B' SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1 WALL (CEMENT PLASTER)
- 2 ROOF
- 3 FASCIA
- 4 STAINLESS STEEL HEADER
- 5 HOLLOW METAL DOOR, SEE DOOR SCHEDULE
- 6 GLASS DOOR, SEE DOOR SCHEDULE
- 7 GARAGE DOOR, SEE DOOR SCHEDULE
- 8 9' CIRCULAR WINDOW, SEE WINDOW ELEVATIONS
- 9 WINDOW, SEE WINDOW ELEVATIONS
- 10 STORE FRONT SYSTEM, SEE WINDOW ELEVATIONS
- 11 LON WALL
- 12 OPERABLE LOUVERS
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- 14 FENCING
- 15 SIGNAGE, SEE SIGNAGE DETAILS
- 16 RECESSED WALL SIGNAGE
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Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

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Provide type and height of fencing. Depict location of fencing.

APPL. NO. P23-03784 EXHIBIT E-6 DATE 11/18/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

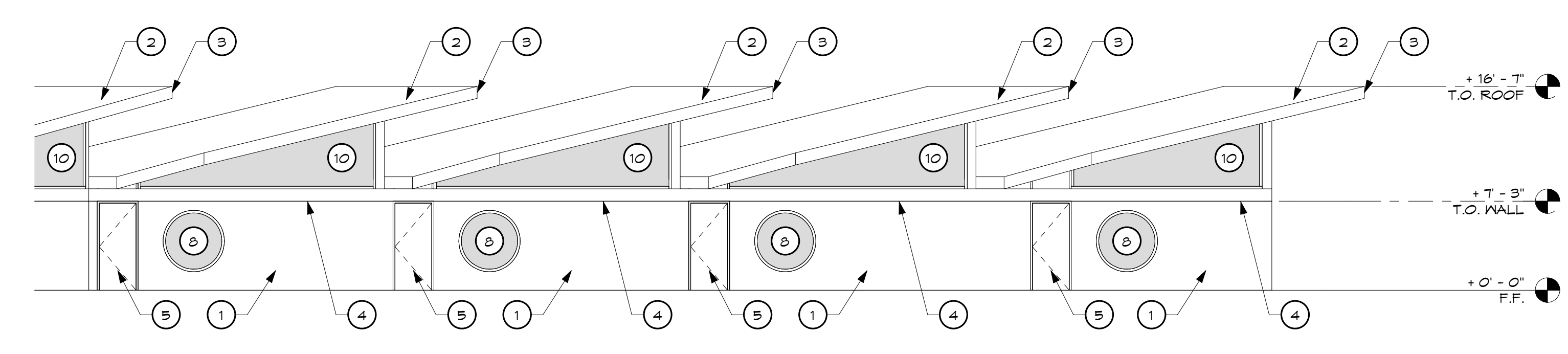
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

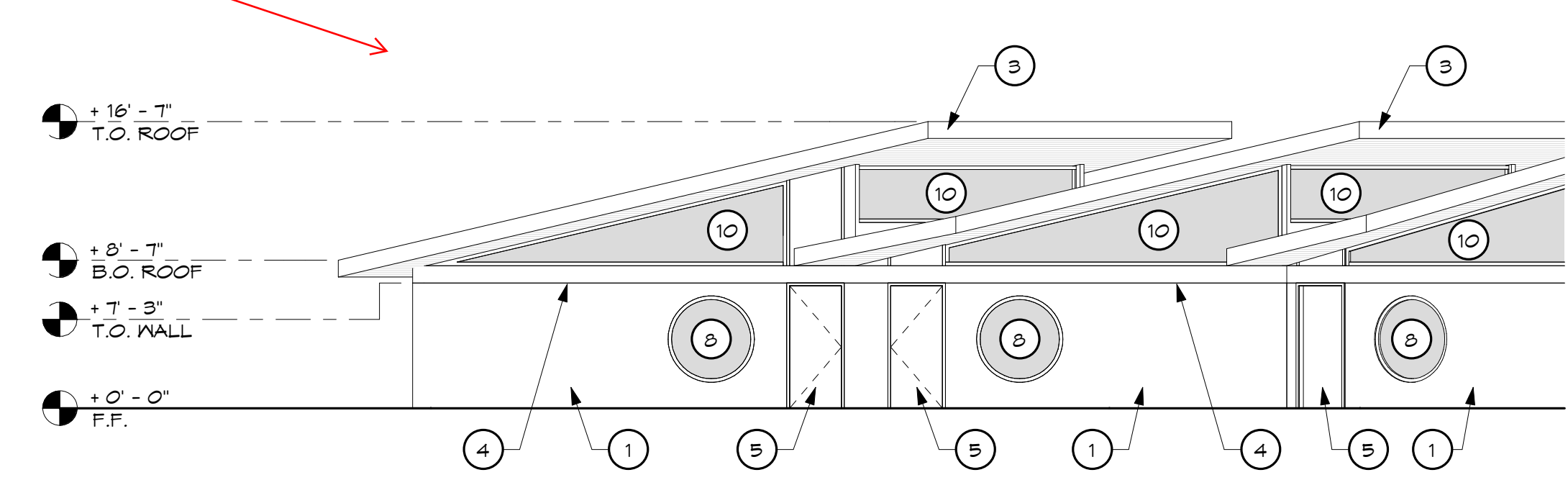


Arthur Dyson F.A.I.A.
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Douglas K. Janzen R.A.
Architect C-14260

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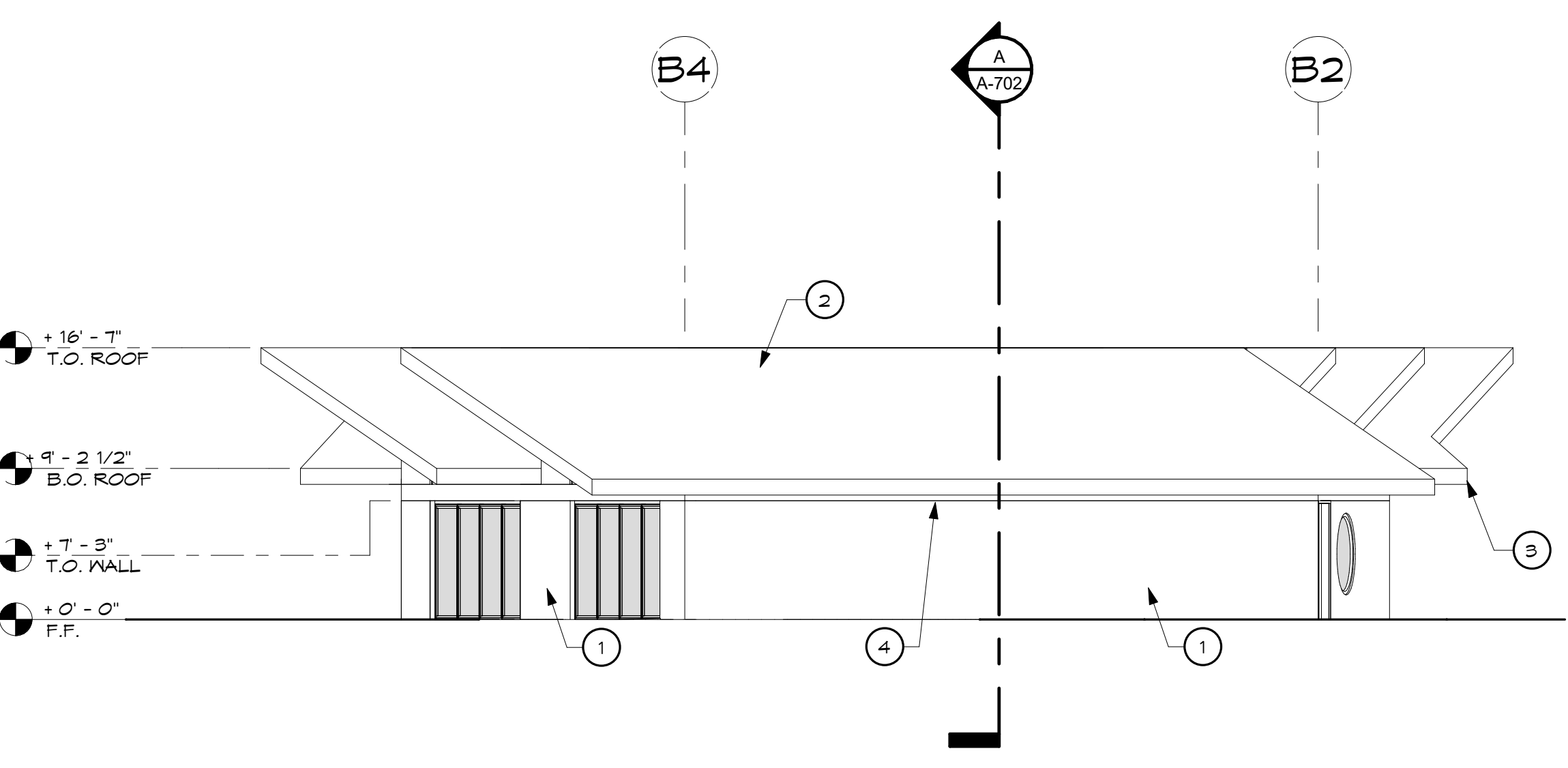


2 BUILDING 'B' SOUTH ELEVATION PARALLEL 1
1/8" = 1'-0"

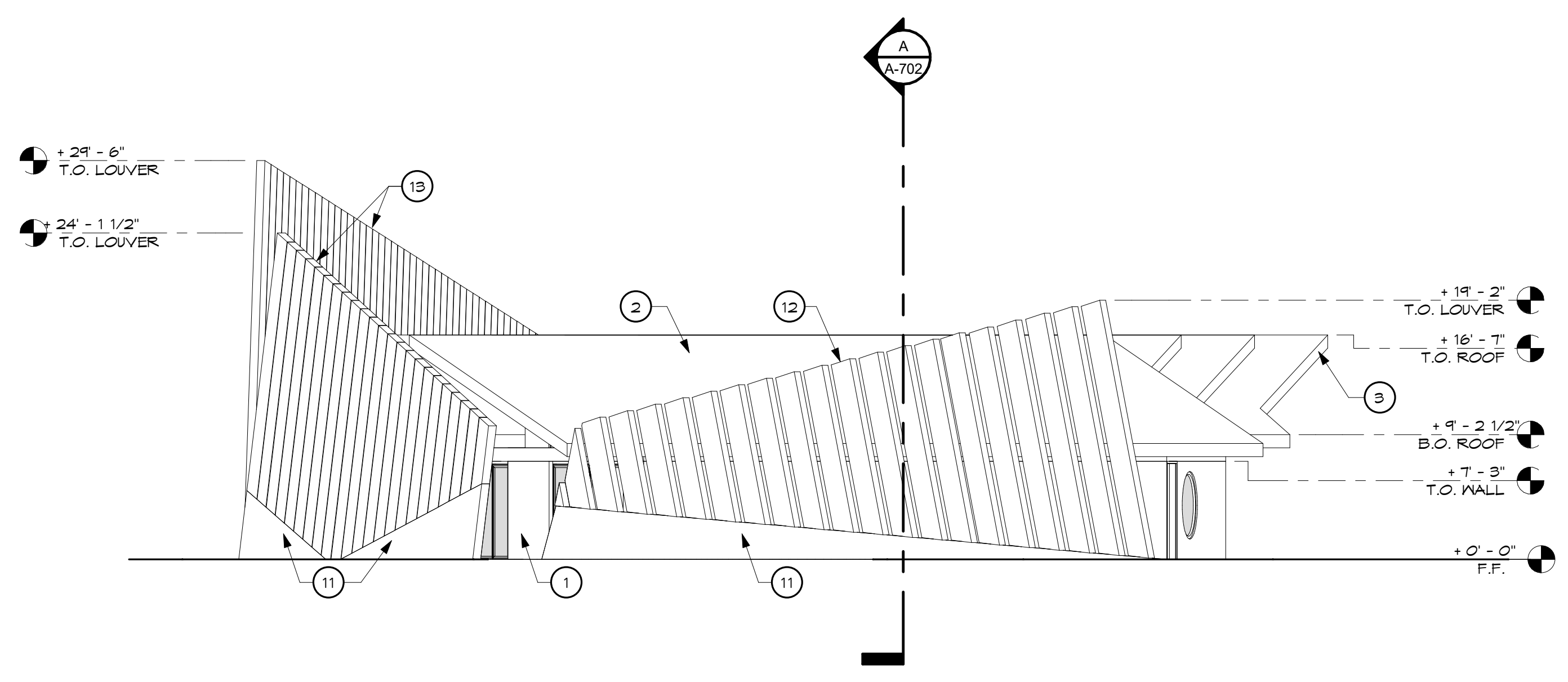


3 BUILDING 'B' SOUTH ELEVATION PARALLEL 2
1/8" = 1'-0"

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.



4 BUILDING 'B' WEST ELEVATION W/O LOUVERS
1/8" = 1'-0"

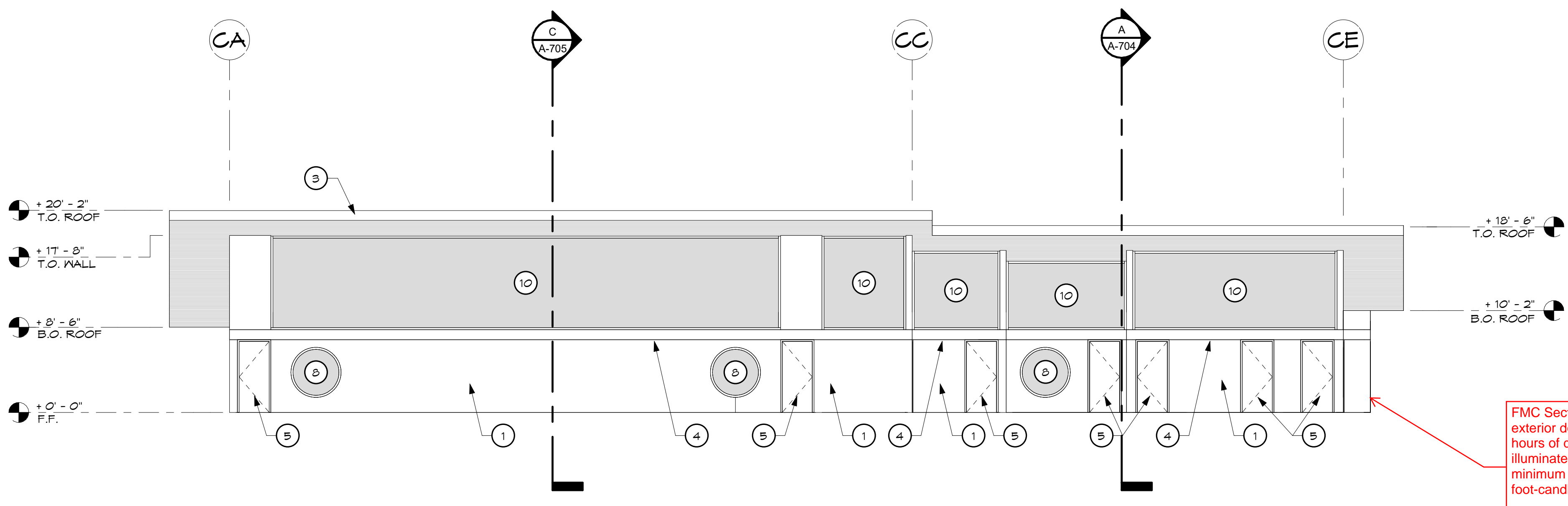


5 BUILDING 'B' WEST ELEVATION
1/8" = 1'-0"

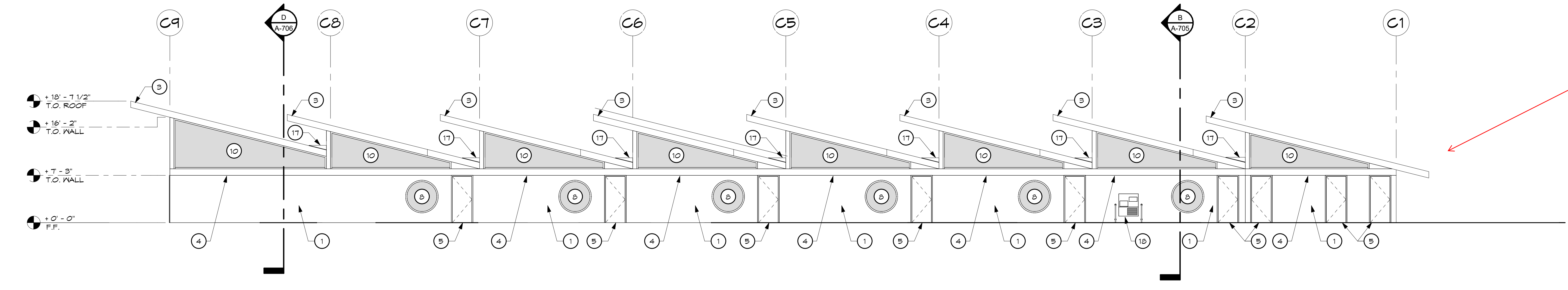
Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

BUILDING 'B' EXTERIOR ELEVATIONS

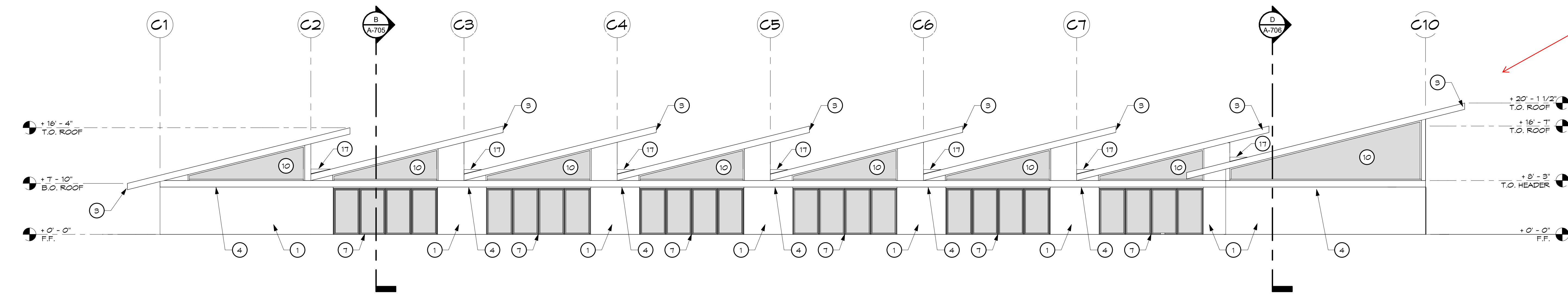
Date: 01/03/23
Scale: 1/8" = 1'-0"
Drawn: Author
Job: 11901
Sheet Number



1 BUILDING 'C' NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 'C' WEST ELEVATION
1/8" = 1'-0"



4 BUILDING 'C' EAST ELEVATION
1/8" = 1'-0"

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

EXTERIOR ELEVATION KEYNOTES

- 1 WALL (CEMENT PLASTER)
- 2 ROOF
- 3 FASCIA
- 4 STAINLESS STEEL HEADER
- 5 HOLLOW METAL DOOR, SEE DOOR SCHEDULE
- 6 GLASS DOOR, SEE DOOR SCHEDULE
- 7 GARAGE DOOR, SEE DOOR SCHEDULE
- 8 5' CIRCULAR WINDOW, SEE WINDOW ELEVATIONS
- 9 WINDOW, SEE WINDOW ELEVATIONS
- 10 STORE FRONT SYSTEM, SEE WINDOW ELEVATIONS
- 11 LON WALL
- 12 OPERABLE LOUVERS
- 13 INOPERABLE LOUVERS
- 14 FENCING
- 15 SIGNAGE, SEE SIGNAGE DETAILS
- 16 RECESSED WALL SIGNAGE
- 17 CRICKET
- 18 HI-LO DRINKING & BOTTLE FILLING STATION

Provide type and height of fencing. Depict location of fencing.

Please add the following to the sign keynotes: Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.

APPL. NO. P23-03784 EXHIBIT E-7 DATE 11/16/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.

REVISIONS	BY



Arthur Dyson, F.A.I.A.
Architect C-16824
Douglas K. Janzen, R.A.
Architect C-14260

Dyson Janzen Architects, Inc.
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Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

BUILDING 'C' EXTERIOR ELEVATIONS

Date: 06/05/23
Scale: 1/8" = 1'-0"
Drawn: BR/MR
Job: 11901
Sheet Number

REVISIONS	BY



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Golden Charter Academy
 741 W Belmont Ave., Fresno, CA 93728

BUILDING 'C' EXTERIOR ELEVATIONS

Date: 08/30/23
 Scale: 1/8" = 1'-0"
 Drawn: BR/MR/AJ
 Job: 11901

A-508

EXTERIOR ELEVATION KEYNOTES

- 1 WALL (CEMENT PLASTER)
- 2 ROOF
- 3 FASCIA
- 4 STAINLESS STEEL HEADER
- 5 HOLLOW METAL DOOR, SEE DOOR SCHEDULE
- 6 GLASS DOOR, SEE DOOR SCHEDULE
- 7 GARAGE DOOR, SEE DOOR SCHEDULE
- 8 5' CIRCULAR WINDOW, SEE WINDOW ELEVATIONS
- 9 WINDOW, SEE WINDOW ELEVATIONS
- 10 STORE FRONT SYSTEM, SEE WINDOW ELEVATIONS
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- 12 OPERABLE LOUVERS
- 13 INOPERABLE LOUVERS
- 14 FENCING
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- 16 RECESSED WALL SIGNAGE
- 17 CRICKET
- 18 HI-LO DRINKING & BOTTLE FILLING STATION

Add materials to all keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing. Depict location of fencing.

Please add the following to the sign keynotes: Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.

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APPL. NO. P23-03784 EXHIBIT E-8 DATE 1/18/2024

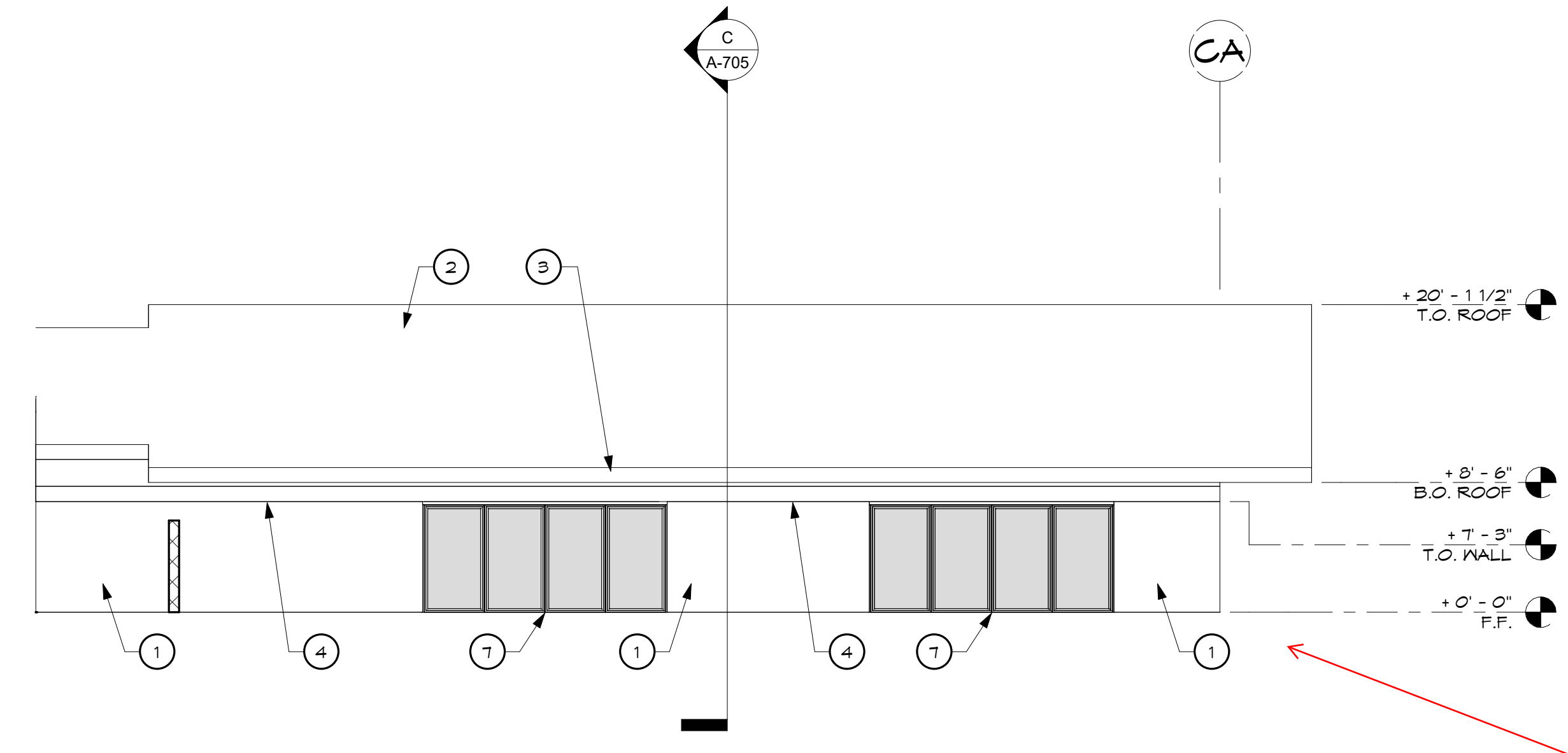
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

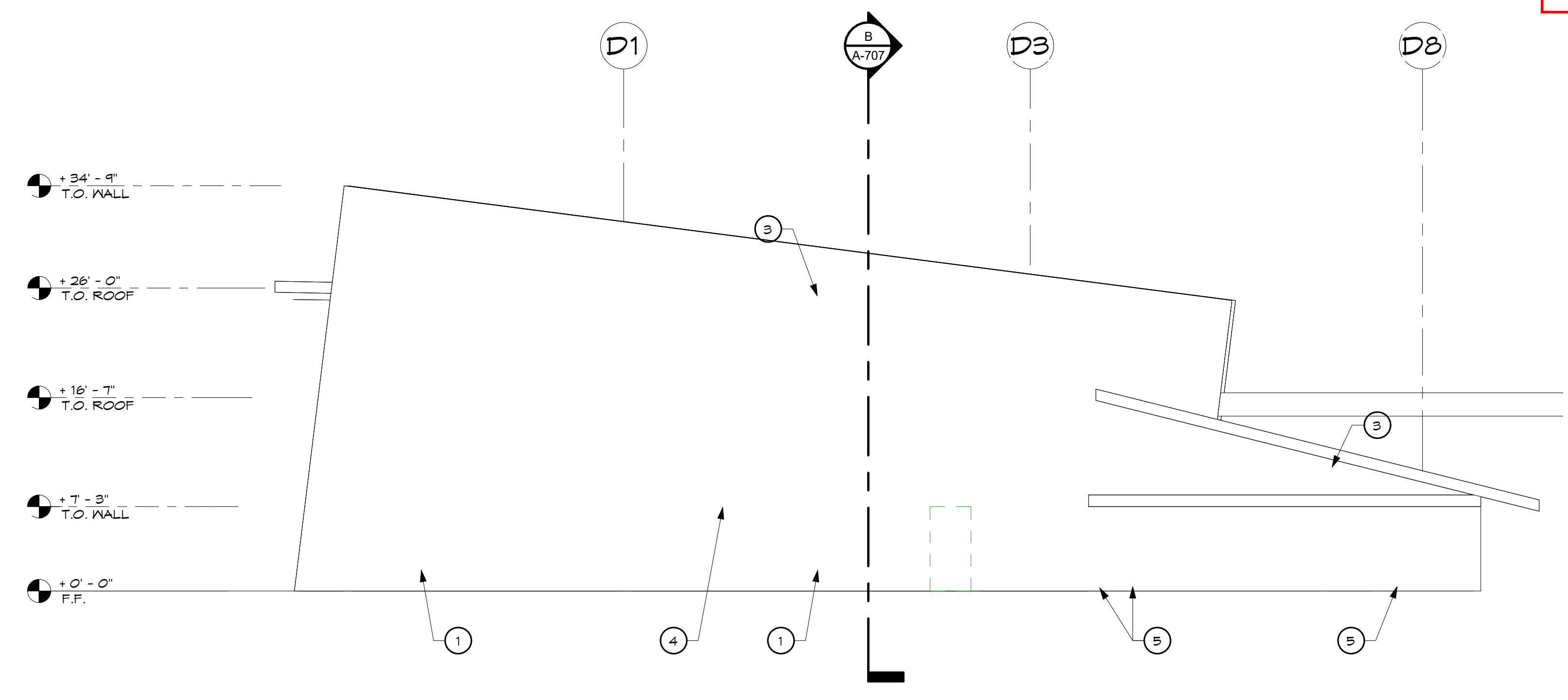
FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.



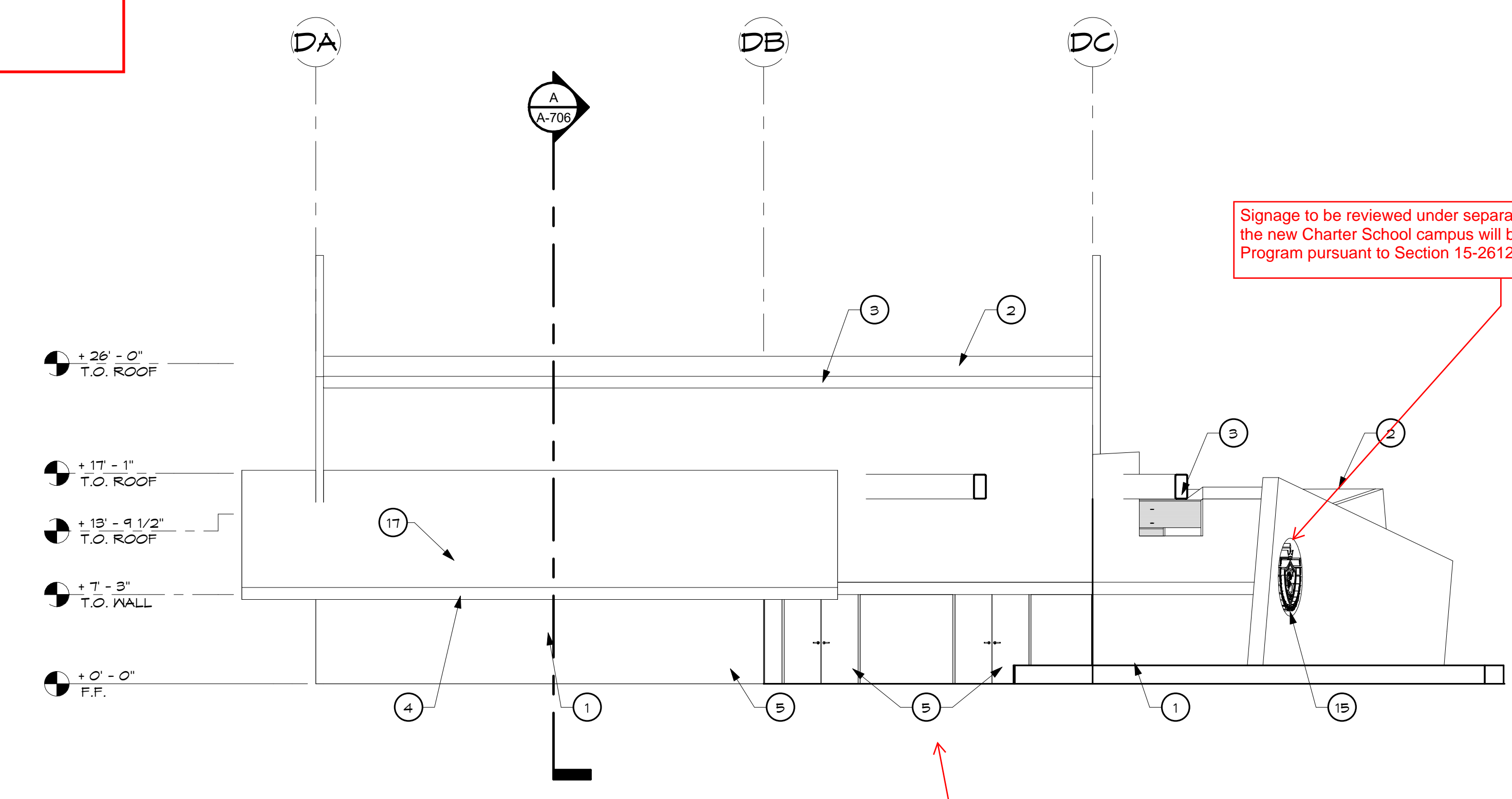
5 BUILDING 'C' SOUTH ELEVATION
 1/8" = 1'-0"

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.

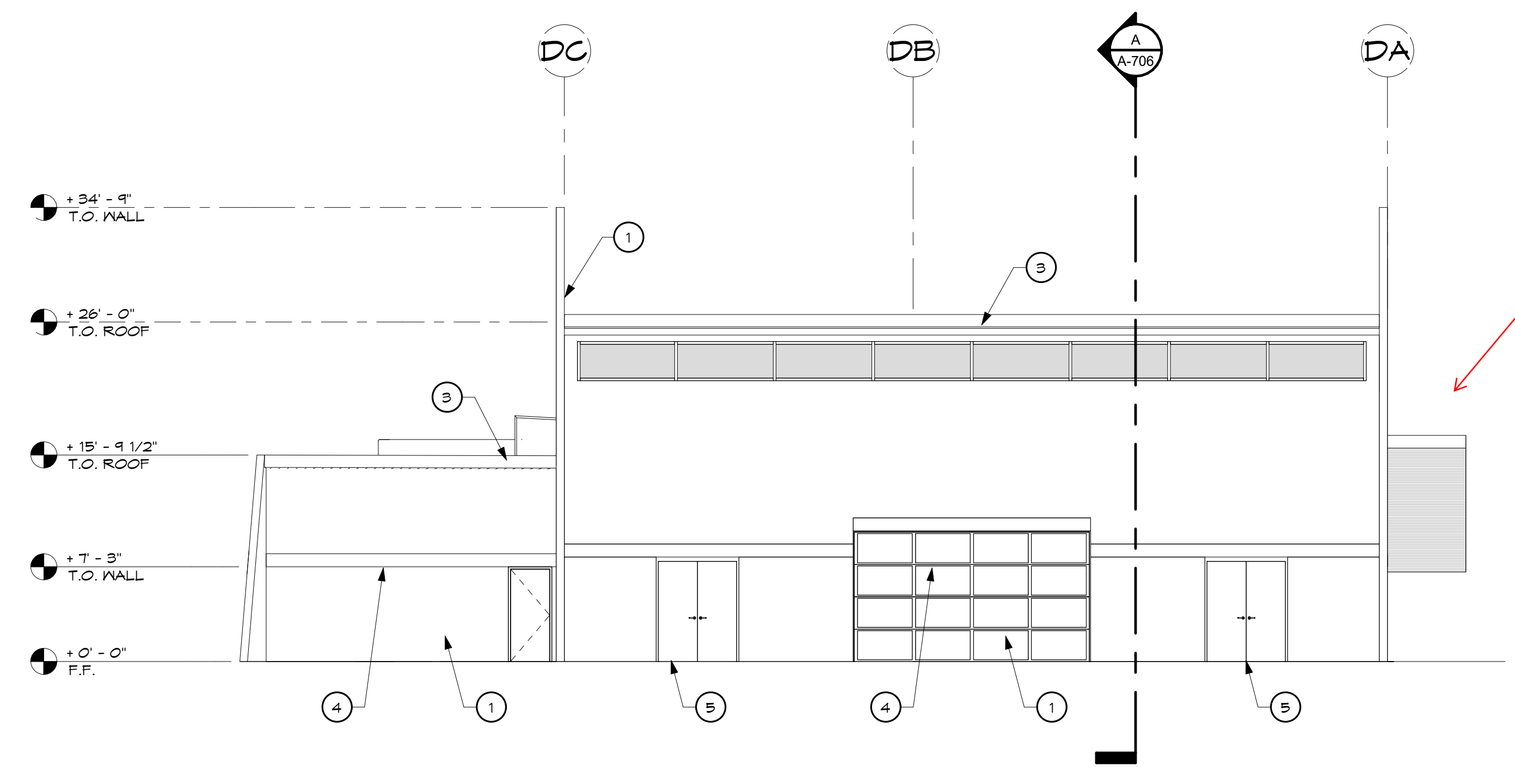
Revise building names to Building 'D' for MPR building elevations.



1 BUILDING 'C' EAST ELEVATION MPR
 1/8" = 1'-0"

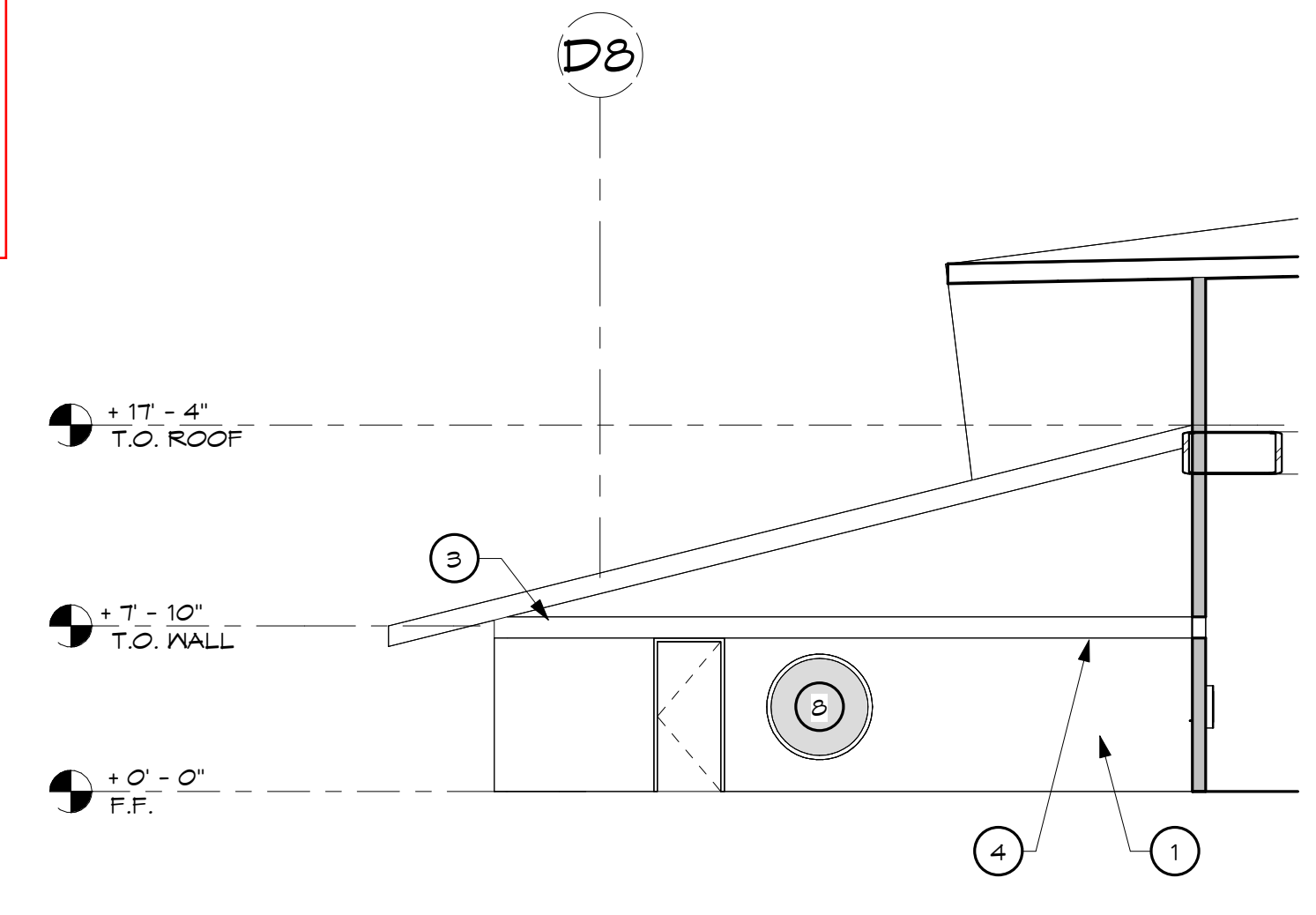


2 BUILDING 'C' NORTH ELEVATION MPR
 1/8" = 1'-0"



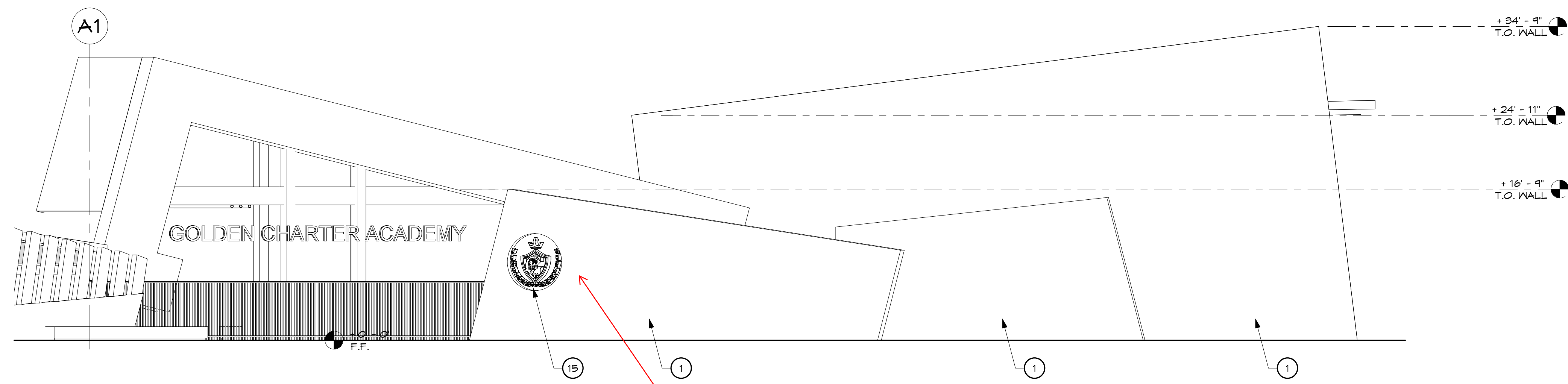
3 BUILDING 'C' SOUTH ELEVATION MPR
 1/8" = 1'-0"

FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.



4 BUILDING 'C' WEST ELEVATION MPR CLASSROOM
 1/8" = 1'-0"

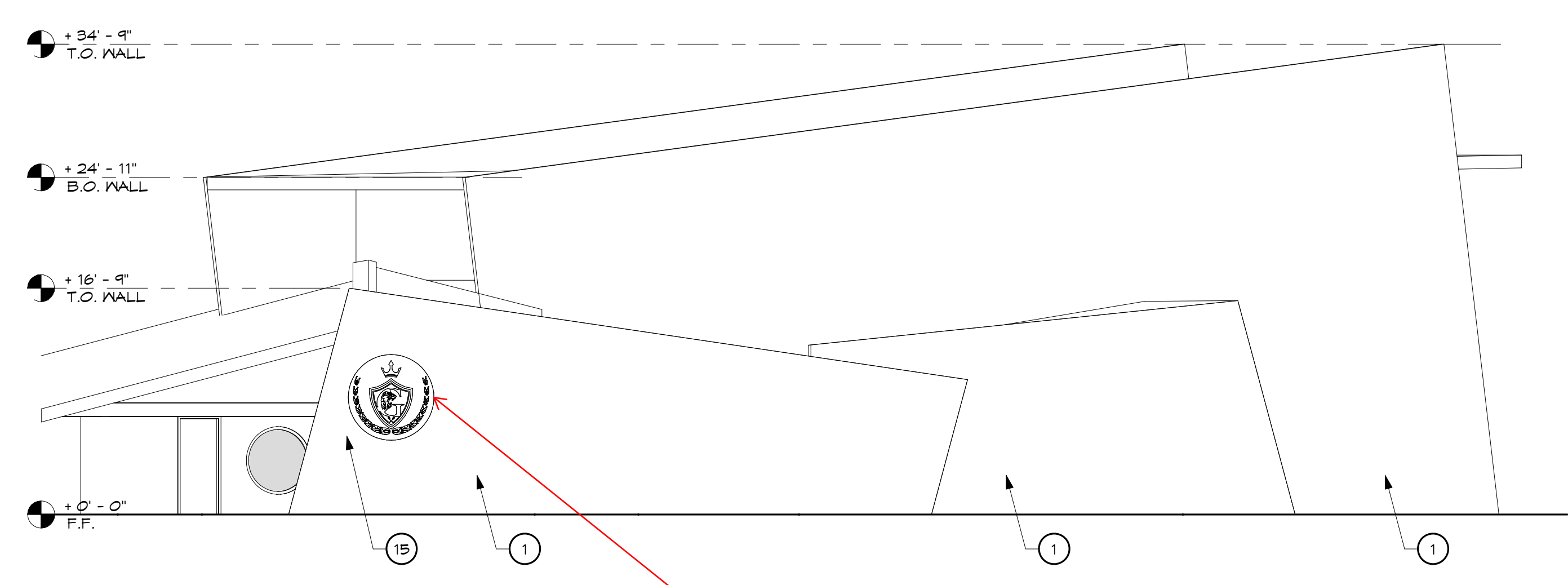
FMC Section 15-2015. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light. Depict lighting.



1 BUILDING 'C' WEST ELEVATION MPR
1/8" = 1'-0"

Revise to Building 'D'

Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.



2 BUILDING 'C' WEST ELEVATION PARALLEL 1
1/8" = 1'-0"

Revise to Building 'D'

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Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

EXTERIOR ELEVATION KEYNOTES

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- 5 HOLLOW METAL DOOR, SEE DOOR SCHEDULE
- 6 GLASS DOOR, SEE DOOR SCHEDULE
- 7 GARAGE DOOR, SEE DOOR SCHEDULE
- 8 9" CIRCULAR WINDOW, SEE WINDOW ELEVATIONS
- 9 WINDOW, SEE WINDOW ELEVATIONS
- 10 STORE FRONT SYSTEM, SEE WINDOW ELEVATIONS
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- 18 HI-LO DRINKING & BOTTLE FILLING STATION

Provide type and height of fencing. Depict location of fencing.

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APPL. NO. P23-03784 EXHIBIT E-9 DATE 1/18/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

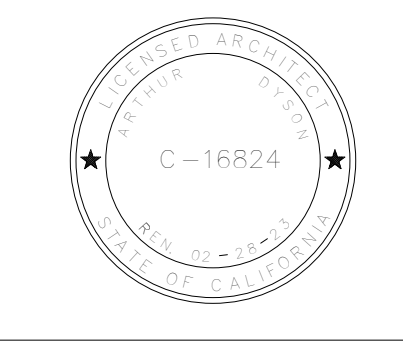
CITY OF FRESNO DARM DEPT

REVISIONS	BY



Arthur Dyson F.A.I.A.
Architect C-16824
Douglas K. Janzen R.A.
Architect C-14260

Dyson Janzen
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Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

BUILDING 'C' EXTERIOR ELEVATIONS

Date: 08/30/23
Scale: 1/8" = 1'-0"
Drawn: BR/MR/AJ
Job: 11901

A-509

Signage to be reviewed under separate sign application. Signage for the new Charter School campus will be subject to a Master Sign Program pursuant to Section 15-2612 of the Fresno Municipal Code.



North Pacific Avenue View

Golden Charter Academy

Dyson Janzen Architects, Inc.
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Web: dysonjanzen.com





Signage to be reviewed under separate sign application.
Signage for the new Charter School campus will be subject
to a Master Sign Program pursuant to Section 15-2612 of
the Fresno Municipal Code.

North Pacific Avenue Entrance View
Golden Charter Academy

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Web: dysonjanzen.com



APPL. NO. P23-03784 EXHIBIT E-12 DATE 11/8/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

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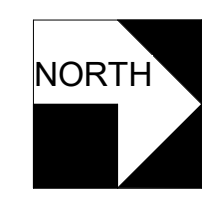
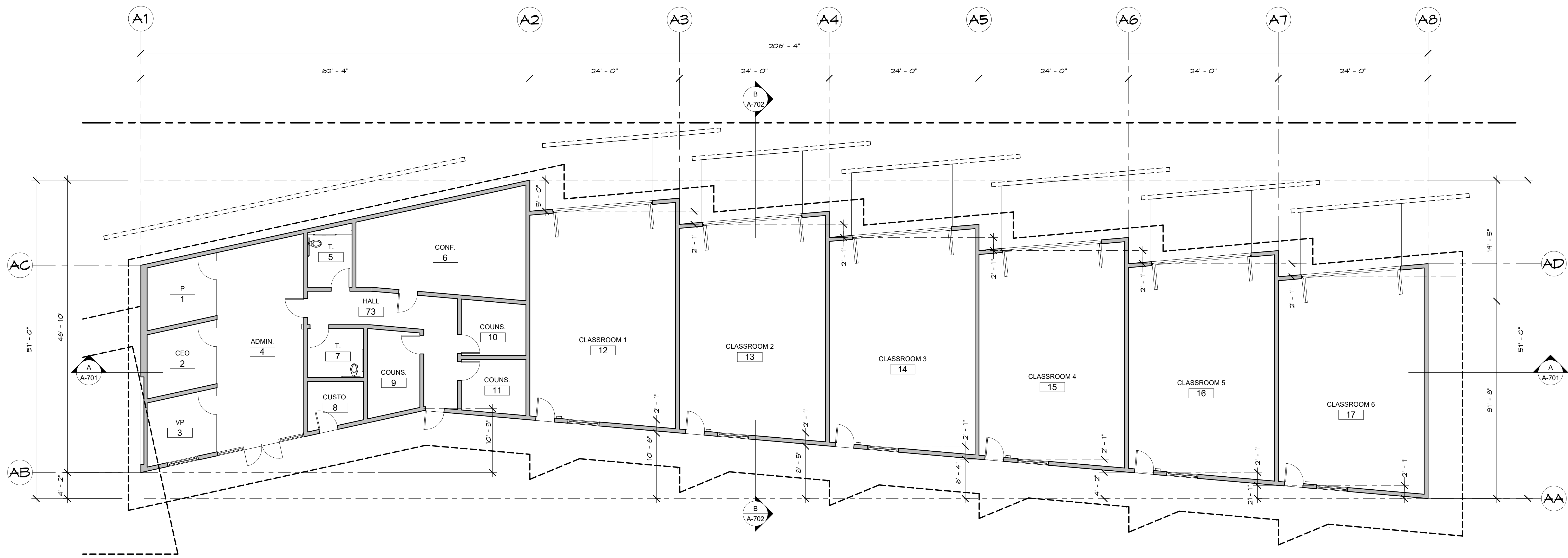


Belmont Avenue Elevation View

Golden Charter Academy

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Web: dysonjanzen.com





BUILDING 'A' DIMENSIONED FLOOR PLAN

SCALE: 1/8" = 1' - 0"

APPL. NO. P23-03784	EXHIBIT F-1	DATE 11/8/2024
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

REVISIONS	BY



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 Douglas K. Janzen R.A.
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Golden Charter Academy
 741 W Belmont Ave., Fresno, CA 93728

BUILDING 'A' DIMENSIONED FLOOR PLAN

Date:	06/05/23
Scale:	1/8" = 1'-0"
Drawn:	BR/MR
Job:	11901

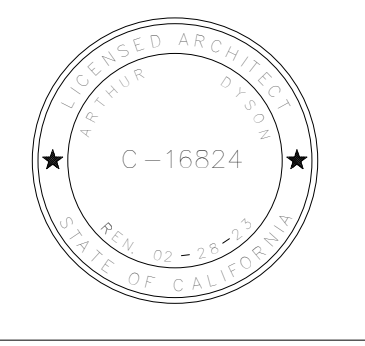
A-201

REVISIONS	BY



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 Architect C-14260

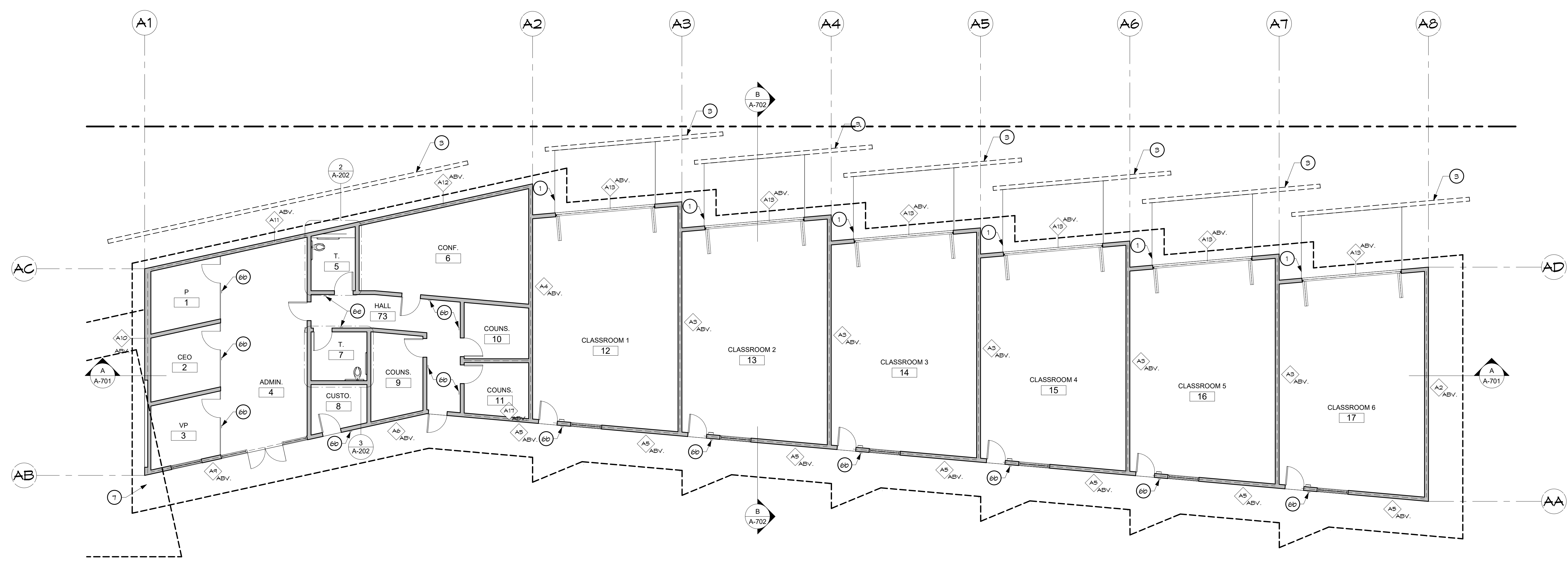
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Golden Charter Academy
 741 W Belmont Ave., Fresno, CA 93728

**BUILDING 'A' KEYNOTED
 FLOOR PLAN**

Date: 01/07/23
 Scale: As indicated
 Drawn: Author
 Job: 11901
 Sheet Number: **A-202**



BUILDING 'A' KEYNOTED FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

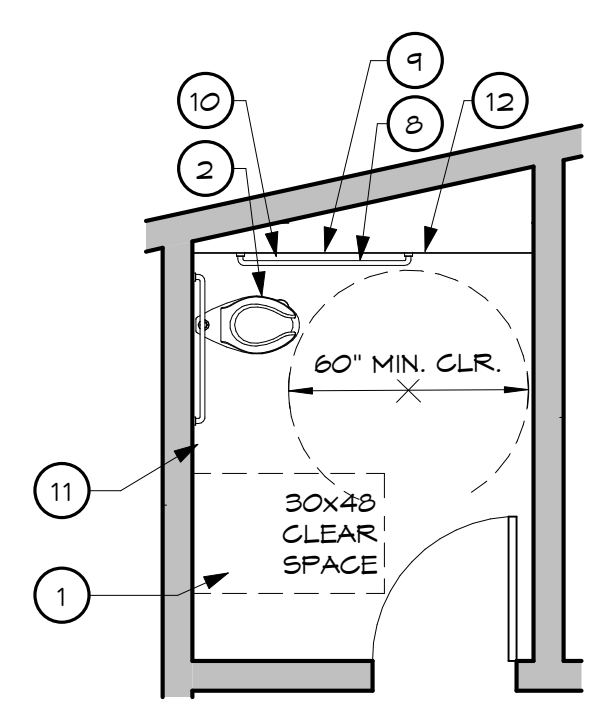
Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing. Depict location of fencing.

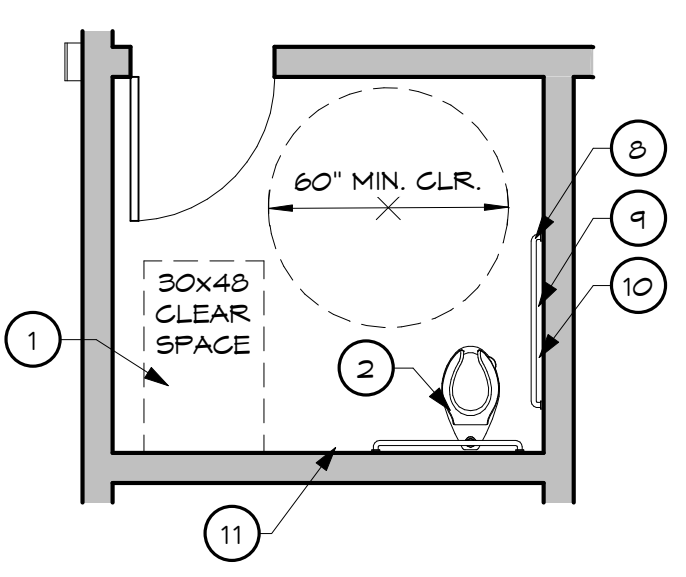
FLOOR PLAN KEYNOTES

- 1 CONCRETE PAD
- 3 OPERABLE LOUVERS
- 4 INOPERABLE LOUVERS
- 5 FENCE
- 6a SIGNAGE, SEE DETAIL 1, A-06
- 6b SIGNAGE, SEE DETAIL 3, A-06
- 6c SIGNAGE, SEE DETAIL 5, A-06
- 6d SIGNAGE, SEE DETAIL 7, A-06
- 6e SIGNAGE, SEE DETAIL 8, A-06
- 6f SIGNAGE, SEE DETAIL 1, A-06
- 7 FRESNO CHAFFEE ZOO SIGN
- 8 SCA/PCZ SIGN

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2 RESTROOM 1
 1/4" = 1'-0"



3 RESTROOM 2
 1/4" = 1'-0"

ENLARGED FLOOR PLAN KEYNOTES

- 1 WALL-MOUNTED ACCESSIBLE LAVATORY
- 2 FLOOR-MOUNTED WATER CLOSET, ACCESSIBLE HEIGHT
- 3 FLOOR-MOUNTED WATER CLOSET, 15" HEIGHT
- 4 FLOOR-MOUNTED WATER CLOSET, 12" HEIGHT
- 5 WALL-MOUNTED ACCESSIBLE URINAL
- 6 SOLID PLASTIC TOILET PARTITION
- 7 SOLID PLASTIC URINAL PARTITION
- 8 GRAB BAR (TOILET)
- 9 TOILET PAPER DISPENSER
- 10 SANITARY TISSUE DISPOSAL
- 11 TOILET SEAT DISPENSER
- 12 3' - 6" HIGH SHELF
- 13 GRAB BAR (SHOWER)
- 14 SHOWER SEAT

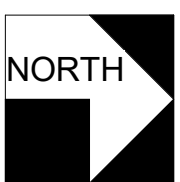
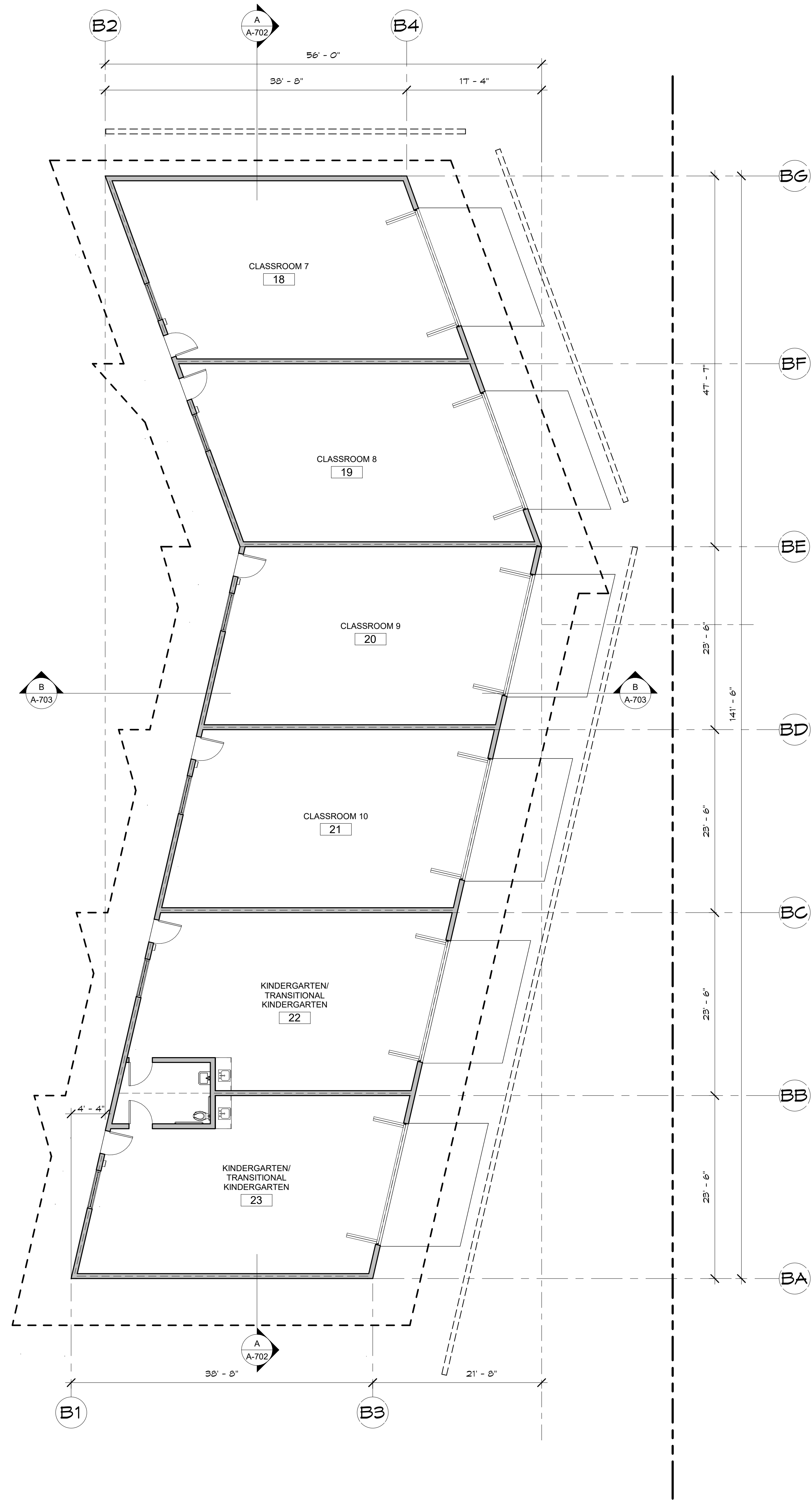
APPL. NO. P23-03784 EXHIBIT F-2 DATE 1/19/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



BUILDING 'B' DIMENSIONED FLOOR PLAN

SCALE: 1/8" = 1' - 0"

APPL. NO. P23-03784 EXHIBIT F-3 DATE 1/18/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

REVISIONS	BY



architecture
planning
interiors

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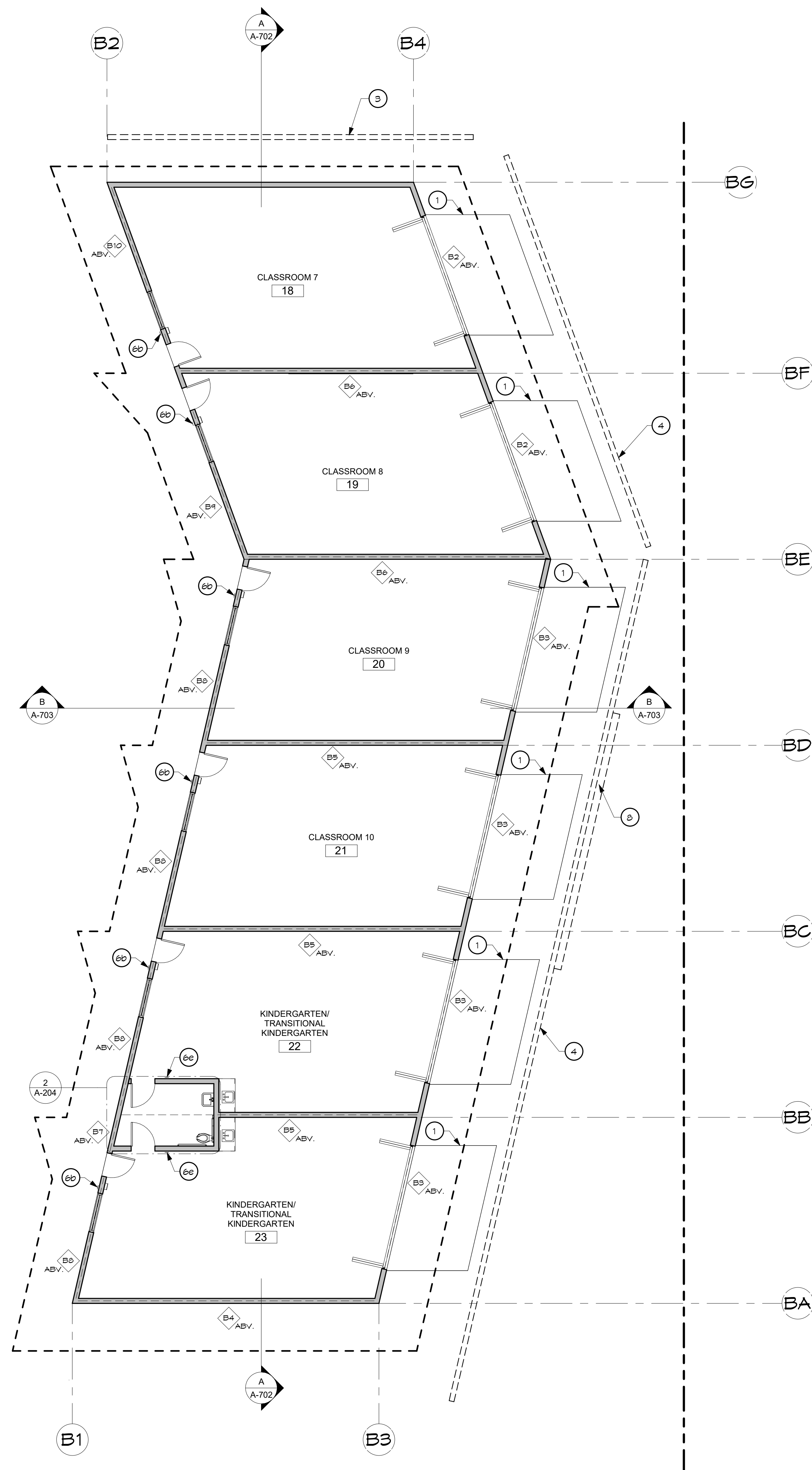


Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

BUILDING 'B' DIMENSIONED FLOOR PLAN

Date:	06/05/23
Scale:	1/8" = 1'-0"
Drawn:	BR/MR
Job:	11901
Sheet Number	

A-203



Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing. Depict location of fencing.

FLOOR PLAN KEYNOTES

- 1 CONCRETE PAD
- 3 OPERABLE LOUVERS
- 4 INOPERABLE LOUVERS
- 5 FENCE
- 6a SIGNAGE, SEE DETAIL 1, A-06
- 6b SIGNAGE, SEE DETAIL 3, A-06
- 6c SIGNAGE, SEE DETAIL 5, A-06
- 6d SIGNAGE, SEE DETAIL 6, A-06
- 6e SIGNAGE, SEE DETAIL 7, A-06
- 7 FRESNO CHAFFEE ZOO SIGN
- 8 SCA/FGZ SIGN

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APPL. NO. P23-03784 EXHIBIT F-4 DATE 1/18/2024

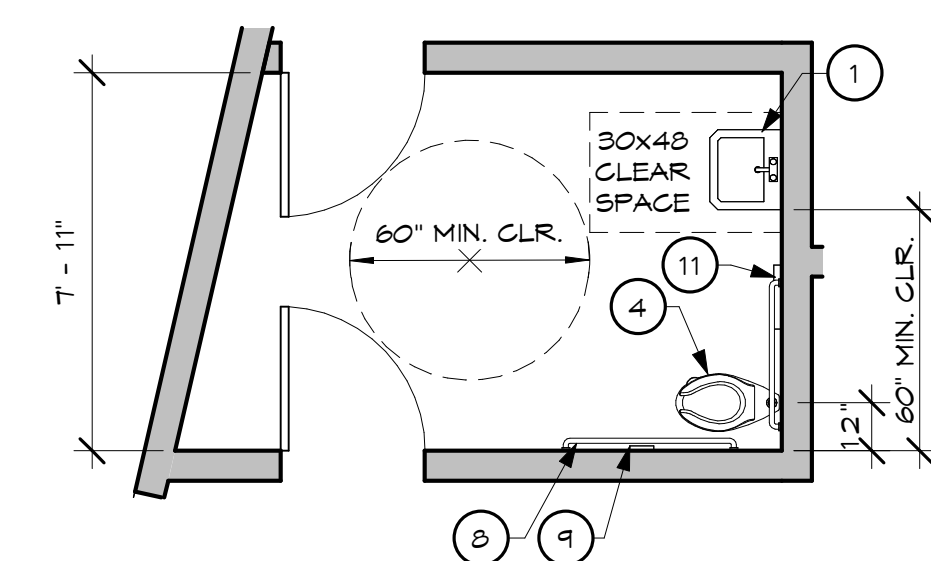
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

BUILDING 'B' KEYNOTED FLOOR PLAN
 SCALE: 1/8" = 1' - 0"



ENLARGED FLOOR PLAN KEYNOTES

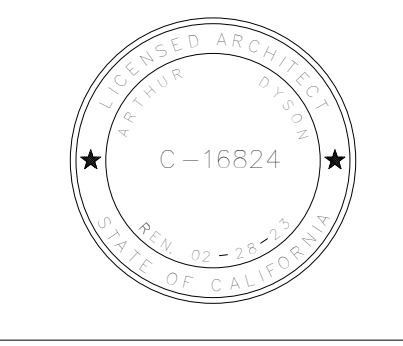
- 1 WALL-MOUNTED ACCESSIBLE LAVATORY
- 2 FLOOR-MOUNTED WATER CLOSET, ACCESSIBLE HEIGHT
- 3 FLOOR-MOUNTED WATER CLOSET, 15" HEIGHT
- 4 FLOOR-MOUNTED WATER CLOSET, 12" HEIGHT
- 5 WALL-MOUNTED ACCESSIBLE URINAL
- 6 SOLID PLASTIC TOILET PARTITION
- 7 SOLID PLASTIC URINAL PARTITION
- 8 GRAB BAR (TOILET)
- 9 GRAB BAR (TOILET)
- 10 TOILET PAPER DISPENSER
- 11 SANITARY TISSUE DISPOSAL
- 12 TOILET SEAT DISPENSER
- 13 3' - 6" HIGH SHELF
- 14 GRAB BAR (SHOWER)
- 15 SHOWER SEAT

REVISIONS	BY



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BUILDING 'B' KEYNOTED FLOOR PLAN

Date: 06/05/23
 Scale: As indicated
 Drawn: BR/MR
 Job: 11901

Sheet Number
A-204

REVISIONS	BY



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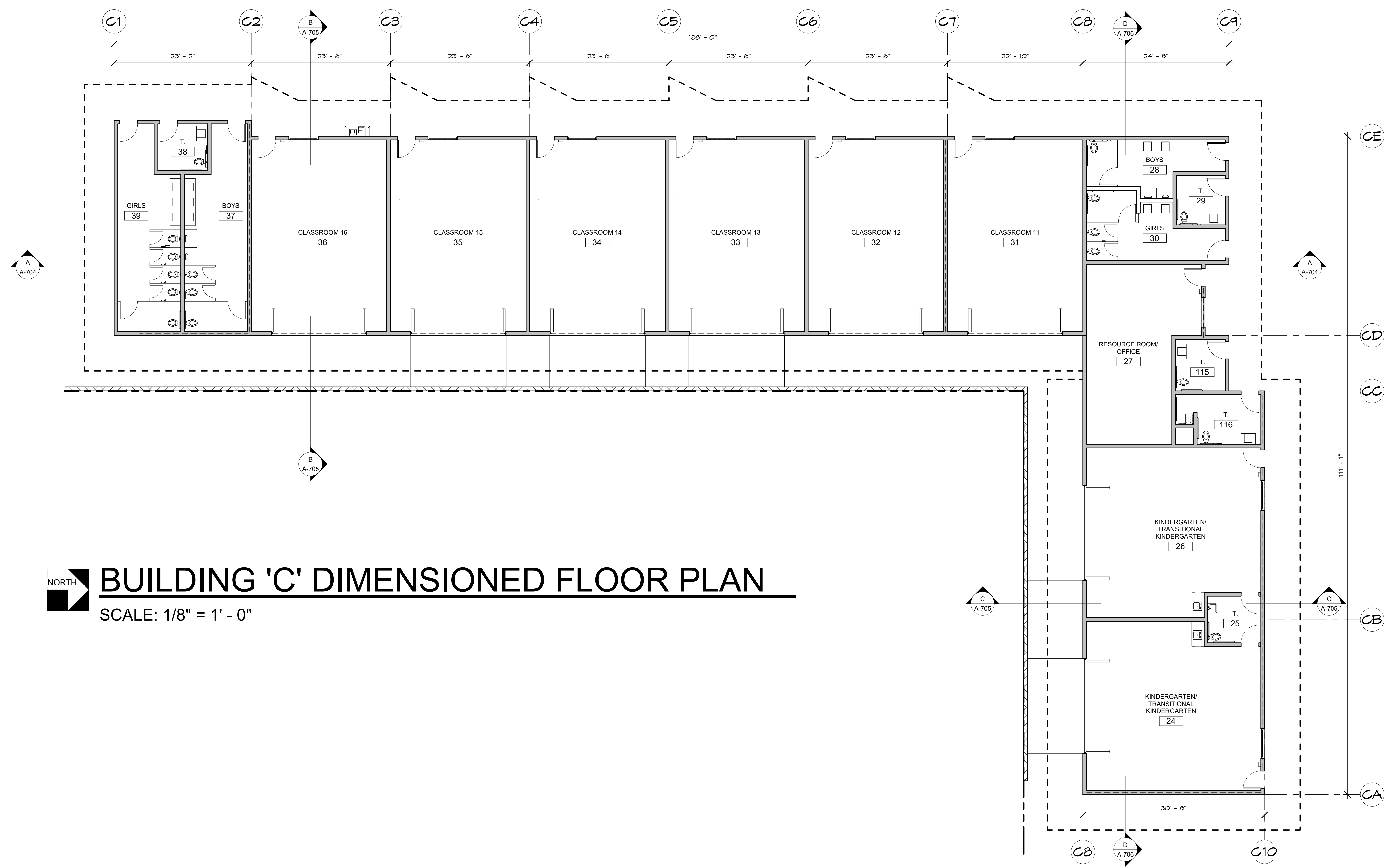
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Golden Charter Academy
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BUILDING 'C' DIMENSIONED FLOOR PLAN

Date: 06/05/23
 Scale: 1/8" = 1'-0"
 Drawn: BR/MR
 Job: 11901
A-205



BUILDING 'C' DIMENSIONED FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

APPL. NO. P23-03784 EXHIBIT F-5 DATE 1/18/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

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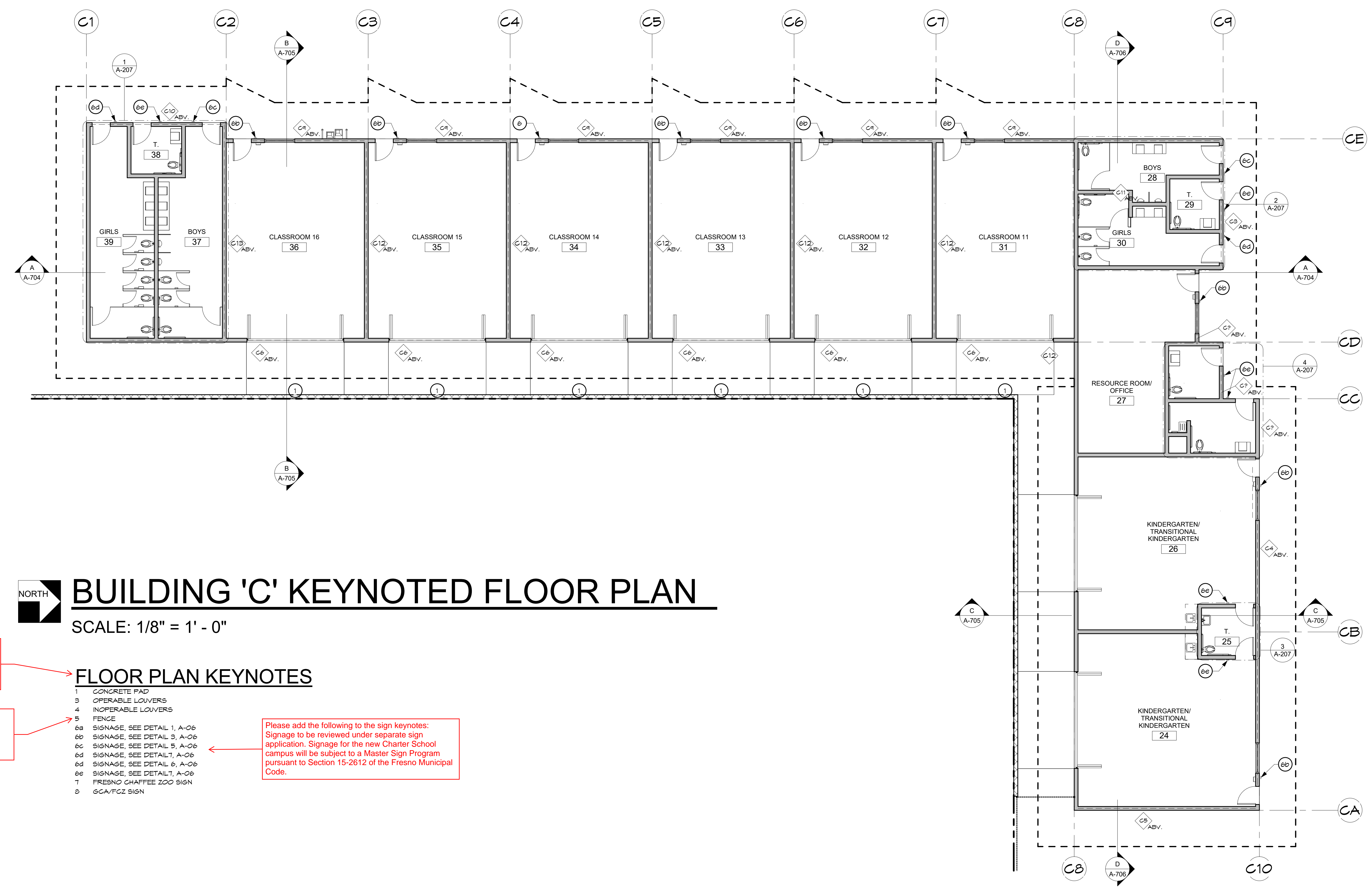
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Golden Charter Academy
 741 W Belmont Ave., Fresno, CA 93728

BUILDING 'C' KEYNOTED FLOOR PLAN

Date: 06/05/23
 Scale: 1/8" = 1'-0"
 Drawn: BR/MR
 Job: 11901
 Sheet Number: **A-206**



BUILDING 'C' KEYNOTED FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing.
 Depict location of fencing.

FLOOR PLAN KEYNOTES

- 1 CONCRETE PAD
- 3 OPERABLE LOUVERS
- 4 INOPERABLE LOUVERS
- 5 FENCE
- 6a SIGNAGE, SEE DETAIL 1, A-06
- 6b SIGNAGE, SEE DETAIL 3, A-06
- 6c SIGNAGE, SEE DETAIL 5, A-06
- 6d SIGNAGE, SEE DETAIL 6, A-06
- 6e SIGNAGE, SEE DETAIL 1, A-06
- 7 FRESNO CHAFFEE ZOO SIGN
- 8 GCA/FCZ SIGN

Please add the following to the sign keynotes:
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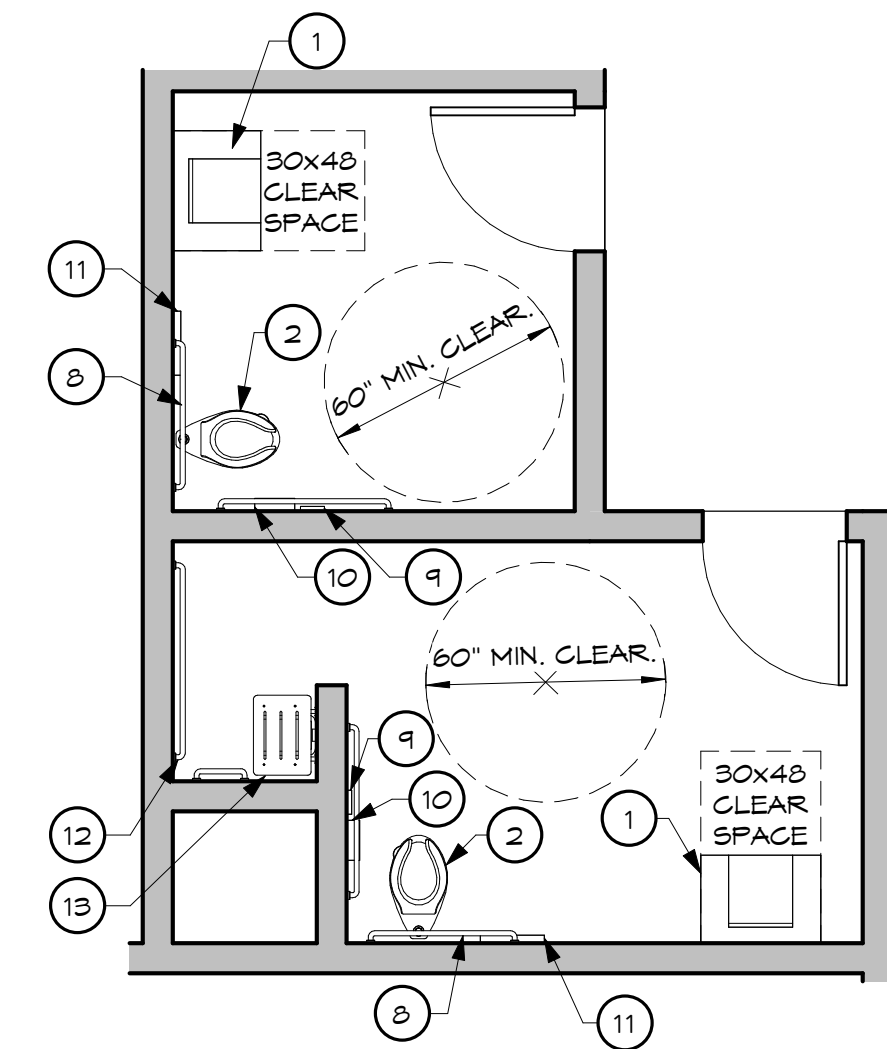
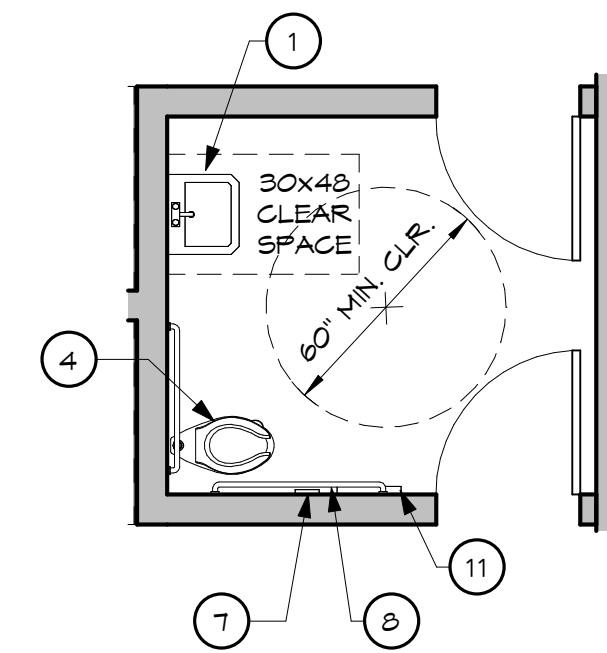
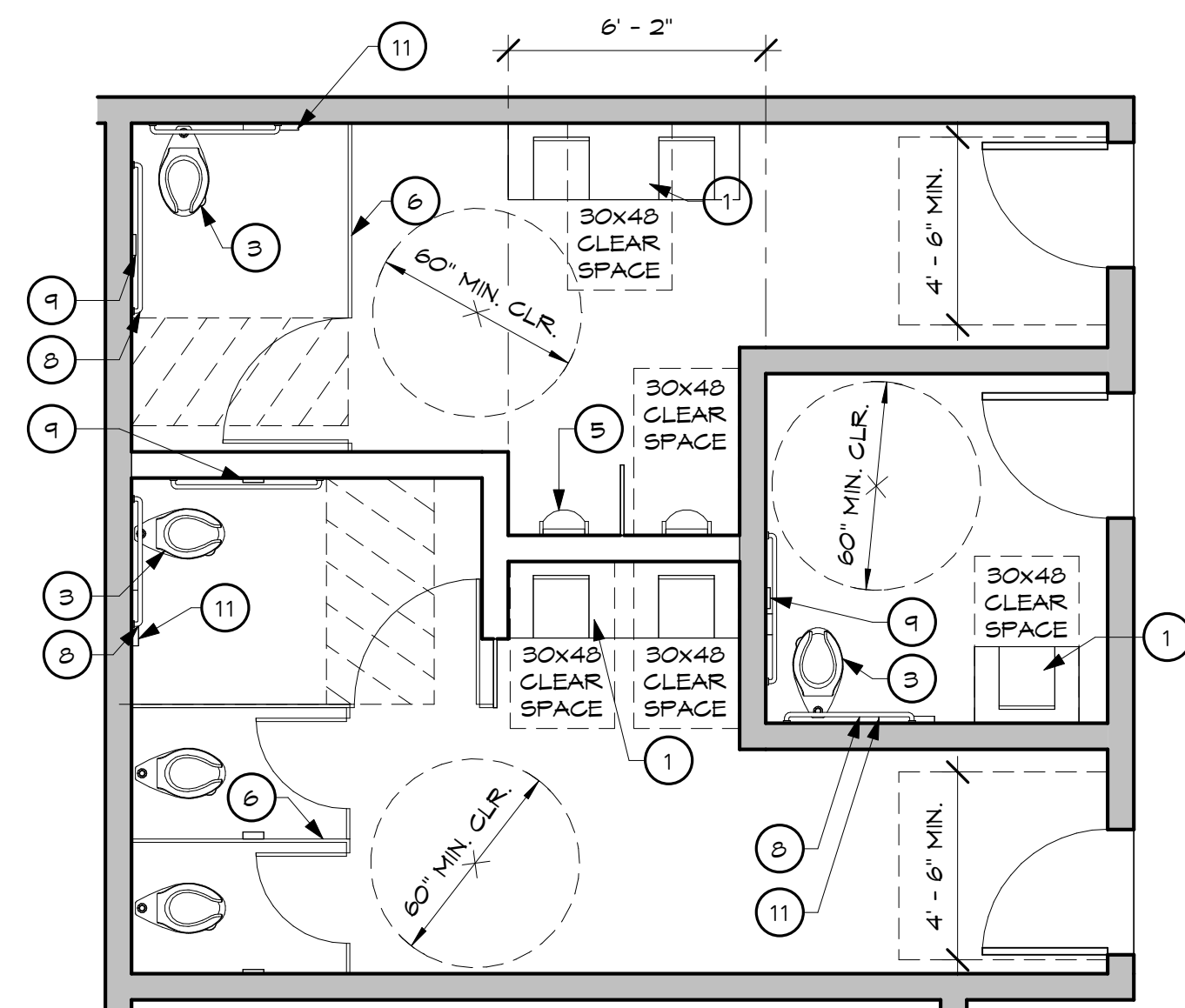
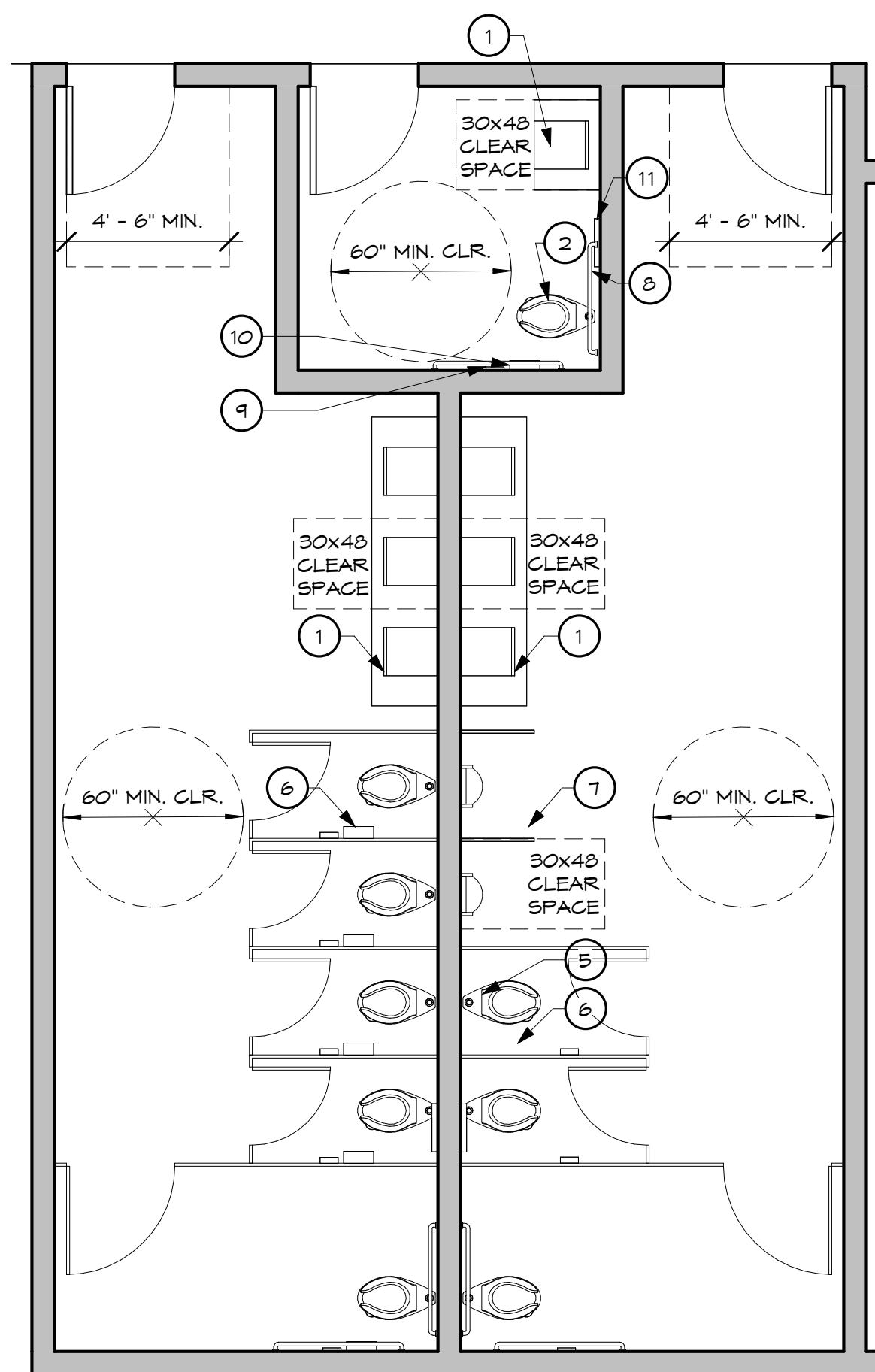
APPL. NO. P23-03784 EXHIBIT F-6 DATE 1/18/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



1 GIRLS/BOYS RESTROOM 1 & ALL-GENDER RESTROOM 1, STUDENT
1/4" = 1'-0"

2 GIRLS/BOYS RESTROOM 2 & ALL-GENDER RESTROOM 2, STUDENT
1/4" = 1'-0"

3 ALL-GENDER RESTROOM 2, KINDERGARTEN
1/4" = 1'-0"

4 ALL-GENDER RESTROOMS 3&4, ADULT
1/4" = 1'-0"



BUILDING 'C' ENLARGED FLOOR PLANS

SCALE: 1/8" = 1' - 0"

ENLARGED FLOOR PLAN KEYNOTES

- 1 WALL-MOUNTED ACCESSIBLE LAVATORY
- 2 FLOOR-MOUNTED WATER CLOSET, ACCESSIBLE HEIGHT
- 3 FLOOR-MOUNTED WATER CLOSET, 18" HEIGHT
- 4 FLOOR-MOUNTED WATER CLOSET, 12" HEIGHT
- 5 WALL-MOUNTED ACCESSIBLE URINAL
- 6 SOLID PLASTIC TOILET PARTITION
- 7 SOLID PLASTIC URINAL PARTITION
- 8 GRAB BAR (TOILET)
- 9 TOILET PAPER DISPENSER
- 10 SANITARY TISSUE DISPOSAL
- 11 TOILET SEAT DISPENSER
- 12 3' - 6" HIGH SHELF
- 13 GRAB BAR (SHOWER)
- 14 SHOWER SEAT

APPL. NO. <u>P23-03784</u>	EXHIBIT <u>F-7</u>	DATE <u>1/18/2024</u>
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

REVISIONS	BY



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Douglas K. Janzen, R.A.
Architect C-14260

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Golden Charter Academy
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BUILDING 'C' ENLARGED FLOOR PLANS

Date: 06/05/23
Scale: 1/4" = 1'-0"
Drawn: BR/MR
Job: 11901

Sheet Number
A-207

REVISIONS	BY

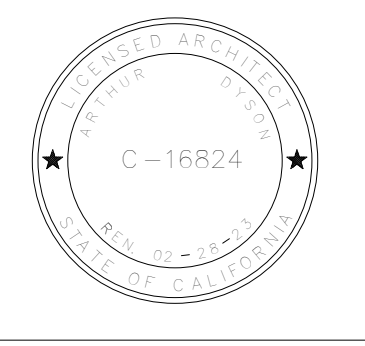


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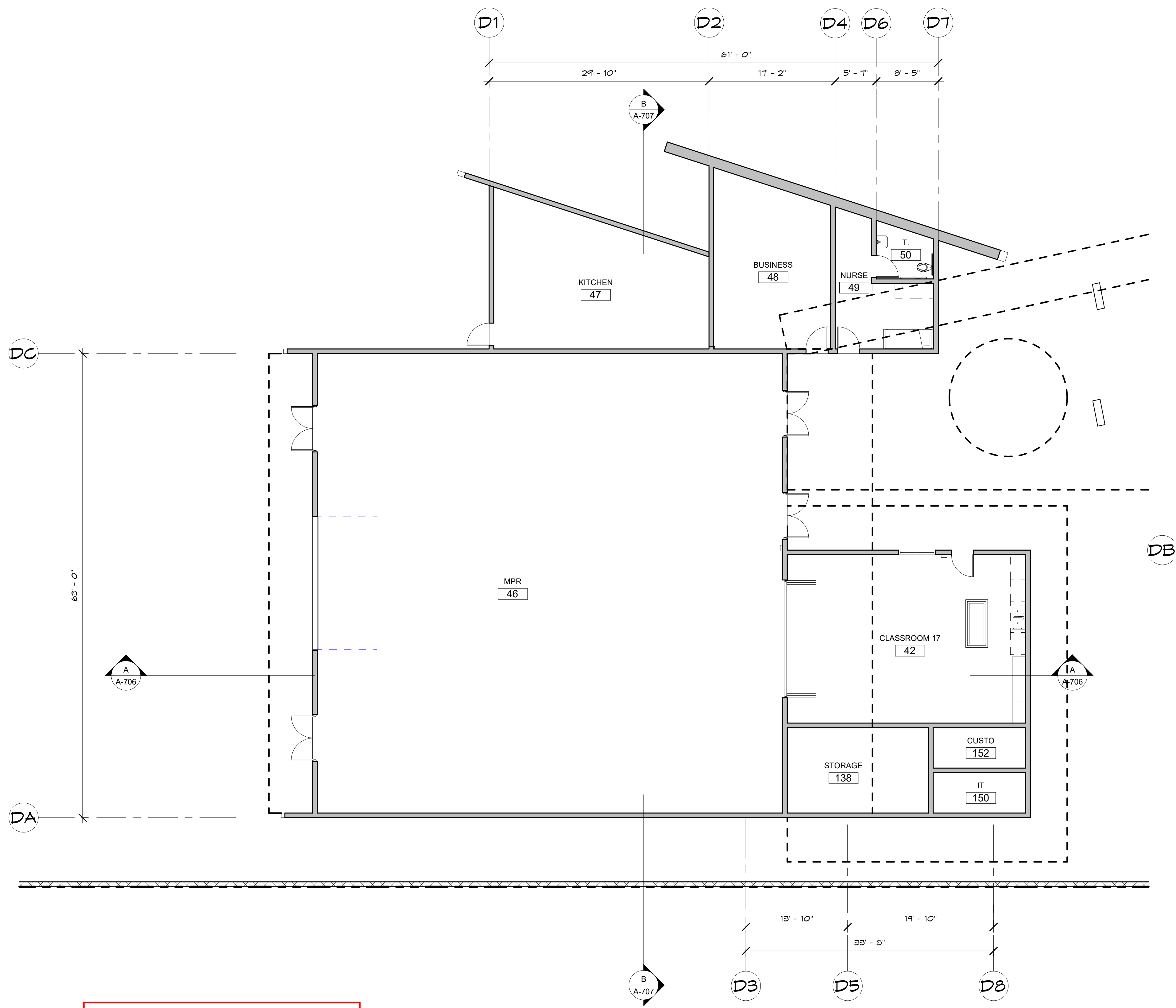
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BUILDING 'C' MPR
DIMENSIONED FLOOR PLAN

Date: 06/05/23
Scale: 1/8" = 1'-0"
Drawn: BR/MR
Job: 11901
Sheet Number: A-208



Revise building name to Building 'D' for MPR building floor plans.

BUILDING 'C' MPR FLOOR PLAN
SCALE: 1/8" = 1' - 0"

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing. Depict location of fencing.

FLOOR PLAN KEYNOTES

- 1 CONCRETE PAD
- 3 OPERABLE LOUVERS
- 4 INOPERABLE LOUVERS
- 5 FENCE
- 6a SIGNAGE, SEE DETAIL 1, A-06
- 6b SIGNAGE, SEE DETAIL 3, A-06
- 6c SIGNAGE, SEE DETAIL 5, A-06
- 6d SIGNAGE, SEE DETAIL 1, A-06
- 6e SIGNAGE, SEE DETAIL 6, A-06
- 6f SIGNAGE, SEE DETAIL 7, A-06
- 7 FRESNO CHAFFEE ZOO SIGN
- 8 SCA/FCZ SIGN

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APPL. NO. P23-03784 EXHIBIT F-8 DATE 1/18/2024

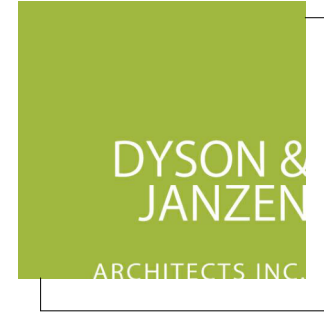
PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

REVISIONS	BY

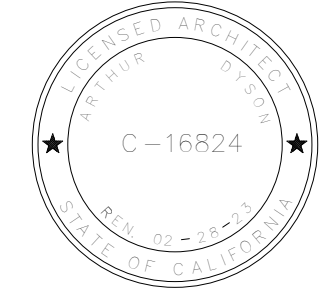


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Douglas K. Janzen R.A.
Architect C-14260

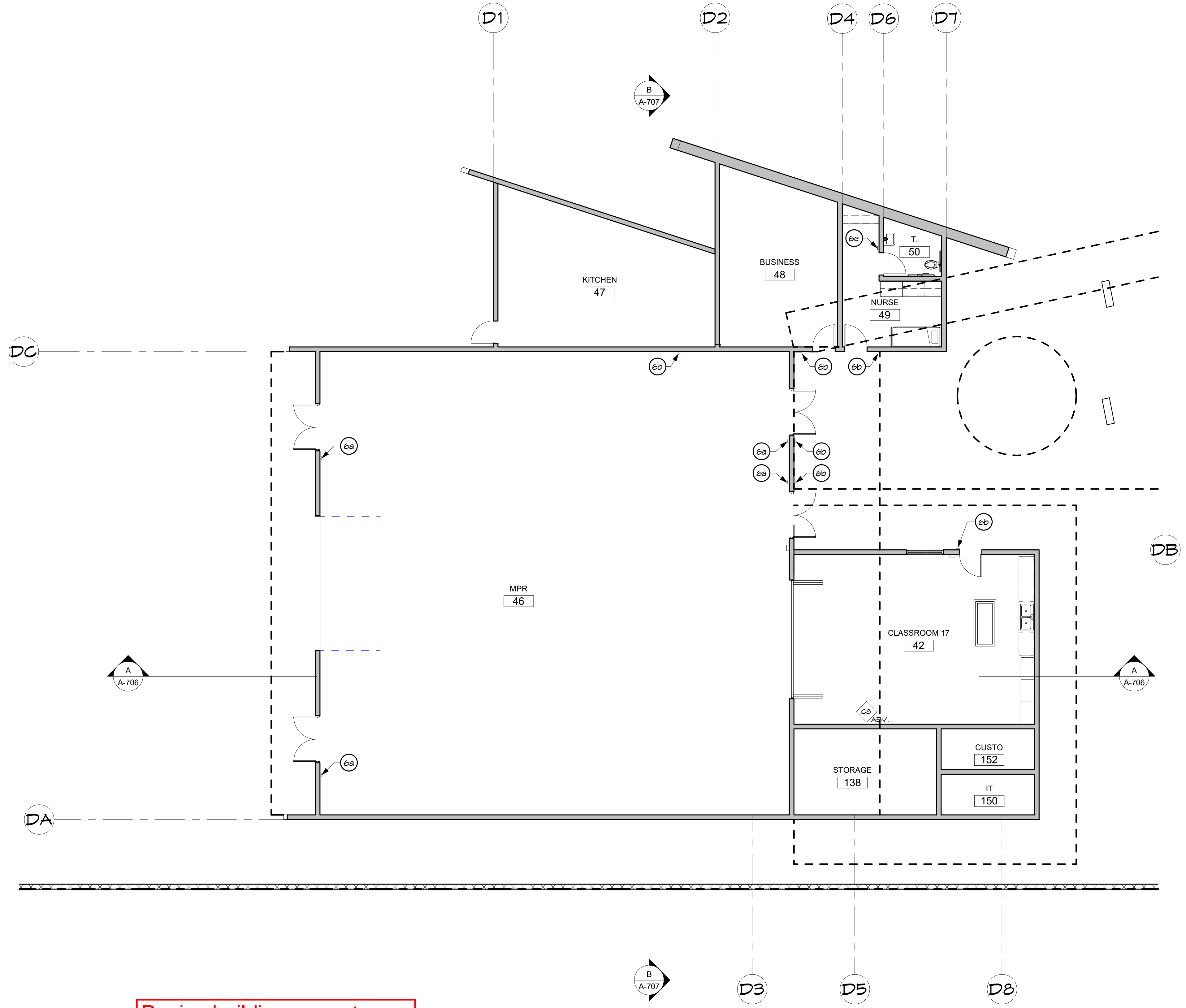
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Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

BUILDING 'C' MPR
KEYNOTED FLOOR PLAN

Date:	06/05/23
Scale:	1/8" = 1'-0"
Drawn:	BR/MR
Job:	11901
Sheet Number:	A-209



Revise building name to Building 'D' for MPR building floor plans.

BUILDING 'C' MPR KEYNOTED FLOOR PLAN
SCALE: 1/8" = 1' - 0"

Add materials to keynote descriptions. (In example, brushed stainless steel louvers)

Provide type and height of fencing.
Depict location of fencing.

FLOOR PLAN KEYNOTES

- 1 CONCRETE PAD
- 3 OPERABLE LOUVERS
- 4 INOPERABLE LOUVERS
- 5 FENCE
- e1 SIGNAGE, SEE DETAIL 1, A-06
- e2 SIGNAGE, SEE DETAIL 3, A-06
- e3 SIGNAGE, SEE DETAIL 5, A-06
- e4 SIGNAGE, SEE DETAIL 1, A-06
- e5 SIGNAGE, SEE DETAIL 6, A-06
- e6 SIGNAGE, SEE DETAIL 7, A-06
- T FRESNO CHAFFEE ZOO SIGN
- S GCAVFCZ SIGN

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APPL. NO. P23-03784 EXHIBIT F-9 DATE 1/18/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

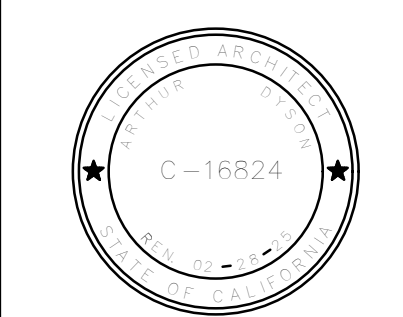
CITY OF FRESNO DARM DEPT

REVISIONS	BY



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F.A.I.A.
C-16824

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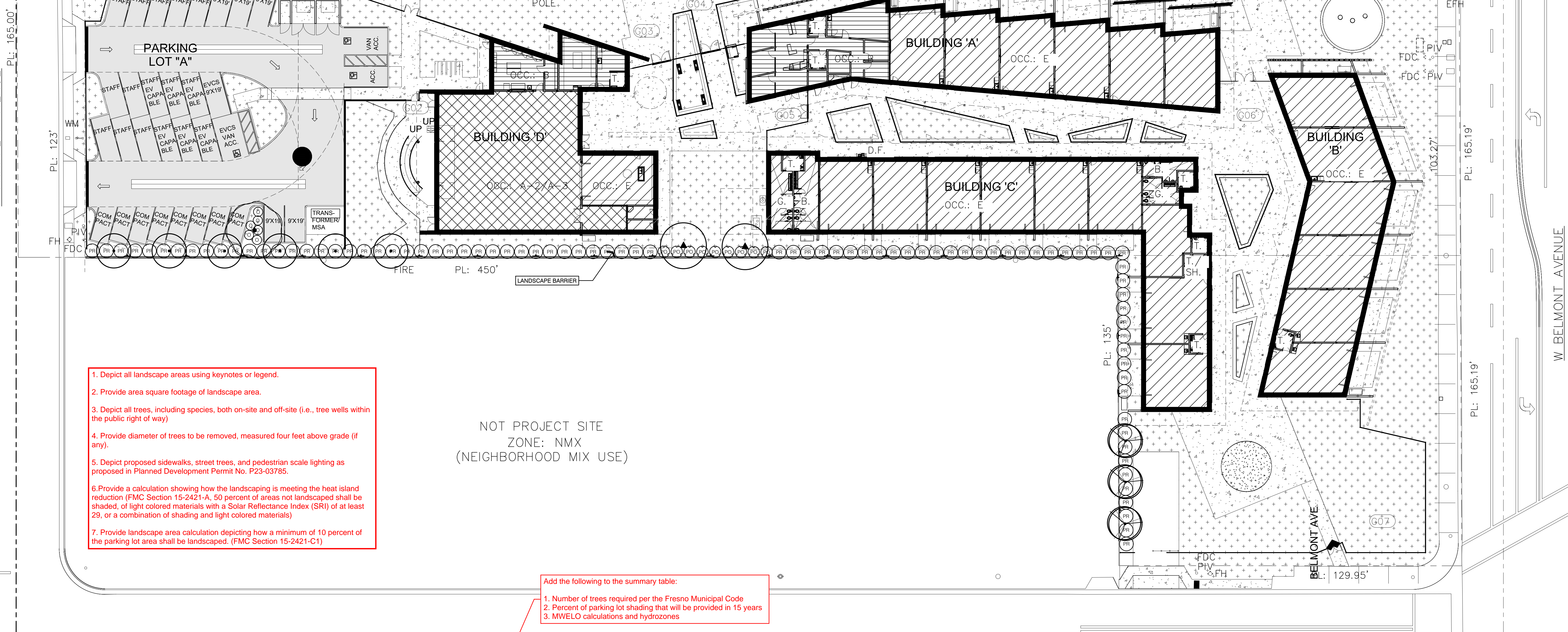
LANDSCAPE PLAN

Sheet Number	05-24-24
Scale	1" = 20' - 0"
Date	11/01
Project Number	L-101

N PACIFIC AVENUE

PL: 589'

W FRANKLIN AVENUE

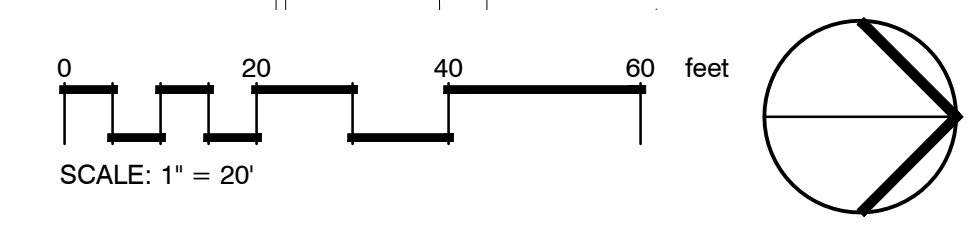


1. Depict all landscape areas using keynotes or legend.
2. Provide area square footage of landscape area.
3. Depict all trees, including species, both on-site and off-site (i.e., tree wells within the public right of way).
4. Provide diameter of trees to be removed, measured four feet above grade (if any).
5. Depict proposed sidewalks, street trees, and pedestrian scale lighting as proposed in Planned Development Permit No. P23-03785.
6. Provide a calculation showing how the landscaping is meeting the heat island reduction (FMC Section 15-2421-A, 50 percent of areas not landscaped shall be shaded, of light colored materials with a Solar Reflectance Index (SRI) of at least 29, or a combination of shading and light colored materials).
7. Provide landscape area calculation depicting how a minimum of 10 percent of the parking lot area shall be landscaped. (FMC Section 15-2421-C1)

NOT PROJECT SITE
ZONE: NMX
(NEIGHBORHOOD MIX USE)

- Add the following to the summary table:
1. Number of trees required per the Fresno Municipal Code
 2. Percent of parking lot shading that will be provided in 15 years
 3. MWELO calculations and hydrozones

N DELNO AVENUE

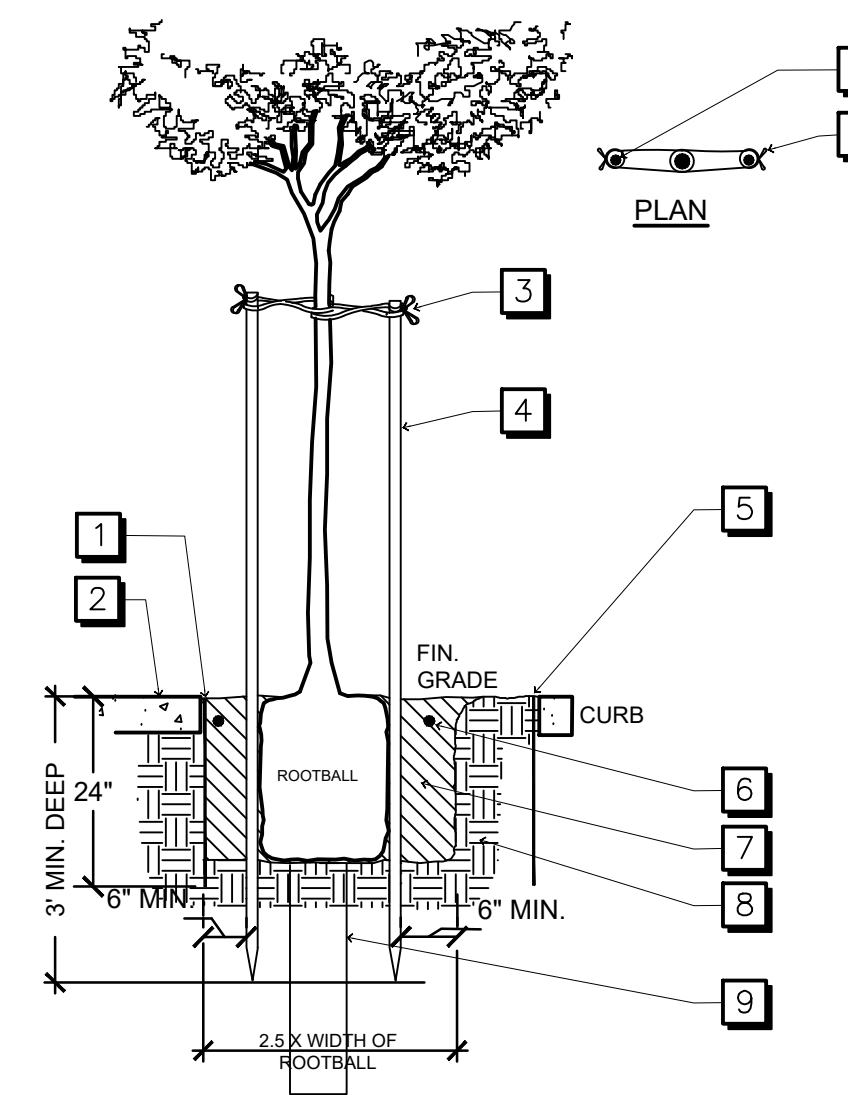


GENERAL LANDSCAPE NOTES

1. All plantings shall be installed in accordance with all Federal, State, and Local Codes and nursery and manufacturers specifications. Notify Architect immediately in writing prior to signing of a contract with the owner of any conflicts. Conflicts noted after contract signing or after commencement of work shall be the sole responsibility of the Landscape Contractor.
2. The features are shown schematically for graphic clarity. Prior to planting verify the exact locations with the owner verify all utility lines prior to installation. Field adjustments if conflict exists.
3. Final location of all plant materials shall be provided in final landscape planting plan set.
4. All existing trees to remain shall be protected from damage during construction. Provide protective barrier throughout construction.
5. Root barriers required when trees are five feet or less (10' or less for city trees) from hardscape areas. DEEP ROOT UB24-2 or equal (415)781-9700.
6. Landscape areas to be rough graded plus or minus one tenth of a foot. For bioswale areas maintain positive drainage away from all hardscape areas.
7. All on-grade planting areas shall be ripped to a depth of 4-6 inches in two directions and receive the following materials per 1,000 square feet of planting area:
3 cubic yards; Kellogg's 'Nitro-humus' or Equal
15 pounds; 12-12-12 Commercial fertilizer
10 pounds; Soil Sulfur
50 pounds; Humate
8. Prior to top dressing, use pre-emergent herbicide, 'Ronstar' or equal at a rate specified by the manufacturer for all shrub/tree planting areas. Avoid pre-emergent herbicide in turf and annual color areas.
9. Planting beds shall be top dressed with 2" mulch. Contractor shall submit sample for approval by Landscape Architect.
10. I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.
11. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS	WATER USE
TREES						
▲	CHI TIM	Chilopsis linearis 'Monhews' / Timeless Beauty® Desert Willow	15 gal.	2		Low
⊙	LAG N40	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	15 gal.	3		Low
●	LAU NOB	Laurus nobilis / Sweet Bay	15 gal.	6		Low
●	PI5 KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal.	1		Low
SHRUBS						
○	O	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal.	6		Very low
⊙	PO	Podocarpus elongatus 'Monnal' / Icee Blue® Yellow Wood	15 gal.	9		Medium
⊙	PR	Prunus caroliniana 'Monus' / Bright 'N Tight Carolina Cherry Laurel	15 gal.	85		Low
VINE/ESPALIER						
~	FIC PUM	Ficus pumila / Creeping Fig	1 gal.	23		Medium



- LEGEND:**
1. ROOT BARRIER, LOCATE AGAINST CONCRETE
 2. CONC. WALK
 3. WONDER TREE TIE, PLACE TIES 6" ABOVE POINT WHERE TREE HEAD IS SELF SUPPORTING AND CLEAR OF BRANCHES. CINCH TIGHT TO PREVENT SLIPPING
 4. (2) STEEL FIELD STAKES (T POSTS) STAKES CLEAR OF ROOTBALL. STAKES MUST BE LOCATED BELOW SCAFFOLD BRANCHES.
 5. DEEP ROOT CONTROL BARRIER, UB-24-2 BY DEEPROOT www.deeproot.com. AT BACK OF CURB AND FACE OF WALK. FIN. GRADE TO BE LEVEL W/ FIN. GRADE OF PAVEMENT.
 6. FERTILIZER TABLETS: BEST TABS 20-10-5 (2 TABS PER TREE)
 7. BACKFILL W/ NATIVE SOIL, NO MULCH
 8. UNDISTURBED NATIVE SOIL
 9. 4" DIA. X 3' DEEP DRAINAGE HOLE PER CITY OF FRESNO SPECIFICATIONS

1 TREE WITH ROOT BARRIER
NTS

APPL. NO. P23-03784 EXHIBIT L-1 DATE 09/11/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



Golden Charter Academy

Operational Statement

The Golden Charter Academy, presently located at 1626 W Princeton Ave, proposes to construct a new campus in the Parkside neighborhood for a K – 8 charter school.

Project Site Address: 741 W Belmont Ave

APNs: 458-121-17 and 458-121-19

Existing GPLU Designation: Neighborhood Mixed-Use

Existing Zone District: NMX—Neighborhood Mixed-Use

Community Plan: Downtown

Specific Plan: None

Describe efforts that have been made to discuss the proposal with neighbors: The applicant has a close working relationship with the Fresno Chaffee Zoo and they are fully aware of this proposal and are supportive of it.

Describe how the proposal is complimentary to the surrounding neighborhood: The new Golden Charter Academy campus will be complimentary to the Parkside neighborhood in many ways, such as:

- Easy access to high-quality educational options.* The Golden Charter Academy is highly regarded, and having such easy access to a school of this caliber will be a tremendous benefit to Parkside families.
- Aesthetic enhancements.* The existing structure is vacant and in a poor state of repair after decades of neglect and deferred maintenance. The proposed new campus has been designed by award-winning architect Arthur Dyson; it will add beauty and an instant landmark to the area.
- Likely reduction in disruptive behavior.* The site will be active, maintained, and secured. This will have many benefits, because in Fresno at the present time, problems such as encampments, fires, and illegal dumping are particularly acute at vacant and abandoned locations. Having personnel on-site regularly will discourage such behavior and will result in calls to the proper authorities before any minor issues escalate into major problems. Nearby residents will certainly benefit from this.
- Reducing air pollution by reducing driving.* This proposal will lower vehicle miles travelled and associated air pollution by supporting the concept of “Complete Neighborhoods” with a mix of housing, retail, services, schools, and other uses. As stated in Page 10-22 of the General Plan: “A design emphasis of this Plan and the Complete Neighborhoods concept is to reduce VMT. Decreasing the VMT also has the added benefit of reducing air pollution, which has a major impact on local health conditions in Fresno.”
- Improved public health by promoting walking.* Having a school within walking distance can improve health. As stated in Page 10-22 of the General Plan: “By exchanging some... vehicle trips for non-motorized trips, a community can realize health benefits. For

APPL. NO. P23-03784	EXHIBIT O-2	DATE _____
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		

instance, there is evidence that for each half-mile walked per day, people are about five percent less likely to be obese (controlling for age, education, gender, and ethnicity)."

Describe how the proposal helps implement the Fresno General Plan: This proposal is consistent with the General plan and helps to implement several of its goals, objectives, and policies. Examples include:

- *A school is consistent with the Neighborhood Mixed-Use General Plan Land Use designation.* This designation promotes districts with a mix of housing, retail, offices, and services in a pedestrian-oriented built form. Schools are a Permitted use in the implementing zoning district (NMX) and the proposed project's FAR of 0.3 is well below the maximum FAR of 1.5.
- *Placing a school along a planned mixed-use corridor adjacent to existing residential uses implements the Complete Neighborhoods goals of the GP.* Creating Complete Neighborhoods with a mix of housing, retail, services, and schools is a clear goal of the General Plan, and it is mentioned in several instances, including:
 - Page 11-3: "Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance."
 - Objective HC-2: "Create complete, well-structured, and healthy neighborhoods and transportation systems."
 - Policy HC-2-a: Healthy Neighborhoods. "Promote the design of Complete Neighborhoods whose physical layout and land use mix allow for walking to local stores and services, biking, and transit use; foster community pride; enhance neighborhood identity; encourage public safety; are family-friendly; and address the needs of residents of all ages and abilities."
- *This proposal helps to curb suburban sprawl by driving investment away from the metropolitan edge and into the existing city.* Curbing sprawl is a dominant theme of the General Plan and is mentioned throughout the document. Examples include:
 - Page 3-5: "Fresno has generally grown out over the years from its first origins, Downtown. For decades that growth has been mostly of a low density suburban style development that relies heavily on the auto as the single means of mobility. This has created a condition of sprawl, sometimes leaving neglected neighborhoods and developed land uses adjacent to a number of major streets either vacant or underutilized. This can be seen in Downtown today, as well as other areas surrounding Downtown."
 - Page 4-3: "Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. Positively influence the same attributes in other jurisdictions of the San Joaquin Valley –and thus the potential for regional

APPL. NO. P23-03784	EXHIBIT O-3	DATE 11/08/24
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

sustainability -and improve the standing and credibility of the City to pursue appropriate State, LAFCO, and other regional policies that would curb sprawl and prevent new unincorporated community development which compete with and threaten the success of sustainable policies and development practices in Fresno.”

- On Page 3-46 the General Plan notes that “Fresno is part of an eight-county region, each with its own Metropolitan Planning Organization. Collectively, they have approved the San Joaquin Valley Blueprint along with... Smart Growth principles... which have been integrated into the General Plan.” On Page G-26 Smart Growth is defined as “An urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.” The location of this proposed project within the existing boundaries of Fresno, in a neighborhood that began being urbanized over 100 years ago, by adding a pedestrian-oriented school to a residential neighborhood is clearly in line with adopted Smart Growth principles.

Identify any use classifications from Article 67 that apply to the project: Under the category *Public and Semi-Public Use Classifications*, the classification of *Schools, Public or Private* fits this proposal perfectly. It is defined in Article 67 as follows: “Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.” This use classification is Permitted by-right in the NMX zoning district.

Describe, in detail, the proposed use(s): The proposed use is a kindergarten through eighth grade charter school which is chartered through Fresno Unified School District. There will be 19 classrooms which will be oriented along linear courtyards which facilitate ample outdoor play and learning. The total site size is 2.35 acres, and the gross building floor area is 34,499 square feet, resulting in an FAR of 0.3. Building heights will range from 18’-9” for classrooms, 20’-9” for the administrative building, and 30’ for the multipurpose room. The tallest architectural features will be the Belmont Avenue louver which will be 30’ at the top, and the Pacific Avenue entrance feature which will be 31’-4” at the top.

Detail the hours of operation and the number of employees: The hours of operation will be between 7:30am and 4:30pm, Monday through Friday. There will be a maximum of 60 employees, approximately 45 of whom will be on the site at any given time.

APPL. NO. P23-03764	EXHIBIT C-4	DATE _____
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		

Detail the expected daily visitors/users/guests: At maximum enrollment, the school will have 480 students.

Describe any reasonably foreseeable effects from construction and/or operation of the site that may impact the neighbors: During construction, there will be noise, dust, and traffic effects, however these will be minimized by enactment of all required mitigation measures. In particular, heavy construction equipment will not be used within 25 feet of existing structures. Once the school commences operations, there will be some noise from the presence of students and faculty, but it will be well within acceptable noise levels. There will be increased traffic, particularly during drop off and pick up times, but due to the school’s location along a designated Collector road at the edge of the residential area it will not attract traffic into the more heavily residential parts of the neighborhood. All lighting will be from low-intensity fixtures and will feature required shielding to reduce glare on neighboring properties.

Detail all security measures: The school will have both fire and security alarm systems. They will be monitored by a third-party alarm company that will notify either the Fire or Police department depending on the type of alarm notification. There will also be security cameras which will monitor the outside areas of the school at all times. Finally, during school hours, there will be three campus safety personnel who regularly move about the campus monitoring activities for any type of safety concern.

For projects in the Multi-Family or Mixed-Use zone districts, specify if the project is utilizing the Flexibility or Certainty option for façade design: The project is a permitted use, fits within the maximum FAR, and is consistent with the General Plan the overall vision for the Neighborhood Mixed-Use GPLU and zoning district. However, due to its civic nature and its innovative design, it is inconsistent with façade design standards and some other development standards. For this reason, the Development Permit application will be submitted concurrently with a Planned Development (PD) permit application as a way to seek greater flexibility, avoid monotony, and enable a design which is demonstrably superior to one that could occur under the regular development standards. Therefore, neither the Certainty nor the Flexibility option will be applicable to this review, however it will be similar to a project utilizing the Flexibility option.

Other Information: We are aware that a Voluntary Parcel Merger will be required. That application will be submitted in early 2024 after Golden Charter Academy closes escrow on 704 W. Belmont Ave. (APN 458-121-19) and has full ownership of both lots.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

PUBLIC AGENCY

BRITTANY MARTIN
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721-3604

DEVELOPER

ROBERT GOLDEN, GOLDEN CHARTER ACADEMY
1626 W. PRINCETON AVE.
FRESNO, CA 93744

PROJECT NO: **2023-03784**

ADDRESS: **705 W. BELMONT AVE.**

APN: **458-121-17, 458-121-19**

SENT: **February 06, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
RR	\$0.00	NOR Review	\$71.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$363.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$434.00		

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 2/28/24 based on the site plan submitted to the District on 1/19/24 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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. 2023-03784

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 3

FR
DPA No. 2023-03784

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

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

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

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

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

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

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

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 3

FR
DPA No. 2023-03784

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



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 2/5/2024 4:22:46 PM



David L. Everitt
Engineer Tech I

Digitally signed by David L. Everitt Date: 2/5/2024 3:47:26 PM

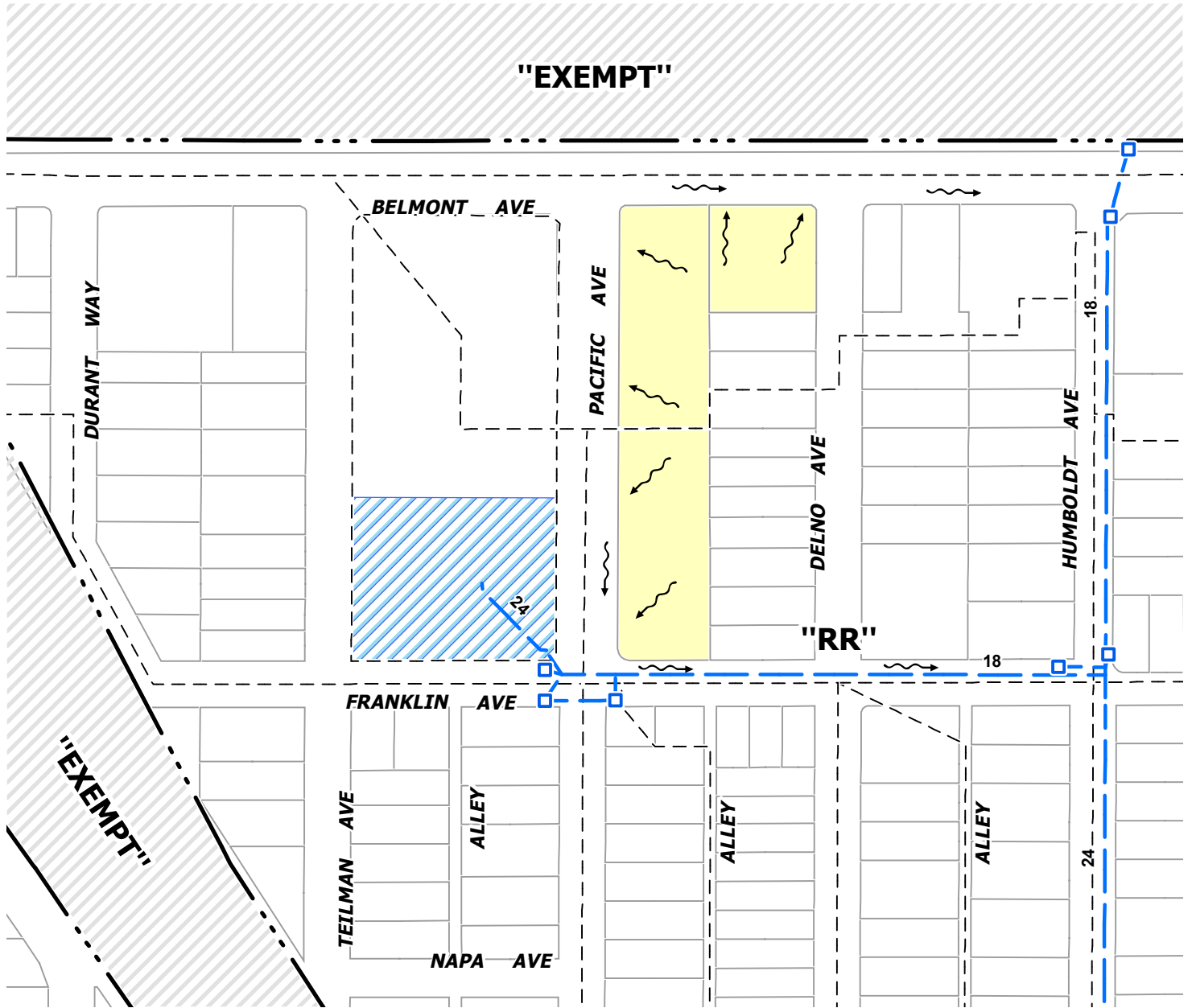
CC:

DAN ZACH, ZACH URBAN SOLUTIONS

PO BOX 4772

FRESNO, CA 93744

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



LEGEND

- Existing Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Limits Of FR DPA 2023-03784



FR DPA 2023-03784
DRAINAGE AREA "RR"



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.

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



February 6, 2024

Re: P23-03784

741 W Belmont Avenue & 705 W Belmont Avenue, Fresno, CA 93728

Dear City of Fresno:

Thank you for giving us the opportunity to review the subject plans. The proposed P23-03784 is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E has been contacted by the applicant for the rearrangement and relocation of existing PG&E facilities on the subject properties. The facilities to be relocated are existing poles and conductors within PG&E's existing easement. PG&E will continue to work with the applicant on the rearrangement and relocation of the existing PG&E pole line. No structures will be permitted to be constructed within any portion of the remaining easement.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Justin.Newell@pge.com.

Sincerely,

Justin Newell
Land Management
916-594-4068

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: Golden Charter Academy
Address: 741 W. Belmont Avenue
A.P.N. 458-121-17, 19
Planned Land Use: Neighborhood Mixed-Use
Current Zoning: NMX
Site Area: +/- 2.21 acres
Building Area: +/- 34,999 sq. ft.
Entitlement: P23-03784
Estimate Date: February 2, 2024

CITYWIDE/REGIONAL IMPACT FEES					
Existing					
	Service Area	Quantity	Units	Fee Rate	Available Credit
Citywide Fire Facilities Impact Fee	Institutional	14,670	Sq.Ft.	\$350.19	\$5,137.29
Citywide Police Facilities Impact Fee	Institutional	14,670	Sq.Ft.	\$429.60	\$6,302.23
Citywide Traffic Signal Charge	Chapel/Church	450	# of Seats	\$51.92	\$23,364.00
Calculated Impact Fee Credits					\$34,803.52

CITYWIDE/REGIONAL IMPACT FEES					
Proposed					
	Service Area	Quantity	Units	Fee Rate	Proposed Impact
Citywide Fire Facilities Impact Fee	Institutional	34,999	Sq.Ft.	\$350.19	\$12,256.30
Citywide Police Facilities Impact Fee	Institutional	34,999	Sq.Ft.	\$429.60	\$15,035.57
Citywide Traffic Signal Charge	Elementary School	480	# of Students	\$155.75	\$74,760.00
Citywide/Regional Impact Fees - As Proposed					\$102,051.87

	Estimated Impact	Notes
Citywide Fire Facilities Impact Fee	\$7,119.01	[7]
Citywide Police Facilities Impact Fee	\$8,733.34	[7]
Citywide Traffic Signal Charge	\$51,396.00	[6]

Total Fees and Charges	\$67,248.35
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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: February 2, 2024

(559) 621-8797

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



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

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

February 9, 2024

Brittany Martin
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Development Permit Application P23-03784
S/W Belmont and Fruit avenues

Dear Ms. Martin:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application P23-03285 for which the applicant proposes to construct a ±34,499 square foot K-8 charter school for the Golden Charter Academy, APN: 458-121-17 and 19. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.

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

Sincerely,

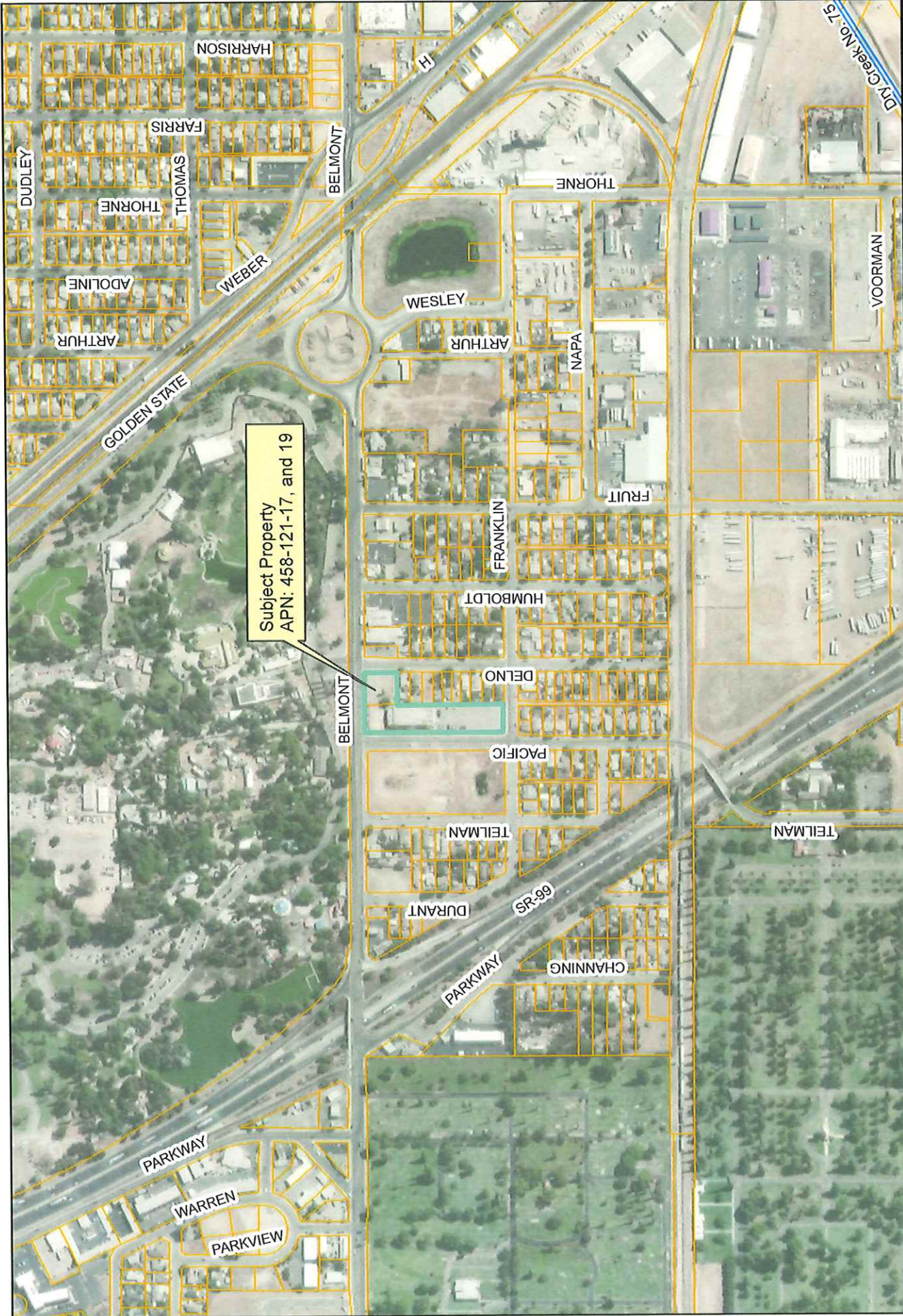
Laurence Kimura, P.E.
Chief Engineer

Attachment

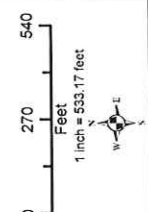
G:\Agencies\FresnoCity\Development Permit Application\P23-03784\P23-03784 FID Comments.doc

BOARD OF DIRECTORS

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



Subject Property
 APN: 458-121-17, and 19



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.

Path: G:\Figs\20230727 FID Master.mxd
 Spatial Reference
 Name: NAD 1983 StatePlane California IV FIPS 9404

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



FRESNO IRRIGATION DISTRICT

Jeremy Landrith

From: do_not_reply@fresno.gov
Sent: Friday, January 19, 2024 8:27 AM
To: Engineering Review
Subject: Planning Application P23-03784 - Task Assigned

Follow Up Flag: Follow up
Flag Status: Flagged

A task associated with Planning Application P23-03784 has been assigned for your review. You can review details online.

Application Description: Development Permit Application No. P23-03784 was filed by Dan Zack of Zack Urban Solutions and pertains to the ±2.35 acres located at 741 W Belmont Ave (APN: 458-121-17) and 705 W Belmont Ave (APN: 458-121-19). The applicant proposes to construct a ±34,499 square foot K-8 charter school for the Golden Charter Academy, presently located at 1626 W Princeton Ave. The new campus in the Parkside neighborhood will have 480 students and 60 employees at maximum enrollment. There will be 19 classrooms which will be oriented along linear courtyards which facilitate ample outdoor play and learning. Both parcels are zoned NMX. Related Planned Development Application No. P23-03785 was filed in conjunction with this application, which proposes to modify multiple development standards of the Fresno Municipal Code to create an enhanced and innovative design for the school campus.

Task Information: Irrigation District

Due 2/7

P23-03784 ○ STATUS LOCATION CONTACT WORKFLOW
 PUB - Golden C... > In Review > 741 BELMO... > Dan Zack > 36 total Task
 Development P... 02/06/2024 ... FRESNO, CA ... ●...

P23-03784 - PUB - Golden Charter Academy

A notice was added to this record on 2023-11-08.
 Condition: Severity: Notice
 Total conditions: 4 (Notice: 4)

[View notice](#)

Menu

Help

File Date: [11/08/2023](#)

Application Status: [In Review](#)

Application Type: [Development Permit](#)

Application Detail: [Detail](#)

Description of Work: [Development Permit Application No. P23-03784 was filed by Dan Zack of Zack Urban Solutions and pertains to 458-121-19\). The applicant proposes to construct a ±34,499 square foot K-8 charter school for the Golden Charter neighborhood will have 480 students and 60 employees at maximum enrollment. There will be 19 classrooms wh parcels are zoned NMX. Related Planned Development Application No. P23-03785 was filed in conjunction with I Code to create an enhanced and innovative design for the school campus.](#)

Application Name: [PUB - Golden Charter Academy](#)

Address: [705 W BELMONT AVE, FRESNO, CA 93728](#)

Owner Name: [GOLDEN OPPORTUNITY LEGACY DEV LLC](#)

Owner Address: [1626 W PRINCETON, FRESNO, CA 93705](#)

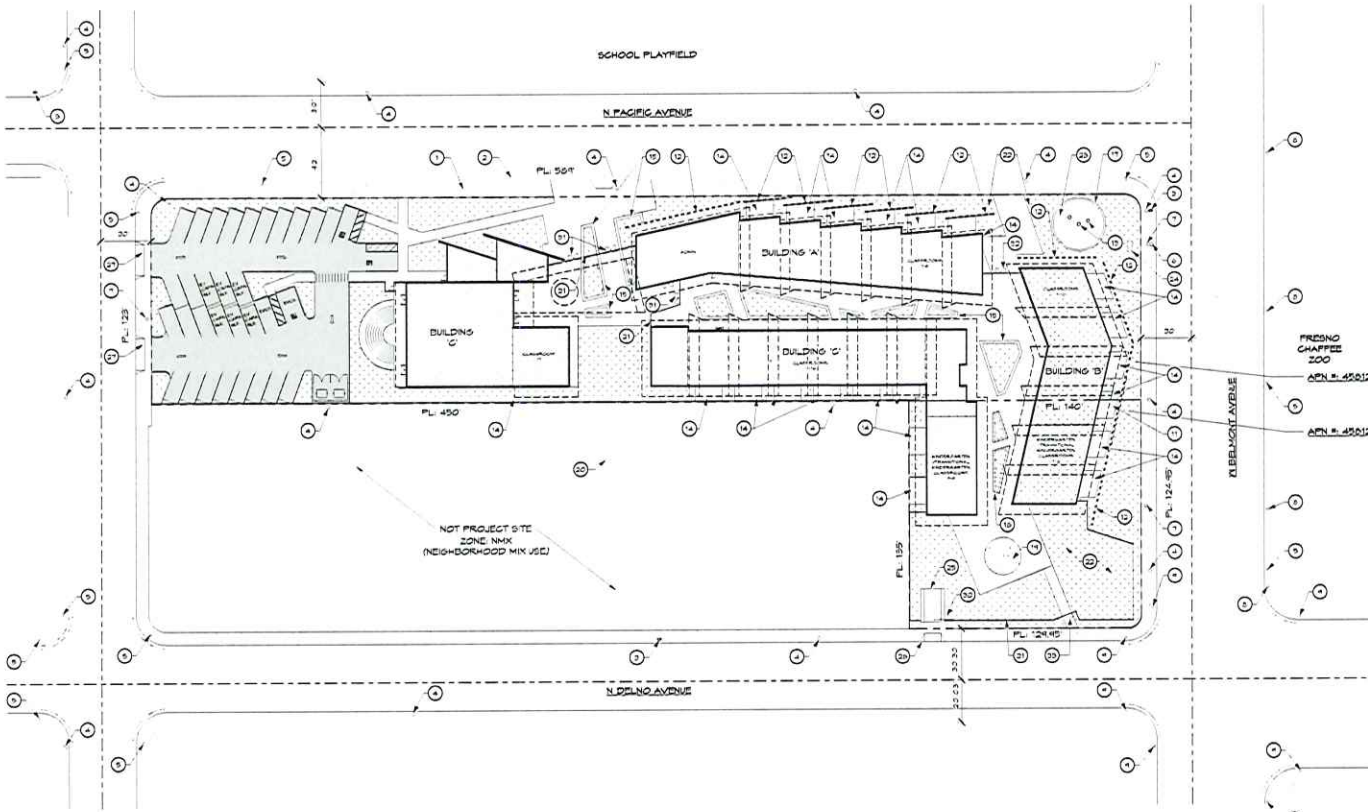
Parcel No: [45812117](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Daniel W Zack	Zack Urban Solu...	Applicant	Active
	Robert Golden	Golden Charter ...	Developer	Active
	Robert Golden	Golden Charter ...	Individual	Active
	mayuko russell	Dyson Janzen Ar...	Individual	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Busines:
Workflow Status:	Task	Assigned To	Status	Status Date	Actic
	Application	Brittany Martin	Accept	01/17/2024	Britta
	Pre-review- TIS	Harmanjit Dhaliwal	Response Not...	01/17/2024	Britta
	Pre-review- Traffic		Response Not...	01/17/2024	Britta
	Plan Distribution		Assign Revie...	01/19/2024	Pam
	Public Utilities Commi...				
	County PW and Planning	County Planning			
	Calltrans				
	Traffic Planning	Angela Reis			
	Public Works Engineering	Luis Gonzalez			
	DPU Water Division	Robert Diaz			
	DPU Planning and Engin...	John Martin			
	DPU Solid Waste Manage...	John Martin			
	Fire Review				
	Police Review	Southwest PD	No Comment	01/19/2024	Soutl
	Fresno County Environm...	Public Health	Reviewed wit...	02/05/2024	Publi
	Building and Safety Se...	Christian Mendez	Review Complete	02/04/2024	Chris
	Airports	Airports	Review Complete	02/05/2024	Airpo
	Fresno Area Express	FAX			
	Irrigation District	FID			



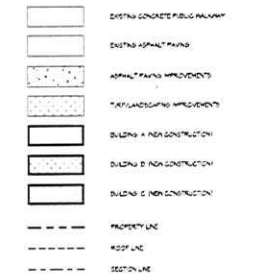
P23-03784



SITE PLAN KEYNOTES

- 1 (E) CONCRETE PUBLIC PALWAYWAY
- 2 (E) CONCRETE CURB
- 3 (E) PAVE W/ASPHALT
- 4 (E) ASPHALT DRIVEWAY
- 5 (E) TRAFFIC SIGNAGE
- 6 (E) FIRE SERVICE DETECTION CHECK
- 7 (E) 2" DOWNSIDE WATER SERVICE METER
- 8 (E) METAL STREET LIGHT
- 9 (E) TRAFFIC SIGNAL
- 10 (E) ASPHALT PAVING
- 11 (E) ASPHALT DRIVE
- 12 (E) OPENABLE LOUVER
- 13 (E) STAINLESS STEEL SCULPTURE
- 14 (E) CONCRETE PAD
- 15 (E) CONCRETE PLANTER BOX
- 16 (E) CONCRETE PALWAYWAY
- 17 (E) CONCRETE MONOPILE
- 18 (E) CONCRETE PLANTER
- 19 (E) CONCRETE PLAY AREA
- 20 (E) BIKE RACKS
- 21 (E) FENCE
- 22 (E) TURF AREA
- 23 (E) WATER TO PLANTER
- 24 (E) FIVE 1" VSD
- 25 (E) 22" MIN. FIRE ACCESS DRIVE
- 26 (E) FIRE EMERGENCY ONLY APPROACH
- 27 (E) CONCRETE DRIVE APPROACH
- 28 (E) WALKER BR
- 29 (E) PLUMB ENCLOSURE
- 30 (E) CLOSING GATE FOR FIRE DEPARTMENT ACCESS
- 31 (E) CONCRETE FLOORING
- 32 (E) FENCE
- 33 (E) PERPETUUM GRASS

SITE PLAN LEGEND



ACCESSIBLE ROUTE

THIS SITE HAS BEEN VISITED BY THE ARCHITECT AND ALL AREAS WITH THE EXCEPTED AREAS TO BE IMPROVED AND PARCELS FOR ACCESSIBILITY ALONG ACCESSIBLE ROUTE HAVE BEEN VERIFIED TO BE IN CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PER ITEM 8. THE DESIGN IN ADDITION, ALL NEW IMPROVED WORK SHALL MEET THESE REQUIREMENTS.

- A. PROVIDE A CONTINUOUS CONCRETE BARRIER FREE ACCESSIBLE ROUTE WHERE DEMONSTRATED BY DASHED LINE SHOWN. THAT SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. ALL VERTICAL SURFACES NOT GREATER THAN 1/8" AT 12" MAX SLOPE AND LEVEL CHANGES NOT EXCEEDING 1/4" VERTICAL WITHIN THE SITE BOUNDARY FROM THE "WARDEN" PUBLIC PALWAYWAY AND ACCESSIBLE PARKING TO THE ENTRY.
- B. MAXIMUM SLOPE SHALL BE 4.5% (1/22") IN WIDTH. 5% (1/20") SLOPE IN THE DIRECTION OF TRAVEL (EXCEPT APPROVED KAMM) IF NO OTHER ACCESS IS REQUIRED. SLOPE SURFACE FOR PARKS SHALL NOT EXCEED 1/4" MAXIMUM SLOPE FROM PAVED SURFACES ADJACENT TO ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 4" VERTICAL CHANGES PROTECTED BY A BARRING CURB (6" MIN) GUARD RAIL OR HANDRAIL.
- C. THE PAVEMENT SURFACE SHALL BE SUFFICIENTLY STABLE, FIRM AND SMOOTH.
- D. PAVING SPACES AT LEAST 60" WIDE ARE TO BE LOCATED NOT MORE THAN 200 FEET APART (SEE 11B-HDR-93).
- E. CONTINUOUS GRADIENTS SHALL HAVE NO LEVEL AREAS NOT MORE THAN 400 FEET APART (SEE 11B-HDR-93).
- F. MAINTAIN ACCESSIBLE ROUTE FREE OF OBSTACLES OBSTRUCTIONS TO 33" MIN. AND PROTRUSING OBJECTS GREATER THAN 4" HIGH PROJECTIONS FROM PAVEMENT SURFACE AND 27" ABOVE FINISH GRADE (SEE 11B-HDR-93).

PROPOSED SITE PLAN
SCALE: 1" = 30' - 0"

SITE DATA

PROJECT ADDRESS:
741 W BELMONT AVE, FRESNO, CA 93728

APN:
458-121-19
458-121-18

ZONE:
MMX (NEIGHBORHOOD MIX USE)
MMX (NEIGHBORHOOD MIX USE)

BUILDING DESIGNATION	BUILDING USE/CLASSIFICATION	OCCUPANCY CLASSIFICATION (CNC CHAPTER 5)	CONSTRUCTION TYPE (CNC TABLE 601)	ACTUAL BLDG FLOOR AREA (SF)	ACTUAL BLDG ROOF AREA (SF)	TOTAL RAINING AREA (SQ FT)	ALLOWABLE AREA (CNC TABLE 601)	ACTUAL HEIGHT	ALLOWABLE HEIGHT (CNC TABLE 601)	OCCUPANCY SEPARATION (CNC TABLE 601)	BUILDING SEPARATION	AUTOMATIC FIRE SPRINKLERS (CNC SECTION 902.10)
A	ACADEM	B	V-B	1,140	1,148	2,288	36,000	21' - 0"	30'	NO	NO	YES
B	(A) WEST CLASSROOM WING	E	V-B	1,840	1,842	3,684	36,000	18' - 0"	30'	N/A	N/A	YES
	(B) NORTH CLASSROOM WING	E	V-B	1,540	1,542	3,084	36,000	18' - 0"	30'	N/A	N/A	YES
C	MUSE	A-3	V-B	14,444	1,411	15,855	36,000	24' - 0"	30'	NO	NO	YES
	(A) EAST CLASSROOM WING	E	V-B	1,140	1,148	2,288	36,000	21' - 0"	30'	NO	NO	YES

(A) NON-SEPARATED OCCUPANCY TO MEET REQUIREMENTS OF CBC SECTION 902.10 AND FOLLOW THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE

(B) BUILDINGS CONSIDERED TO BE ONE BUILDING

PARKING LOT	TOTAL PARKING SPACES	CODE COMPLIANCE				
		ADDITIONAL STALLS PER CBC TABLE 11B-202	BV CHANGING STATION PER CALIFORNIA TABLE 5.10.6.3.3	BV CHANGING STATION PER CALIFORNIA TABLE 5.10.6.3.3	ACCESSIBLE EVCS PER CBC 11B-202.3	ACCESSIBLE EVCS PER CBC 11B-202.3
A	33	REQUIRED	2 (1 VAN)	2	0	1 VAN
		PROVIDED	2 (1 VAN)	2	0	1 VAN

LEGAL DESCRIPTION (APN: 458-121-17)

THE LAND DESCRIBED HEREIN BELONGS TO THE CITY OF FRESNO COUNTY OF FRESNO STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 9 AND THE EAST ALONG TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 26 OF RECORDS OF SURVEYS, FRESNO COUNTY OF RECORDS.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

PARCEL 1:
THE NORTH 10 FEET OF THE WEST HALF OF SAID LOT 9.

PARCEL 2:
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL 1 A DISTANCE OF 441 FEET TO A TANGENT POINT, THENCE SOUTHWESTERLY THROUGH AN ANGLE OF 39° 41' 10" ALONG A TANGENT CURVE CONVERSE TO THE SOUTH POINT HAVING A RADIUS OF 10 FEET, A DISTANCE OF 19.84 FEET TO A TANGENT POINT, THENCE SOUTHWESTERLY ALONG THE PROLONGATION OF THE WEST LINE OF PARCEL 1, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (APN: 458-121-19)

THE LAND REFERRED TO HEREIN BELONGS TO THE CITY OF FRESNO COUNTY OF FRESNO STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

VOLUNTARILY PARCEL NUMBER 2004-20, AN DOCUMENT NUMBER 2010-0071622 OF OFFICIAL RECORDS OF FRESNO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 9 ABOVE MENTIONED IN THE CITY OF FRESNO COUNTY OF FRESNO STATE OF CALIFORNIA ACCORDS TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 26 OF RECORDS OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 9, THENCE NORTH ALONG NORTH LINE OF SAID LOT 9 A DISTANCE OF 199.00 FEET, THENCE LEAVING SAID NORTH LINE OF SAID LOT 9, SOUTH A RIGHT ANGLE 193.00 FEET, THENCE EAST A RIGHT ANGLE 193.00 FEET, THENCE NORTH A RIGHT ANGLE A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT 9 DESCRIBED AS FOLLOWS:

PARCEL 1, THE NORTH 10 FEET OF THE EAST HALF OF SAID 9, LESS THE EAST 33 FEET FOR ROAD PURPOSES.

PARCEL 2, BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1, THENCE WESTERLY ALONG THE SOUTH LINE OF PARCEL 1 A DISTANCE OF 10.00 FEET TO A TANGENT POINT, THENCE SOUTHWESTERLY THROUGH AN ANGLE OF 40° 15' 56" ALONG A TANGENT CURVE CONVERSE TO THE WEST POINT HAVING A RADIUS OF 10 FEET TO A POINT, THENCE SOUTHWESTERLY ALONG THE PROLONGATION OF THE EAST LINE OF PARCEL 1, FROM THE SOUTHWEST CORNER OF PARCEL 1, THENCE NORTHERLY ALONG THE EAST LINE OF PARCEL 1, PROLONGED, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

Golden Charter Academy
741 W Belmont Ave., Fresno, CA 93728

SITE PLAN

DATE: 05/14/2023
BY: [Signature]
SCALE: 1"=30'

G-01



BOARD OF EDUCATION

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Valerie F. Davis, Clerk
Claudia Cazares
Genoveva Islas
Elizabeth Jonasson Rosas
Andy Levine
Keshia Thomas

SUPERINTENDENT

Robert G. Nelson, Ed.D.

January 19, 2024

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

Re: **APPLICATION NO. P23-03784**
741 W. BELMONT AVE.

Dear Ms. Martin,

In response to your request for school district information regarding the above planning application for the proposed construction of a new, ±34,499 square-foot 'Golden Charter Academy' K-8 school to be located at 741 West Belmont Avenue, Fresno Unified School District submits the following.

Any new commercial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The Fresno Unified School District levies a commercial/industrial development fee and the current fee rate is \$0.78 per square foot. However, the proposed project would be exempt from development fees as the facility is to be used as a full-time day school.

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Chief Executive
Operational Services

AB:hh

c: Dan Zack, Applicant/Agent

DWC



SUBJECT: Conditions of Approval for **P23-03784**

DATE: August 23rd, 2024

TO: Brittany Martin, Planner II
Planning and Development Department

FROM: Braulio Flores, Engineer II
Public Works Department, Land Planning Section

ADDRESS: 741 West Belmont Avenue

APN: 458-121-17, -19

ATTENTION:		
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.		
To be completed:	Point of Contact	Department and Contact Information
<p>Tract Map, Parcel Map, Lot Line Adjustment Full off-site improvements are required for the existing lot of record. The parcel configuration depicted for the proposed development does not conform to record information. A Lot Line Adjustment or Parcel Merger is required; provide recorded documentation prior to Building Permits. -OR- Resubmit a new application of the proposed project within the existing lot of record.</p>	Brittany Martin	Planning and Development Department (559) 621-8059 Brittany.martin@fresno.gov
<p>CFD Annexation Request Package (CFD 9; up to 4-month processing time) -AND/OR- Private Maintenance Covenant</p>	Adrian Gonzalez	(559) 621-8693 Luis.Gonzalez@fresno.gov
<p>Traffic Impact Study (TIS) A Traffic Impact Study was required. Comply with the City Traffic Engineer's mitigation measures based on the TIS. https://www.fresno.gov/publicworks/traffic-engineering/#tab-2</p>	Jill Gormley	Public Works Department (559) 621-8792 Jill.Gormley@fresno.gov

<p>Deeds (up to 2-month processing time)</p> <p>Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Contact Jason Camit for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits.</p>	<p>Jason Camit</p>	<p>Public Works Department (559) 621-8681 Jason.Camit@fresno.gov</p>
<p>FAX: When a bus shelter is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Coordinate all conditions of approval between Public Works and FAX.</p>	<p>Jeff Long</p>	<p>Fresno Area Express 559-621-1436 Jeff.Long@fresno.gov</p>

ATTENTION:

Provide corrections as noted on Exhibit "A-1".

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

A. GENERAL REQUIREMENTS

1. **Property Lines:** Identify, revise and dimension existing and proposed property lines.
2. **Easements:** Identify, revise and dimension existing and proposed easements.
3. **Scope of work:** Identify all items as existing, proposed, to remain, or to be removed.
4. **Vicinity Map:** Provide 4 major streets (1/2 square mile) with a north arrow.
5. **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. 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 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. Deeds are required to provide easements to the city for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with verification of ownership prior to the issuance of building permits.
- f. All existing driveway approaches which no longer provide access to approved vehicle parking areas shall be removed unless otherwise approved by the City Engineer. Such areas shall be reconstructed with curb, gutter, and sidewalk to match existing adjacent street improvements. This work shall be completed and accepted before a Permit of Occupancy is issued or the building is occupied per FMC 13-211.
- g. Submit street lighting plans to the Public Works Department.
<https://www.fresno.gov/publicworks/traffic-engineering/#tab-4>
- h. 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.
- i. Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any offsite concrete construction.
- j. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
- k. All development shall take place in accordance with all city laws and regulations.

B. OFFSITE INFORMATION:

1. **Streets:** Identify and provide the name of all adjacent streets.
2. **Section and Center Lines:** Identify section and/or center lines.
3. **Public Street Improvements:**
 - a. **Sidewalk drains**
 - b. **Drive approaches**
 - c. **Curb ramps**
 - d. **Streetlights**
 - e. **Street tree wells**
4. **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. **Walls or Fencing:** Identify walls and fences complete with height and type of material.
2. **Lot drainage:** Identify lot drainage conveyance to the right-of-way.
3. **Parking lot:**
 - a. **Vehicle overhang:** Provide a **2'/3'** overhang. No obstructions over **6"** permitted. **Curbs and /or Wheel Stops:** Identify locations.

- b. **Paving:** Identify limits
- c. **Visibility triangles:** Identify the required 12' visibility triangle at all approaches and alleys.
- d. **Driveway throat length:** Revise site plan to provide a minimum throat length of **20'** from the back of the public easement.

4. **Gates:**

Commercial:

- a. If proposed, provide a minimum of **20'** or length of largest vehicle to access site, measured from the gate to the back of walk/right-of-way/pedestrian easement or,
- b. Provide a gate operational statement on the site plan stating that the gate shall be locked/unlocked from private property or parked on-street without blocking the public sidewalk.

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.

The construction of any private 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.

Belmont Avenue: 4-Lane Collector

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

1. Dedication Requirements:
 - a. Dedicate an easement for public street purposes, to accommodate a **12'** sidewalk pattern, within the limits of this application, per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.
2. Construction Requirements:
 - a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A-1"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - b. Remove the existing sidewalk and construct a **12'** commercial concrete sidewalk with tree wells per to *Public Works Standards P-5 and P-8*, within the limits of this application per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.
 - c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
 - d. Construct a street lighting system to *Public Works Standard E-1A* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A* and **E-8** for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17* and **E-18** or as approved by the City Engineer **-OR-** Provide a photometric study to see if the existing streetlights on the north side of Belmont provides a sufficient amount of illumination.

Pacific Avenue: 2-Lane Collector

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

1. Dedication Requirements:
 - a. If not existing, dedicate an easement for public street purposes within the limits of this application, in accordance with the City of Fresno Director's Determination **No.18, 15-C-5091**.
2. Construction Requirements:
 - a. Remove existing driveway approaches not identified for utilization as noted on **Exhibit "A-1"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - b. Construct a street lighting system to *Public Works Standard E-1A* within the limits of this application. Spacing and design shall conform to *Public Works Standard E-7A, E-7B*, and **E-8** for Collectors. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as

detailed in **Section 3-3.17** of the *City Specifications* and *Public Works Standards E-15, E-17 and E-18* or as approved by the City Engineer.

- c. Construct a concrete curb ramp per *Public Works Standards P-24* through **P-27, P-28, and P-32**. **-OR-** Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.

Franklin Avenue: Local

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

1. Construction Requirements:

- a. Construct driveway approaches to *Public Works Standards P-2* and **P-6**, as approved on the site plan. Construct permanent paving as needed per *Public Works Standard P-48*. Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A-1"**.
- b. Remove the existing sidewalk and construct a **10'** commercial concrete sidewalk with tree wells per to *Public Works Standards P-5* and **P-8**, within the limits of this application.
- c. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
- d. Construct a concrete curb ramp per *Public Works Standards P-24* through **P-27, P-28, and P-32**. **-OR-** Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.
- e. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Delno Avenue: Local

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

1. Dedication Requirements:

- a. Dedicate an easement for public street purposes, to accommodate a **12'** sidewalk pattern, within the limits of this application, per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.

2. Construction Requirements:

- a. Remove existing driveway approaches not identified for utilization or reduce excessive width as noted on **Exhibit "A-1"**, and install sidewalk, curb, gutter and paving per City of Fresno *Public Works Standards P-5* and **P-48** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
- b. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.
- c. Remove the existing sidewalk and construct a **12'** commercial concrete sidewalk with tree wells per *Public Works Standards P-5* and **P-8**, within the

- limits of this application per the Fresno Municipal Code Chapter 15 for Mixed Use Districts.
- d. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
 - e. Construct a concrete curb ramp per *Public Works Standards P-24 through P-27, P-28, and P-32*. **-OR-** Modify or replace the existing ramp to meet current *Public Works Standards*, as determined by the Construction Management engineer **PRIOR** to occupancy.
 - f. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.

Public Improvement Plans are required and shall be approved by the City Engineer. Contact Scott Tyler at (559) 621-8654 or at Scott.Tyler@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 Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@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.

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 **Infill Area;** therefore, pay all applicable City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

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

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

Questions relative to these conditions may be directed to Braulio Flores (559) 621-8806 Brulio.Flores@fresno.gov in the Public Works Department, Land Planning Section.

MAINTENANCE REQUIREMENTS OF PUBLIC IMPROVEMENTS

The Property Owner for commercial, industrial and multi-family developments shall be responsible for providing maintenance for certain required public improvements located within and adjacent to the public streets on the perimeter associated with their development and as approved by the Public Works Department.

1. The Property Owner's Maintenance Requirements:

The long-term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Commercial, Industrial and Multi-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 ("CFD No. 9").

The following public improvements (existing and proposed) are eligible for Services by CFD No. 9 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within public street rights-of-way, required public trail easements, and landscape easements located between required sound walls and adjacent to public streets; including without limitation, median islands (1/2 if frontage is only on one side) and parkways. **(Major and Local Public Streets)**
- All amenities such as benches, drinking fountains, trash receptacles, City required fencing and low voltage lighting, as approved by the Public Works Department for officially designated and required public trails.
- Tree trimming only of required street trees within public street easements along **Major and Local Public Street frontages.**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, median capping and maintenance bands (1/2 if frontage is only on one side), and traffic calming structures in the street rights-of-way. **(Major Public Streets)**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island curbing and hardscape, street paving and street name signage. **(Local Public Streets)**
- All costs associated with the street lights (including repair and replacement) within public street rights-of-way. **(Major and Local Public Streets)**

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

- A. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works

Department, Land Planning & Subdivision Inspection Section for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.

- **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans as applicable) are considered technically correct.
- The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**
- The annexation process takes from three to four months and **SHALL** be completed prior to building permit approvals. The review and approval of Landscape and Irrigation Plans are required to be approved by the Public Works Department prior to the completion of the annexation process.
- Public improvements not listed above will require special approval by the Public Works Department Director or his designee.

-OR-

B. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in a Private Maintenance Covenant for the required Services associated with this development or as approved by the City Engineer.

Any change to this development that would affect these conditions shall require a revision of this letter.

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

Any change affecting the items in these conditions requires revision of this letter.

INCOMPLETE Community Facilities District ("CFD") Annexation Request submittals may cause delays to the annexation process and project approval. The annexation process takes from three to four months and **SHALL** be submitted for processing prior to Building Permit approval.

All applicable construction plans for this development are to be submitted to the Public Works Department for review and approval prior to the CFD process. The Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process.

For any questions regarding these conditions please contact Adrian Gonzalez at (559) 621-8693 / Luis.Gonzalez@fresno.gov

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 or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
 - 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.
 - f. Choose appropriate trees from the list of Approved Street Trees. <https://www.fresno.gov/publicworks/developer-doorway/#tab-5>

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 Homeowner'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 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 sidewalk 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.
- d. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
- e. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
- f. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

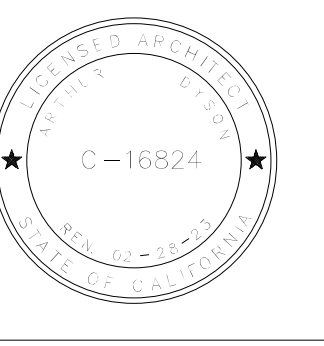
MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one-foot-wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick slate pattern.
4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off-site improvements, whether the median is landscaped or not.

OUTLOTS

1. Outlots which are utilized for water well purposes **will not** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

Submit all landscape and irrigation plans, to the scale of 1" = 20', to dpwplansubmittal@fresno.gov for plan review, prior to the installation of any landscaping within the right-of-way.



SITE PLAN KEYNOTES

- 1 (E) CONCRETE PUBLIC WALKWAY
- 2 (E) CONCRETE GUTTER
- 3 (E) FIRE HYDRANT
- 4 (E) WOOD UTILITY POLE
- 5 (E) TRAFFIC SIGNAGE
- 6 (E) 8" FIRE SERVICE DETECTOR CHECK
- 7 (E) 2" DOMESTIC WATER SERVICE METER
- 8 (E) METAL STREET LIGHT
- 9 (E) TRAFFIC SIGNAL
- 10 (N) ASPHALT PAVING
- 11 (N) 6CA/FGZ SIGN
- 12 (N) OPERABLE LOUVERS
- 13 (N) STAINLESS STEEL SCULPTURE
- 14 (N) CONCRETE PAD
- 15 (N) CONCRETE PLANTER BOX
- 16 (N) CONCRETE WALKWAY
- 17 (N) CONCRETE MONSTRUP
- 18 (N) CONCRETE PILLARS
- 19 (N) CHILDRENS PLAY AREA
- 20 (N) BIKE RACKS
- 21 (N) FENCE
- 22 (N) TURF AREA
- 23 (N) WATER FEATURE
- 24 (N) FIV 4 FDC
- 25 (N) 20' MIN. FIRE ACCESS DRIVE
- 26 (N) P-54 EMERGENCY ONLY DRIVE APPROACH PER PW STD P-67
- 27 (N) CONCRETE DRIVE APPROACH PER PW STD P-2 AND P-6
- 28 (N) WASTE BIN
- 29 (N) TRASH ENCLOSURE
- 30 (N) SLIDING GATE FOR FIRE DEPARTMENT ACCESS
- 31 (N) CONCRETE PLANTER BOX
- 32 (N) FENCE
- 33 (N) PEDESTRIAN GATE.

SITE PLAN LEGEND

- EXISTING CONCRETE PUBLIC WALKWAY
- EXISTING ASPHALT PAVING
- ASPHALT PAVING IMPROVEMENTS
- TURF/LANDSCAPING IMPROVEMENTS
- BUILDING 'A' (NEW CONSTRUCTION)
- BUILDING 'B' (NEW CONSTRUCTION)
- BUILDING 'C' (NEW CONSTRUCTION)
- PROPERTY LINE
- ROOF LINE
- SECTION LINE

ACCESSIBLE ROUTE

THIS SITE HAS BEEN VISITED BY THE ARCHITECT AND ALL AREAS, WITH THE EXCEPTION OF AREAS TO BE IMPROVED AND UPGRADED FOR ACCESSIBILITY ALONG ACCESSIBLE ROUTE HAVE BEEN VERIFIED TO BE IN CONFORMANCE WITH ACCESSIBILITY REQUIREMENTS PER ITEMS A, THRU F, BELOW. IN ADDITION, ALL NEW PROPOSED WORK SHALL MEET THESE REQUIREMENTS.

- A. PROVIDE A CONTINUOUS COMMON BARRIER FREE ACCESSIBLE ROUTE WHERE DESIGNATED BY DASHED LINE SYMBOL THAT SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES, W/ VERTICAL OFFSETS NOT GREATER THAN 1/2" AT 1/2" MAX SLOPE, AND LEVEL CHANGES NOT EXCEEDING 1/4" VERTICAL WITHIN THE SITE BOUNDARY FROM THE NEAREST PUBLIC WALKWAY AND ACCESSIBLE PARKING TO THE ENTRY.
- B. WALKWAYS SHALL BE 48" (MIN.) IN WIDTH, 5% (MAX.) SLOPE IN THE DIRECTION OF TRAVEL (EXCEPT APPROVED RAMPS) W/ NO STEPS WHERE ACCESS IS REQUIRED. CROSS SLOPE FOR WALKS SHALL NOT EXCEED 1/4%. MAXIMUM DROFF FROM PAVED SURFACES ADJACENT TO ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 4" VERTICAL UNLESS PROTECTED BY A WARNING CURB (6" MIN.), GUARD RAIL OR HANDRAIL.
- C. THE PATH SURFACE SHALL BE SLIP-RESISTANT, STABLE, FIRM AND SMOOTH.
- D. PASSING SPACES AT LEAST 60"x60" ARE TO BE LOCATED NOT MORE THAN 200 FEET APART, (CBC 11B-403.5.3)
- E. CONTINUOUS GRADIENTS SHALL HAVE 60" LEVEL AREAS NOT MORE THAN 400 FEET APART. (CBC 11B-403.7)
- F. MAINTAIN ACCESSIBLE ROUTE FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN A 4" INCH PROJECTION FROM WALL OR EDGE AND 21" ABOVE FINISH GRADE (CBC 11B-204.4 11B-507).

SITE NOTES

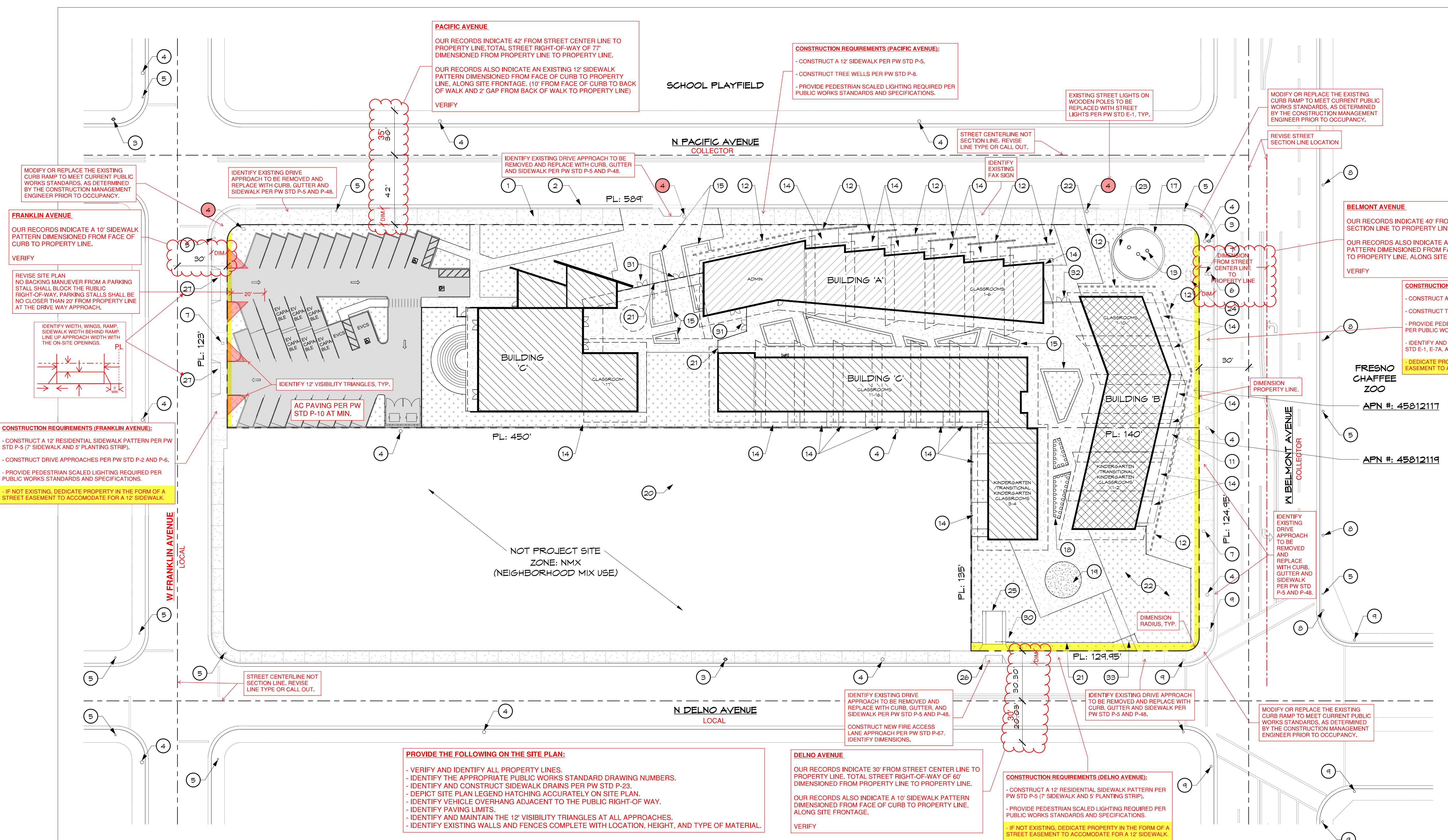
- A. ANY SURVEY MONUMENTS WITHIN THE ARE OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
- B. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREETS IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- C. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444

- PROVIDE THE FOLLOWING GENERAL NOTES:**
1. 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.
 2. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 3. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER PMC 13.211.
 4. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
 5. 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.
 6. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
 7. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM DROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
 8. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.

APPL. NO. P23-03784 EXHIBIT A-1 DATE 11/28/2024

BRAULIO FLORES
PW LAND PLANNING SECTION
CP1 - REVIEWED REVISIONS REQ'D
BRAULIO.FLORES@FRESNO.GOV
2024.06.20 14:15:49-07'00"

CITY OF FRESNO DARM DEPT



PROPOSED SITE PLAN

SCALE: 1" = 30' - 0"

SITE DATA

PROJECT ADDRESS:
741 N BELMONT AVE, FRESNO, CA 93728

APN:
45812117 458-121-17
45812119 458-121-19

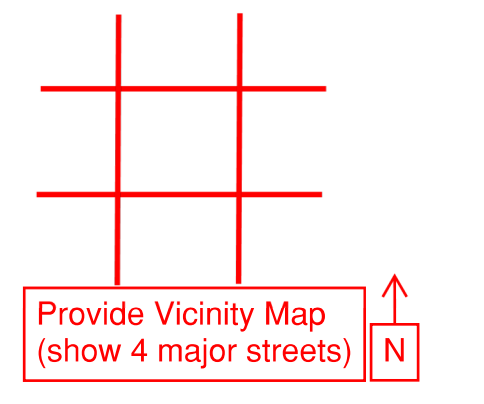
ZONE:
NMX (NEIGHBORHOOD MIXED USE)
NMXX (NEIGHBORHOOD MIXED USE)

BUILDING SUMMARY												
BUILDING DESIGNATION	BUILDING USE/NAME	OCCUPANCY CLASSIFICATION CBC CHAPTER 3	CONSTRUCTION TYPE CBC TABLE 601	ACTUAL BLDG. FLOOR AREA (SF)	ACTUAL BLDG. ROOF O/H AREA	TOTAL BUILDING AREA W/ O/H	ALLOWABLE AREA CBC TABLE 506.2	ACTUAL HEIGHT	ALLOWABLE HEIGHT CBC TABLE 504.3	OCCUPANCY SEPARATION CBC TABLE 508.4	BUILDING SEPARATION	AUTOMATIC FIRE SPRINKLERS CBC SECTION 903.2.19
A	ADMIN.	B		1,190	1,745	2,935	38,000	21' - 6"	60	NO	YES	YES
(a)/(b)	WEST CLASSROOM WING	E	V-B	+ 5,490	+ 2,142	+ 7,631	38,000		60	N/A		YES
B	(b) NORTH CLASSROOM WING	E		+ 12,660	+ 3,937	+ 16,622	38,000	18' - 4"	60	N/A		YES
C	MFR	A-3		14,444	1,417	15,861	26,000	24' - 5"	60	NO	NO	YES
(a)	EAST CLASSROOM WING	E	V-B				38,000		60			

(a) NON-SEPARATED OCCUPANCY TO MEET REQUIREMENTS OF CBC SECTION 508.3 AND FOLLOW THE MOST RESTRICTIVE OCCUPANCY ALLOWANCES

(b) BUILDINGS CONSIDERED TO BE ONE BUILDING

PARKING SUMMARY		CODE COMPLIANCE			
PARKING LOT	TOTAL PARKING SPACES	ACCESSIBLE STALLS PER CBC TABLE 11B-208.2	EV CHARGING STATION PER CALGREEN TABLE 5.106.5.3.1	EV CAPABLE SPACES (INC. EVCS) PER CALGREEN TABLE 5.106.5.3.1	ACCESSIBLE EVCS PER CBC 11B-228.3
A	33	REQUIRED 2 (1 VAN)	2	2	1 VAN
		PROVIDED 2 (1 VAN)	2	2	1 VAN



Provide Vicinity Map (show 4 major streets)

LEGAL DESCRIPTION (APN: 458-121-17)

THE LAND DESCRIBED HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT 5 WEIHE TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 25 OF RECORDS OF SURVEYS, FRESNO COUNTY OF RECORDS.

EXCEPTING THEREFROM THE FOLLOWING PARCELS:

PARCEL 1: THE NORTH 10 FEET OF THE WEST HALF OF SAID LOT 5.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 9.91 FEET TO A TANGENT POINT; THENCE SOUTHWESTERLY THROUGH AN ANGLE OF 84° 48' 19" ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 10 FEET, A DISTANCE OF 19.66 FEET TO A TANGENT POINT 9.95 FEET SOUTHERLY ALONG THE PROLONGATION OF THE WEST LINE OF THE PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE WEST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 9.95 FEET TO THE POINT OF THE BEGINNING.

LEGAL DESCRIPTION (APN: 458-121-19)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

VOLUNTARY PARCEL MERGER 2009-20, AS DOCUMENT NUMBER 2010-0031622 OF OFFICIAL RECORDS OF FRESNO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 5 WEIHE TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3 PAGE 25 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.3 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE WEST ALONG NORTH LINE OF SAID LOT 5 A DISTANCE OF 135.00 FEET; THENCE LEAVING SAID NORTH LINE OF 5, SOUTH A RIGHT ANGLE 150.00 FEET; THENCE EAST A RIGHT ANGLE 135.00, THENCE NORTH A RIGHT ANGLE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING, THEREFROM ALL THAT PORTION OF SAID LOT 5 DESCRIBED AS FOLLOWS:

PARCEL 1: THE NORTH 10 FEET OF SAID 5, LESS THE EAST 30.3 FEET, FOR ROAD PURPOSES.

PARCEL 2: BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE SOUTH LINE OF PARCEL 1, A DISTANCE OF 10.05 FEET TO A TANGENT POINT; THENCE SOUTHEASTERLY THROUGH AN ANGLE OF 40° 18' 59" ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10 FEET A DISTANCE OF 15.76 FEET TO A POINT 10.05 FEET SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF PARCEL 1 FROM THE SOUTHWEST CORNER OF PARCEL 1; THENCE NORTHERLY ALONG THE EAST LINE OF PARCEL 1 PROLONGED, A DISTANCE OF 10.05 FEET TO THE POINT OF THE BEGINNING.



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: February 16, 2024

TO: PAMELA MARIANO – Planner II
Planning & Development Department – Current Planning

FROM: DEJAN PAVIC, PE, Projects Administrator
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P23-03784 GOLDEN CHARTER
ACADEMY – APNs 458-121-17 AND 19**

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.

Water Service Requirements

The nearest water mains to serve the Project are a 12-inch water main located in West Belmont Avenue, an 8-inch water main located in West Franklin Avenue, and a 6-inch water main located in North Delno Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. On-site water facilities shall remain private.
2. Installation of a new water service(s) and meter(s) shall be required, if the existing water services and meters at the property are not adequate and/or operational.
3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property.
4. Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California

Department of Water Resources, Fresno County standards, and City of Fresno standards. The applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.

Water Supply Requirements

The existing property is currently served: at APN 458-121-17 with 1 (one) 8.0-inch fire service with a 0.75-inch meter, 1 (one) 2.0-inch water service and meter, and 1 (one) 2.0-inch water service (**inactive**, no meter), and at APN 458-121-19 with 1 (one) 2.0-inch water service and meter, 1 (one) 0.75-inch water service and meter, and 1 (one) 1.0-inch irrigation service and meter.

1. 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. If the total domestic, commercial, industrial, and irrigation water demands for the Project can be accommodated with the existing water services and meters, the applicant shall not be required to pay Water Capacity Fee charges.
 - c. If the total domestic, commercial, industrial, and irrigation water demands for the Project cannot be accommodated with the existing water services and meters, and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charges.
 - d. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee charge shall be calculated by subtracting the Water Capacity Fee charge associated with the existing water services and meters from the Water Capacity Fee charge associated with the larger water meter size required for the Project.
 - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
 - f. The City reserves the right to require the applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate fire protection requirements and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - g. The Water Capacity Fee charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and the FMC.

Sewer Requirements

The nearest sanitary sewer mains to serve the Project are an 8-inch sewer main located in West Belmont Avenue, an 8-inch sewer main in North Pacific Avenue, and an 8-inch sewer main located in North Delno Avenue. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. Any new connection to the 42-inch sewer trunk located in West Franklin Avenue is not permitted.
2. Installation of new sewer service branch(es) shall be required if the existing sewer branches (sewer laterals) are not adequate and/or operational.
3. On-site sanitary sewer facilities shall be private.
4. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.
5. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project (if not previously paid with the existing sewer service at the property):

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer Charge (Non-Residential).
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC 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, based on metered usage (water or sewer effluent). The applicant 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 City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

Solid Waste Requirements

The following are Solid Waste Requirements for the purpose of establishing City solid waste service policies for office/commercial space. These service requirements apply to all office/commercial complexes within the City of Fresno.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at (559) 237-9425.
2. All office/commercial 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 The Public Works Standard Specifications P-33 and P-34.
5. This location will require 1 (one) 3-cell trash enclosure, designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash, one for recycling collection, and one for grease collection storage to be constructed to current (Public Works Standard Specifications) Solid Waste Standards (P-33, P-34, and P-95) to be serviced weekly.
6. Service Route Permits and Location Permits are required for all private trash company services 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. The applicant will need to provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
8. Dimension offset of proposed trash enclosure from property line. The safe back up limit per a solid waste vehicle shall not exceed 45-feet.
9. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

The applicant shall install (construct) a trash enclosure(s) 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 the applicant installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

May 31, 2024 Rev I

Brittany Martin, Planner II
Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED MAY 30, 2024, FOR THE PROPOSED GOLDEN CHARTER ACADEMY LOCATED AT 741 WEST BELMONT AVENUE.
TIS 24-002, P23-03784, P23-03785

PROJECT OVERVIEW

Traffic Operations and Planning staff has reviewed the Traffic Impact Analysis (TIA) prepared by Ruettgers & Schuler Civil Engineers for the proposed Golden Charter Academy Project located at 741 West Belmont Avenue, “project”, which plans to develop 480 student Charter School. The subject property is currently zoned as NMX (Neighborhood Mixed Use). The approximately 1.86-acre site is currently vacant.

The TIA evaluated the trip generation characteristics for the proposed project. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 11th Edition. The table below includes the weekday (ADT), AM and PM peak hour trips projected to be generated by proposed project as shown in the TIA.

Table 1 – Proposed Project Trip Generation from TIA

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Charter Elementary School (ITE Code 536)	480 Students	888	261	241	502	27	50	77
Totals		888	261	241	502	27	50	77

GENERAL COMMENTS and CONDITIONS

1. Transportation impact criteria are tiered based on a project's location. Four (4) Traffic Impact Zones (TIZ) have been identified in the General Plan. Each TIZ has specific criteria to be used in determining the level of analysis required for a project. The proposed project is located in Traffic Impact Zone (TIZ) III. This TIZ requires a traffic impact study if a project is projected to generate more than 100 trips during a peak hour. The proposed project is projected to generate at least 241 trips during the AM peak hour. The TIA submitted for this project is sufficient for the project as proposed.
2. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.


3. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at the time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
4. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
5. The proposed project shall pay the \$525 Traffic Study review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic & Engineering Services Division, Traffic Planning Section.

To address healthy and safety concerns identified in the TIA, the following conditions shall be met:

1. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.
2. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

If you have any further questions regarding this matter, please contact me at (559) 621-8694 or harmanjit.dhaliwal@fresno.gov.

Sincerely,



Harmanjit Dhaliwal, PE
Assistant Director
Public Works Department, High-Speed Rail & Special Projects Division

C: Copy filed with Traffic Impact Study
Jill Gormley, Assistant Director
Angela Reis, Chief Engineering Technician
Scott Tyler, City Traffic Engineer/Licensed Engineer Manager
Jason Camit, Chief Surveyor

February 1, 2024

Brittany Martin
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Project: Development Permit Application No. P23-03784

District CEQA Reference No: 20240073

Dear Ms. Martin,

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Development Permit (DP) from the City of Fresno (City) for the above project. Per the DP, the project consists of the construction of a new Fresno Unified School District K – 8 Charter School, on 2.35 total acres, made up of 19 classrooms at 34,499 square feet (Project). The Project is located at 741 West Belmont Avenue in Fresno, CA. The Project lies within one of the communities in the state selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (Garcia) in an effort to reduce air pollution exposure in impacted disadvantaged communities.

The District offers the following comments at this time regarding the Project:

1) Assembly Bill 617

AB 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The South Central Fresno AB 617 community is one of the statewide communities selected by CARB for development and implementation of a CERP.

Following extensive community engagement and collaboration with the Community Steering Committee, the CERP for the South Central Fresno Community was adopted by the District's Governing Board in September 2019 and by CARB in February 2020.

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

During the development of the CERP, the Community Steering Committee expressed concerns regarding the proximity of emission sources to nearby sensitive receptors like schools, homes, day care centers, and hospitals, and the potential future industrial development within the community that may exacerbate the cumulative exposure burden for community residents. The Community Steering Committee also expressed the desire for more meaningful avenues of engagement surrounding the land-use decisions in the area. As these issues can most effectively be addressed through strong partnerships between community members and local land-use agencies. Furthermore, the District recommends the City assess the emission reductions measures and strategies included in the CERP and address them in the environmental assessment, as appropriate, to align the City work with the air pollution and exposure reduction strategies and measures outlined in the CERP.

For more information regarding the CERP approved for South Central, please visit the District's website at:

<http://community.valleyair.org/selected-communities/south-central-fresno>

2) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM_{2.5}) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM₁₀, and PM_{2.5} standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>.

2a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

3) Health Risk Screening/Assessment

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):

A "Prioritization" is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association's (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:

<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

4) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant. An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: <https://ww2.valleyair.org/permitting/ceqa/>.

5) Vegetative Barriers and Urban Greening

There are single-family residential units surrounding the Project, in addition to the Fresno Chaffee Zoo, which is north of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a

measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units, Zoo).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

6) Clean Lawn and Garden Equipment in the Community

Since the Project consists of educational development, gas-powered educational lawn and garden equipment have the potential to result in an increase of NO_x and PM_{2.5} emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

7) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

8) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating

Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations/>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

8a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

8b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of educational development.

The purpose of District Rule 9510 is to reduce the growth in both NO_x and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NO_x and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

8c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule

4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

8d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:

<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

8e) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII,

specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at: <https://ww2.valleyair.org/dustcontrol>

8f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

9) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Dylan Casares by e-mail at Dylan.Casares@valleyair.org or by phone at (559) 230-2374.

Sincerely,

Brian Clements
Director of Permit Services



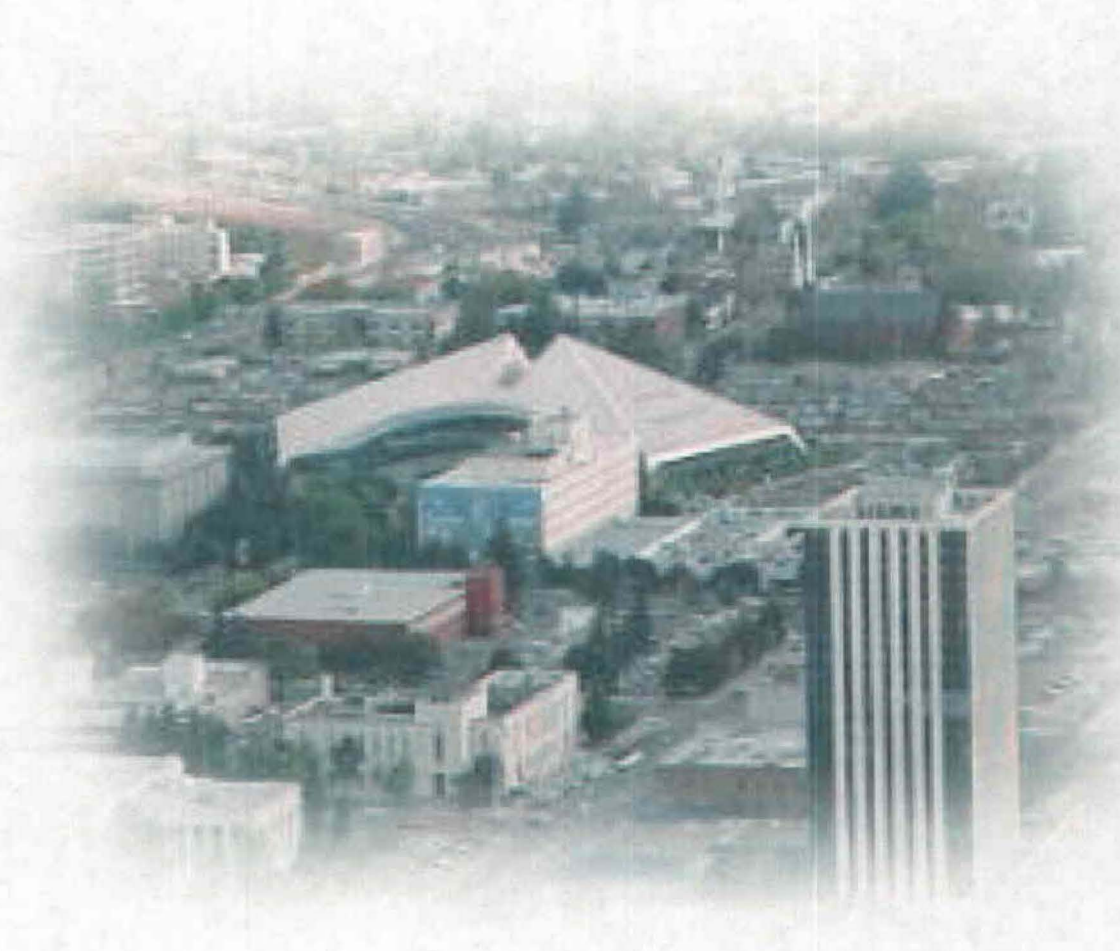
For: Mark Montelongo
Program Manager



PARKING MANUAL

Part I

ADOPTED APRIL 1, 1987



CITY OF FRESNO
DEPARTMENT OF PUBLIC WORKS
2600 FRESNO STREET
FRESNO, CA. 93721-3623

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PURPOSE

The purpose of this manual is to present the design standards to regulate the development of off-street parking facilities in the City of Fresno.

The design standards contained herein represent minimum requirements necessary for providing adequately developed parking facilities. For the greater part, these have been taken from the Zoning Ordinance and the Standard Specifications of the Public Works Department. In addition, standards have been developed for those special situations which have not been covered by the above two sources.

These standards deal with the method of parking vehicles in an off-street facility. In designing the parking for a given zoning or use, the Zoning Ordinance should be consulted to determine the number of parking spaces required. In addition, the developer is urged to conduct an independent parking study to determine whether these minimum standards are adequate to meet the parking demands of his specific development.

Subsection 5 of Section 12-306-I of the Fresno Municipal Code provides that the standards required in this manual shall be followed.

PARKING DESIGN STANDARDS

1. PARKING SPACE DIMENSIONS

A. Passenger Vehicle Parking Space

There are two basic passenger vehicle parking space dimensions. 9' x 19' standard painted stalls and 8-1/2' x 16-1/2' small car (compact) painted stalls. Any parking lot or structure may install these basic stalls in accordance with criteria defined on page 6, Section 3. Should a property owner wish to reduce the two basic stall sizes by designating exclusive employee parking areas or by constructing continuous concrete curbs, the two basic stall sizes may be reduced in size. The eight cases defined below reflect dimensions for standard and small car stalls, stalls with continuous concrete curbs, and stalls designated for exclusive employee parking areas.

<u>Case#</u>	<u>Length</u>	<u>Width</u>	<u>Requirements</u>
1	19'	9'	Standard painted stall.
2	18'	9'	Standard plus continuous concrete curbs.
3	19'	8-1/2'	Standard plus designated exclusive employee parking.
4	18'	8-1/2'	Standard plus continuous concrete curbs and designated exclusive employee parking.
5	16-1/2'	8-1/2'	Compact painted stall.
6	15-1/2'	8-1/2'	Compact plus continuous concrete curbs.
7	16-1/2'	8'	Compact plus designated exclusive employee parking.
8	15-1/2'	8'	Compact plus continuous concrete curbs and designated exclusive employee parking.

The conditions that must be met in order to define which basic stall size may be used are stated in Section 3 of this manual, page 6.

B. Truck Loading Spaces

A truck loading space shall be an accessible rectangle having a width of 12 feet and a length of 40 feet. Any overhead obstruction shall have a vertical clearance of 15 feet.

2. DESIGN CRITERIA

A. Driveway Approach Construction Standards

Driveway approaches to private property shall be constructed in conformance with the Standard Specifications of the Public Works Department, particularly Drawings **P-1**, **P-2**, **P-3**, and **P-4**, as each may apply. Special driveway approach designs not shown in the Standard Specifications may be approved by the Public Works Department for developments for which more than 200 parking spaces are provided.

Driveway approaches on public streets may not be used to furnish circulation from one row of parking to an adjacent row of parking. This traffic circulation must be provided on private property.

B. Backing onto Public Rights-of-Way

Backing a vehicle onto or from public rights-of-way (public alleys exempt) is prohibited in all areas except residential areas located on streets that are classified as a local street. Parking spaces shall be designed and arranged so that it is more convenient for the parking space user to accomplish the necessary backing movements on the private property than it is to back onto or from the public right of way, where backing is prohibited.

C. Access to Parking Spaces

All parking spaces must have convenient ingress and egress. Access lanes shall be clear and specifically delineated as necessary. (Except in lots with less than 10 parking stalls). All access to individual parking spaces shall be from access lanes (aisles) within the parking facility or from a public alley. Aisle widths are stated on pages 9 through 16 of this manual. Final approval of aisle widths that are designated as fire lanes shall be by the Fresno Fire Department.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way, and where opposing directions are each provided in separate bays (two W-1 bays, see pages 9 through 16) or an opposing aisle is at least 13 feet wide in addition to W-1.

The parking space shall be designed so that the total process of entering and leaving a parking space shall be accomplished in no more movements than two forward and one reverse. No backing maneuver from a parking stall shall conflict or block the public street driveway approach. All such stalls shall be no closer than 20' to the property line at the driveway approach. With the exception of parking facilities having attendant parking, designing of a parking space so as to require the movement of a vehicle to permit entry or exit from another parking space is not permitted.

All required parking spaces shall be available and accessible at all times for vehicular parking purposes.

D. Traffic Circulation Signing and Markings

Directional signs, arrows, and appropriate pavement marking shall be installed to control the direction of traffic flow, when deemed necessary by Public Works Department or the Director of the Development Department.

E. Surface Requirements

All parking areas shall be surfaced in accordance with the Standard Specifications of the Department of Public Works. Reference Public Works Standard **P-21**.

F. Delineation of Parking Spaces

All parking spaces shall be delineated by appropriate fixed curbing, painted lines (a minimum of 4" wide), or other fixed markers. Compact parking stalls or groups of parking stalls shall be individually signed or marked. Any curb painting used to indicate specific use or time limits of parking spaces shall conform to Chapter 10 of the Municipal Code of the City of Fresno.

G. Physical Barriers

Fixed physical barriers shall be installed to protect public and private property adjacent to the parking facility as well as buildings, landscaping, and appurtenances within the development which could be damaged by vehicles using the parking facility. These barriers shall be designed and constructed to facilitate easy cleaning of the parking surface.

A solid masonry wall shall be constructed when required by the zoning ordinance. When no masonry wall is required, wheel stops in the form of a 6" high concrete curb or other approved fixed barrier, placed a minimum distance of 3' from the property line, or the building to be protected, shall be installed. Landscaping shall be adequately protected to avoid damage by vehicles.

Generally, the fixed physical barrier will be placed 3 feet from the property line, or the building to be protected; however, this distance must be a minimum of 5 feet if the vehicles are permitted to back into the parking stalls.

H. Landscaping

Landscaping and irrigation systems shall be installed where required by the Zoning Ordinance or other condition to zoning. For those parking facilities where landscaping is not required, the developer is encouraged to install landscaping to improve the appearance of his premises and of the general neighborhood.

I. Lighting

A lighting system shall be installed on all off-street parking areas. This lighting system shall be designed to produce a minimum maintained average light level of one-half (1/2) foot candle on the entire parking facility's horizontal surface, including the parking spaces, the loading spaces and the vehicular and pedestrian circulation areas.

The system shall have a maximum brightness ratio of 6 to 1.

The lighting fixtures shall be hooded and so arranged and controlled as not to cause a nuisance either to highway traffic or adjacent properties. When the parking facility is open to the public during darkness, this lighting system shall be operating sufficiently to produce the required minimum of one-half (1/2) foot-candle.

All lighting designs are subject to review and approval by the City.

J. Maintenance of Parking Facilities and Equipment

All paving, directional devices and protective equipment, landscaping, and other equipment furnished or required on the parking facility shall be maintained to insure safe pedestrian movement, vehicular operation, adequate protection of adjoining properties, and to present a neat and attractive appearance of the facility.

K. Parking Lot Design

The design of parking lots shall conform to the minimum standards shown on pages 9 through 16.

3. CRITERIA TO DETERMINE BASIC STALL SIZE

- A. Any parking lot or structure may use **Case #1** stall dimensions for design.

- B. In order to use **Case #2** dimensions a 6" high continuous concrete curb must be used. Concrete wheel stops are not an acceptable substitute. The allowable front vehicle overhang is 3'.

- C. To use **Case #3** dimensions 90% of the parking area must be designated for the exclusive use of employees. The 10% of the parking area closest to the main building entrance must be reserved for customer/visitor parking. This 10% must be designed to **Case #1 or #2** standards.

- D. **Case #4** dimensions may be used as stated in **Case #3** if a 6" high continuous concrete curb is constructed. Concrete wheel stops are not an acceptable substitute. The allowable front vehicle overhang is 3'.

E. **Case #5** reflects the basic size for small car spaces in lots or structures. 8-1/2' x 16-1/2' is the basic dimension. Up to twenty-five percent (25%) of the parking spaces in any given parking lot in the commercial, industrial, manufacturing, school, or hospital zone districts may be designated for small cars. Other long term parking areas may also be considered by the director. Residential uses may not use small car standards **Cases #5 through #8**. Before any small car standards (**Cases #5 through #8**) are allowed 10 standard size stalls (**Cases #1 through #4**) must be provided. These 10 standard size stalls must be located on the site closest to the main building entrance. 50% of the standard size stalls excluding the required 10 minimum and the required handicap stalls must be located on the site closest to the main entrance (up to 25 spaces). On lots exceeding 70 stalls, 25 standard size and handicap stalls shall be located on the site closest to the main entrance.

F. **Case #6** dimensions may be used with the same criteria stated in Case #5 with the addition of a 6" high continuous concrete curb. Concrete wheel stops are not an acceptable substitute. The allowable front vehicle overhang is 2'.

G. **Case #7** dimensions may be used if 90% of the parking area is designed for the exclusive use of employees. The 10% of parking area closest to the main building entrance must be reserved for customer/visitor parking. This 10% must be designed to Case #1 or #2 standards.

H. **Case #8** dimensions may be used as stated in **Case #7** if a 6" high continuous concrete curb is constructed. Concrete wheel stops are not an acceptable substitute. The allowable front vehicle overhang is 2'.

Access to all spaces shall conform to the parameters outlined in Section 2-C of this manual. If a common space is to be provided serving both small cars and standard size cars, the minimum dimensions for standard cars shall apply.

4. **ACCESSIBLE PARKING STALLS**

Accessible Parking Stalls shall be provided as required in the zoning ordinance. Accessible parking for people with disabilities should be consistent with current State and Federal Guidelines.

For more information about California State requirements for accessible parking, you can visit the California Division of State Architect (DSA) website at:

<http://www.dsa.dgs.ca.gov/Access/default.htm>

You can view the DSA's California Access Compliance Reference Manual (revised June of 2006) at::

http://www.dsa.dgs.ca.gov/Access/ud_accessmanual.htm

checklist for accessible parking at:

http://www.documents.dgs.ca.gov/dsa/pubs/checklists_06-16-06.pdf

The ADA Standards for Accessible Design are available at the US Department of Justice Website:

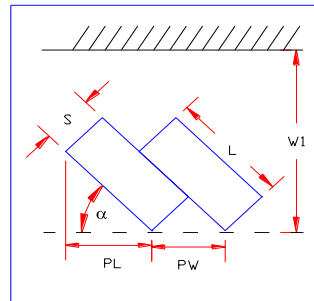
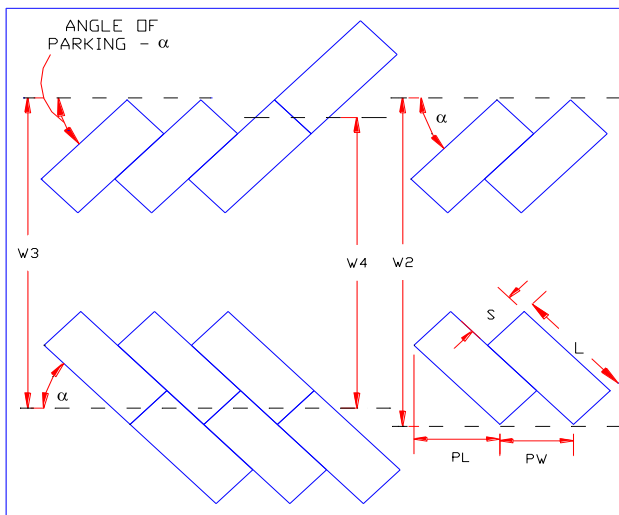
<http://www.ada.gov/stdspdf.htm>

5. **TABLE OF DESIGN DIMENSION FOR VARIOUS PARKING ANGLES**

(See pages 9-16)

TABLE OF DESIGN DIMENSION FOR VARIOUS PARKING ANGLES
CASE - 1

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W -4		P.L.	P.W.
30.0	29.5	46.5	42.5	39.0	12.0	29.9	18.0
35.0	30.5	48.5	45.0	41.0	12.0	26.1	15.7
40.0	31.0	50.0	47.0	43.5	12.0	22.8	14.0
45.0	32.0	51.5	48.5	45.0	12.0	19.8	12.7
50.0	33.5	53.5	51.0	48.0	13.0	17.1	11.8
55.0	33.5	54.5	52.0	49.5	13.0	14.5	11.0
60.0	35.0	56.0	53.5	51.5	14.0	12.1	10.4
65.0	37.0	58.0	56.0	54.0	16.0	9.8	9.9
70.0	39.0	60.0	58.5	57.0	18.0	7.6	9.6
75.0	40.5	61.5	60.0	59.0	20.0	5.5	9.3
80.0	43.5	63.5	63.0	62.0	23.0	3.6	9.1
85.0	44.5	64.5	64.0	63.5	25.0	1.7	9.0
90.0	47.0	65.0	65.0	65.0	27.0	0.0	9.0



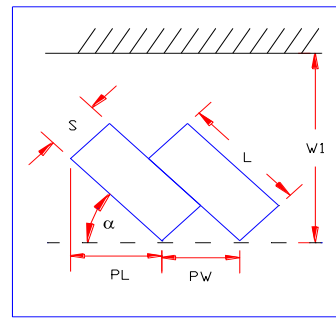
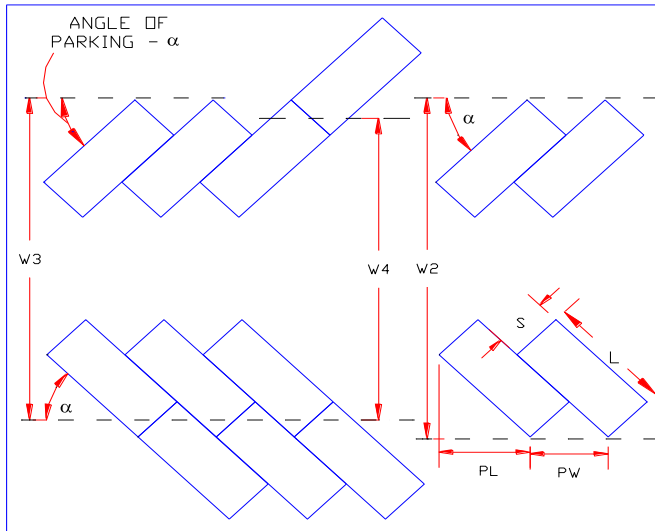
$S = 9.0$ ft.

$L = 19.0$ ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

TABLE OF DESIGN DIMENSIONS FOR VARIOUS PARKING ANGLES
CASE - 2

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	29.0	45.5	41.5	38.0	12.0	29.1	18.0
35.0	29.5	47.5	43.5	40.0	12.0	25.3	15.7
40.0	30.5	49.0	45.5	42.0	12.0	22.0	14.0
45.0	31.0	50.0	47.0	44.0	12.0	19.1	12.7
50.0	32.5	52.0	49.5	46.5	13.0	16.4	11.8
55.0	33.0	53.0	50.0	47.5	13.0	13.9	11.0
60.0	34.0	54.0	52.0	49.5	14.0	11.6	10.4
65.0	36.0	56.0	54.5	52.5	16.0	9.4	9.9
70.0	38.0	58.0	56.5	55.0	18.0	7.3	9.6
75.0	39.5	59.5	58.5	57.0	20.0	5.3	9.3
80.0	42.5	61.5	61.0	60.0	23.0	3.4	9.1
85.0	43.5	62.5	62.0	61.5	25.0	1.6	9.0
90.0	46.0	63.0	63.0	63.0	27.0	0.0	9.0

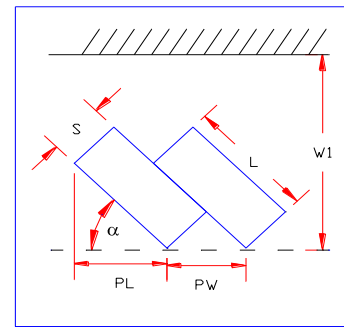
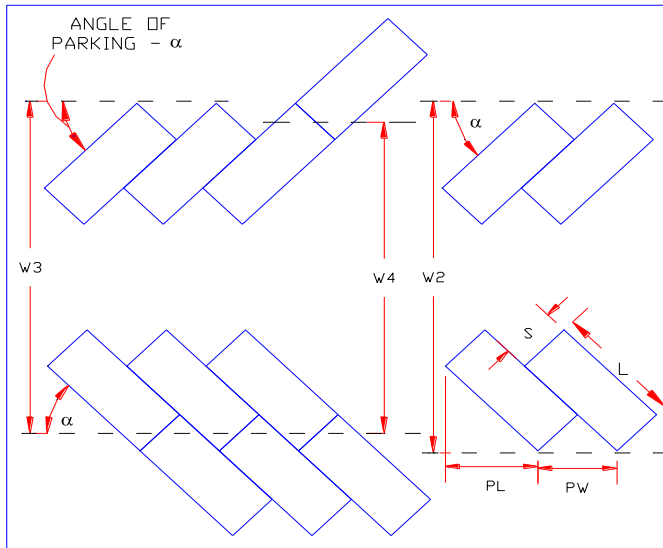


S = 9.0 ft.
L = 18.0 ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

TABLE OF DESIGN DIMENSIONS FOR VARIOUS PARKING ANGLES
CASE -3

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W-4		P.L	PW
30.0	29.0	45.5	42.0	38.5	12.0	29.2	17.0
35.0	30.0	47.5	44.0	41.0	12.0	25.5	14.8
40.0	30.5	49.5	46.0	43.0	12.0	22.3	13.2
45.0	31.5	51.0	48.0	45.0	12.0	19.5	12.0
50.0	33.0	53.0	50.5	47.5	13.0	16.8	11.1
55.0	33.5	54.0	51.5	49.0	13.0	14.3	10.4
60.0	34.5	55.5	53.5	51.0	14.0	12.0	9.8
65.0	37.0	57.5	56.0	54.0	16.0	9.7	9.4
70.0	39.0	59.5	58.0	56.5	18.0	7.6	9.1
75.0	40.5	61.0	60.0	59.0	20.0	5.5	8.8
80.0	43.0	63.5	62.5	62.0	23.0	3.6	8.6
85.0	44.5	64.5	64.0	63.5	25.0	1.7	8.5
90.0	47.0	65.0	65.0	65.0	27.0	0.0	8.5

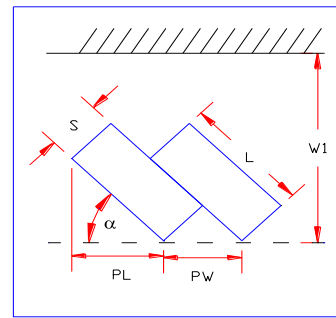
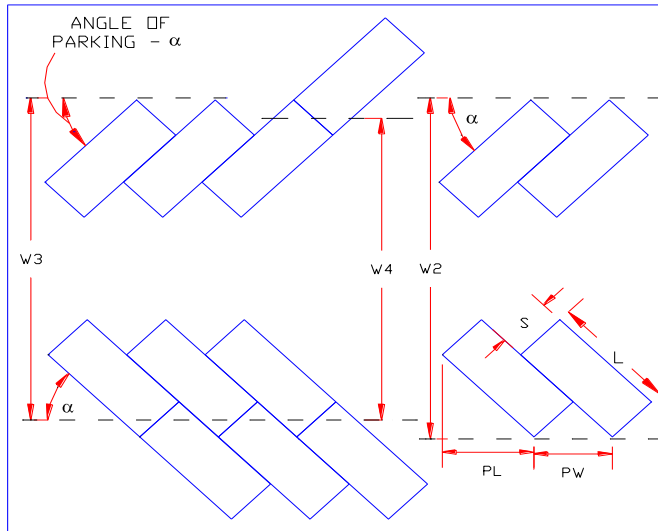


S = 8.5 ft.
L = 19.0 ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

TABLE OF DESIGN DIMENSIONS FOR VARIOUS PARKING ANGLES
CASE - 4

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	28.5	44.5	41.0	37.5	12.0	28.3	17.0
35.0	29.5	46.5	43.0	39.5	12.0	24.7	14.8
40.0	30.0	48.0	45.0	41.5	12.0	21.6	13.2
45.0	30.5	49.5	46.5	43.5	12.0	18.7	12.0
50.0	32.5	51.5	49.0	46.0	13.0	16.2	11.1
55.0	32.5	52.0	50.0	47.5	13.0	13.7	10.4
60.0	34.0	53.5	51.5	49.5	14.0	11.5	9.8
65.0	36.0	56.0	54.0	52.0	16.0	9.3	9.4
70.0	38.0	57.5	56.0	54.5	18.0	7.2	9.1
75.0	39.5	59.0	58.0	57.0	20.0	5.3	8.8
80.0	42.0	61.5	60.5	60.0	23.0	3.4	8.6
85.0	43.5	62.5	62.0	61.5	25.0	1.6	8.5
90.0	46.0	63.0	63.0	63.0	27.0	0.0	8.5

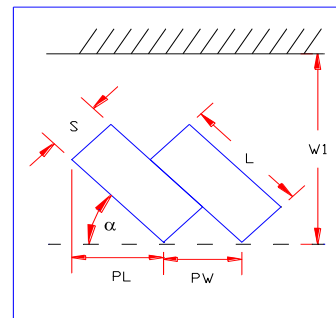
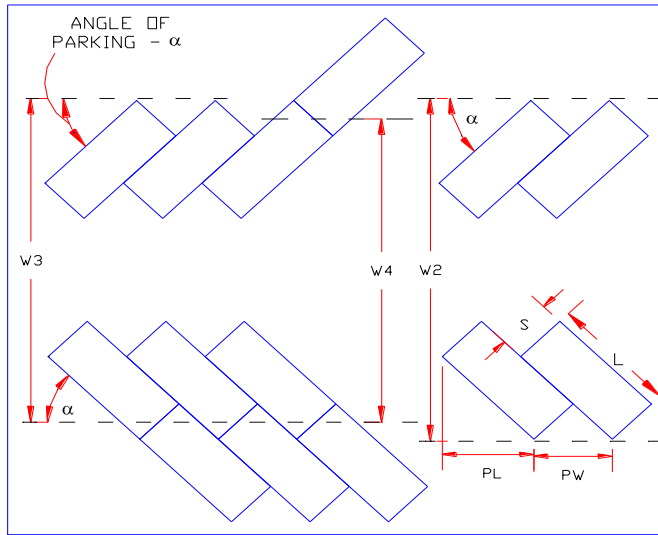


S = 8.5 ft.
L = 18.0 ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

TABLE OF DESIGN DIMENSIONS FOR VARIOUS PARKING ANGLES
CASE -5

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	27.5	43.0	39.5	36.0	12.0	27.0	17.0
35.0	28.5	45.0	41.5	38.0	12.0	23.5	14.8
40.0	29.0	46.0	43.0	39.5	12.0	20.4	13.2
45.0	29.5	47.5	44.5	41.5	12.0	17.7	12.0
50.0	31.0	49.0	46.5	43.5	13.0	15.2	11.1
55.0	31.5	50.0	47.5	45.0	13.0	12.9	10.4
60.0	32.5	51.0	49.0	47.0	14.0	10.7	9.8
65.0	34.5	53.0	51.5	49.5	16.0	8.7	9.4
70.0	36.5	55.0	53.5	52.0	18.0	6.7	9.1
75.0	38.0	56.5	55.0	54.0	20.0	4.9	8.8
80.0	40.5	58.5	57.5	57.0	23.0	3.1	8.6
85.0	42.0	59.5	59.0	58.5	25.0	1.5	8.5
90.0	44.5	60.0	60.0	60.0	27.0	0.0	8.5

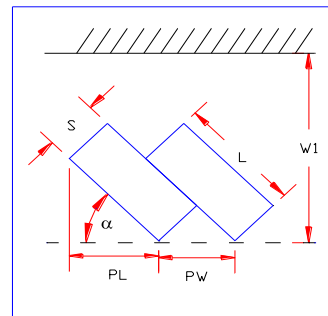
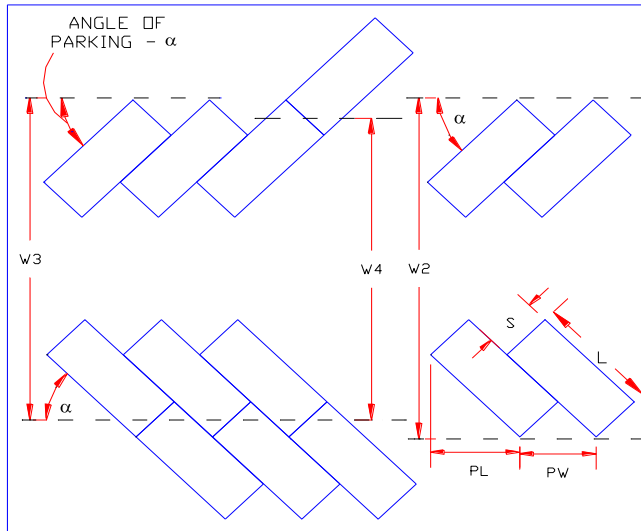


S = 8.5 ft.
L = 16.5 ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

TABLE OF DESIGN DIMENSIONS FOR VARIOUS PARKING ANGLES
CASE - 6

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	27.0	42.0	38.5	35.0	12.0	26.2	17.0
35.0	28.0	43.5	40.0	36.5	12.0	22.6	14.8
40.0	28.5	45.0	41.5	38.5	12.0	19.6	13.2
45.0	29.0	46.0	43.0	40.0	12.0	17.0	12.0
50.0	30.5	47.5	45.0	42.0	13.0	14.6	11.1
55.0	30.5	48.0	45.5	43.5	13.0	12.3	10.4
60.0	31.5	49.5	47.0	45.0	14.0	10.2	9.8
65.0	33.5	51.5	49.5	47.5	16.0	8.2	9.4
70.0	35.5	53.0	51.5	50.0	18.0	6.4	9.1
75.0	37.0	54.5	53.0	52.0	20.0	4.6	8.8
80.0	39.5	56.5	55.5	55.0	23.0	3.0	8.6
85.0	41.0	57.5	57.0	56.5	25.0	1.4	8.5
90.0	43.5	58.0	58.0	58.0	27.0	0.0	8.5



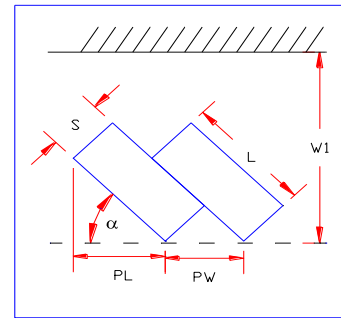
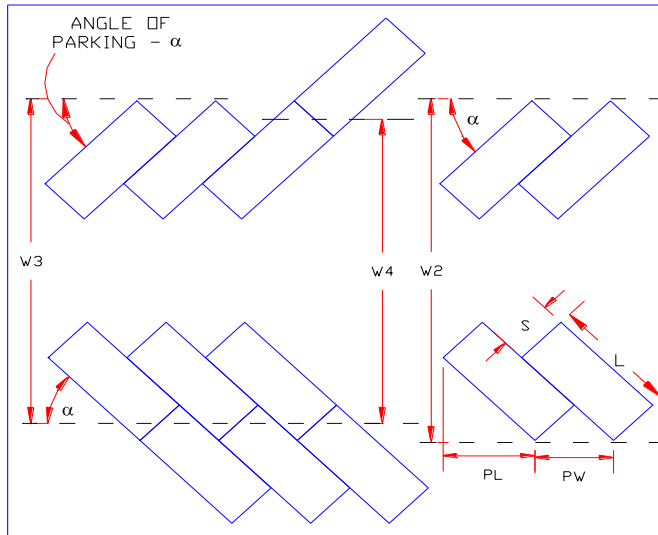
S = 8.5 ft.

L = 15.5 ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

TABLE OF DESIGN DIMENSIONS FOR VARIOUS PARKING ANGLES
CASE - 7

ANGLE OF PARKING	PARKING BY DIMENSIONS				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	27.0	42.5	39.0	35.5	12.0	26.3	16.0
35.0	28.0	44.0	41.0	37.5	12.0	22.9	14.0
40.0	28.5	45.5	42.5	39.5	12.0	19.9	12.5
45.0	29.5	46.5	44.0	41.0	12.0	17.3	11.3
50.0	31.0	48.5	46.0	43.5	13.0	14.9	10.4
55.0	31.0	49.0	47.0	44.5	13.0	12.7	9.8
60.0	32.5	50.5	48.5	46.5	14.0	10.6	9.2
65.0	34.5	52.5	51.0	49.5	16.0	8.6	8.8
70.0	36.0	54.5	53.0	51.5	18.0	6.6	8.5
75.0	38.0	56.0	55.0	54.0	20.0	4.8	8.3
80.0	40.5	58.5	57.5	57.0	23.0	3.1	8.1
85.0	42.0	59.5	59.0	58.5	25.0	1.5	8.0
90.0	44.5	60.0	60.0	60.0	27.0	0.0	8.0

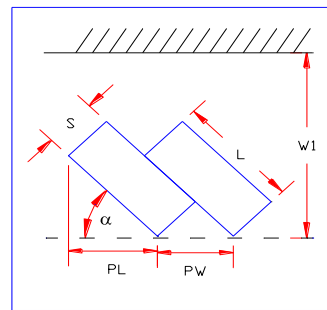
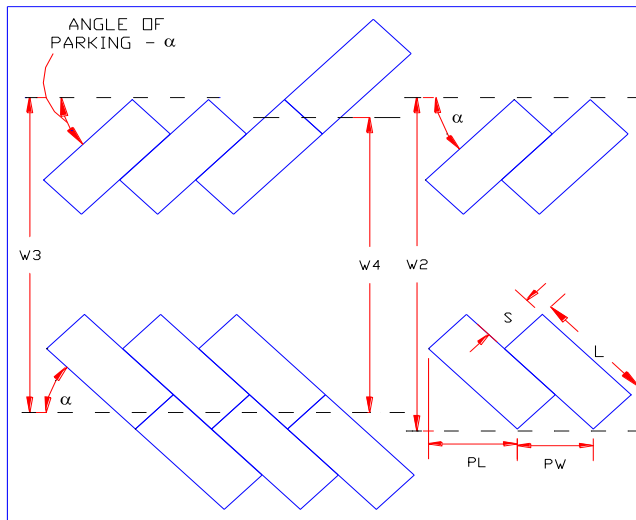


S = 8.0 ft.
L = 16.5 ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

TABLE OF DESIGN DIMENSIONS FOR VARIOUS PARKING ANGLES
CASE - 8

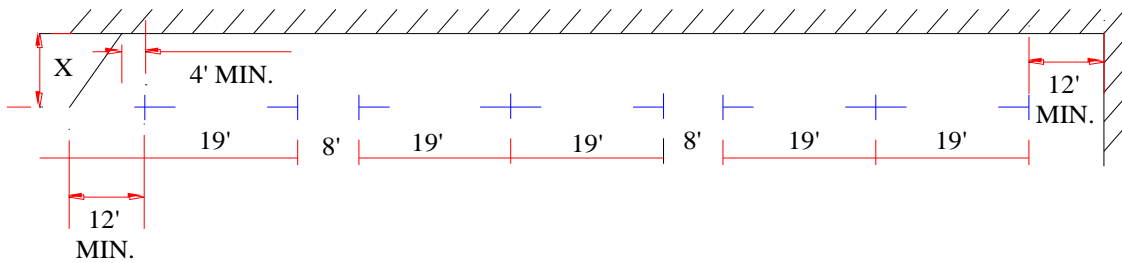
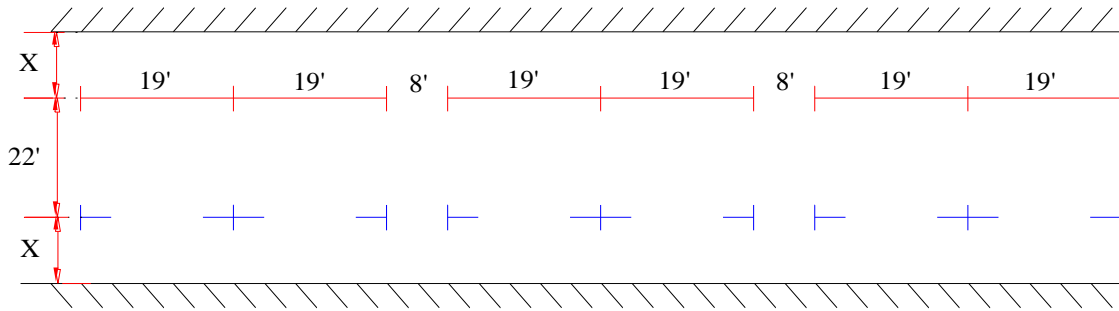
ANGLE OF PARKING	PARKING BY DIMENSION				AISLE WIDTH	DESIGN LAYOUT DIMENSION	
	W-1	W-2	W-3	W-4		P.L.	P.W.
30.0	26.5	41.5	38.0	34.5	12.0	25.4	16.0
35.0	27.5	43.0	39.5	36.5	12.0	22.1	14.0
40.0	28.0	44.0	41.0	38.0	12.0	19.2	12.5
45.0	28.5	45.0	42.5	39.5	12.0	16.6	11.3
50.0	30.0	47.0	44.5	42.0	13.0	14.3	10.4
55.0	30.5	47.5	45.5	43.0	13.0	12.1	9.8
60.0	31.5	49.0	47.0	45.0	14.0	10.1	9.2
65.0	33.5	51.0	49.0	47.5	16.0	8.1	8.8
70.0	35.5	52.5	51.0	50.0	18.0	6.3	8.5
75.0	37.0	54.0	53.0	52.0	20.0	4.6	8.3
80.0	39.5	56.5	55.5	55.0	23.0	2.9	8.1
85.0	41.0	57.5	57.0	56.5	25.0	1.4	8.0
90.0	43.5	58.0	58.0	58.0	27.0	0.0	8.0



S = 8.0 ft.
L = 15.5 ft.

Note: An aisle way which provides direct access to parking stalls shall be a one-way aisle, except for parking stalls which are perpendicular or parallel to the aisle way.

6. PARALLEL PARKING DESIGN DIMENSIONS (STANDARD STALLS)

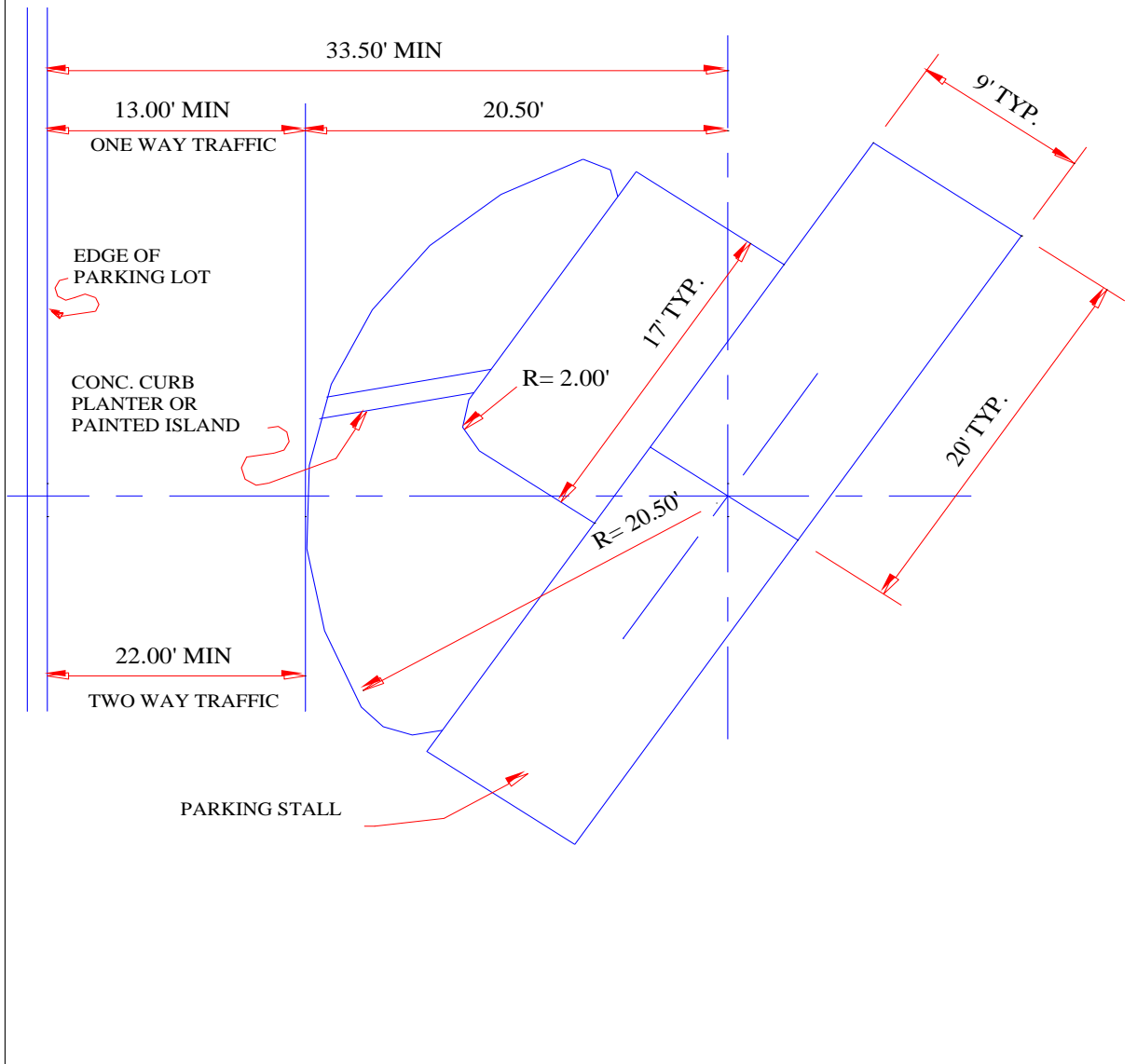


X = 10' IF ADJACENT TO AN OBSTRUCTION OVER 8" HIGH SUCH AS A WALL OR FENCE.

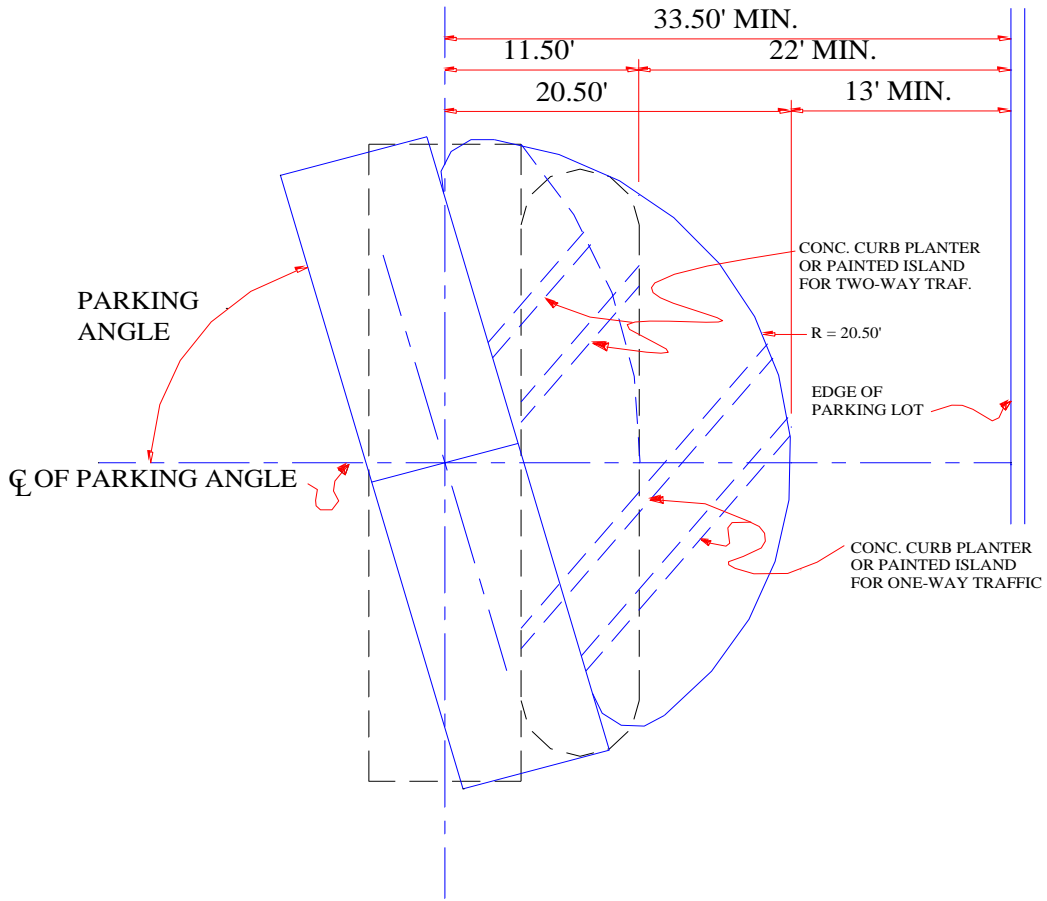
X = 8' IF ADJACENT TO A SIDEWALK OR SIMILAR BARRIER LESS THAN 8" HIGH AND AT LEAST 2' WIDE.

NOTE: MINIMUM ONE-WAY AISLE - 13'
MINIMUM TWO-WAY AISLE - 22'

7. FULL-TURN DETAIL FOR 65° PARKING ANGLE OR LESS



8. FULL-TURN DETAIL FOR MORE THAN 65° PARKING (STANDARD STALLS)



Parking Manual – Part I

Accessible parking for people with disabilities should be consistent with current State and Federal Guidelines.

For more information about California State requirements for accessible parking, you can visit the California Division of State Architect (DSA) website at: <http://www.dsa.dgs.ca.gov/Access/default.htm>. You can view the DSA's California Access Compliance Reference Manual (revised June of 2006) at http://www.dsa.dgs.ca.gov/Access/ud_accessmanual.htm, and a checklist for accessible parking at: http://www.documents.dgs.ca.gov/dsa/pubs/checklists_06-16-06.pdf.

The ADA Standards for Accessible Design are available at the US Department of Justice Website: <http://www.ada.gov/stdspdf.htm>.

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Please only use the notes that apply to your project.)

GENERAL

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Citywide Development Code, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operational Statement provided by the applicant. The Operational Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operational Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operational Statement.* Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property.
 - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardSpecifications2016January.pdf>

City of Fresno Notes and Requirements For Entitlement Applications

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5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form are available at the following website:
<http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businessstaxapplicaiton.htm>
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. 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.
9. A permit granted under the Fresno Municipal Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to Section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the

City of Fresno Notes and Requirements For Entitlement Applications

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California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.

15. Trees shall be maintained by property owners to be free from physical damage or injuring arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met: **a)** The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal. **b)** The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services. **c)** The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
18. 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 Current Planning Division. **(Include this note on the landscape plan.)**
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.
21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.

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23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**
25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. 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* (<https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/Parking-Manual.pdf>). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**

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31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at <https://www.fresno.gov/darm/planning-development/applications-forms-fees/#tab-14>
32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards: **a)** Operational windows signs shall not be mounted or placed on windows higher than the second story. **b)** The maximum area of exempt window signage shall not exceed three square feet in area.
33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 days must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
34. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.
36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.

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39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'**. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
40. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, Fresno Municipal Code (FMC) Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

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

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

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

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

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

41. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**

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43. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**
44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
50. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development Department 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.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from

City of Fresno Notes and Requirements For Entitlement Applications

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public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operation. If it is not, it is not allowed on the site.

52. 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.

FEES

(Not all fees will be applicable to all projects. Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

54. CITYWIDE DEVELOPMENT IMPACT FEES

- a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
- b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
- d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)

55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)

- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
- b) Street Impact Fees will be a condition on all development entitlements granted.

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56. FRESNO COUNTY FACILITY IMPACT FEE

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

57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. The RTMF form shall be signed by a Building and Safety Services staff member prior to issuance of building permits. Proof of payment shall be provided prior to issuance of occupancy.

58. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

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

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

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

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- c) Wastewater Facilities Charge
- d) Trunk Sewer Charge

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Wastewater Division - Environmental Services Section at (559) 621-5153.

- 61. WATER CONNECTION CHARGES: (FMC Sections 6-501 to 6-507). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.
 - a) Frontage Charge (based on property frontage)
 - b) Service Charges (based on service size required by applicant)
 - c) Meter Charges (based on service need)
 - d) Water Capacity fee (based on size of meter)
- 62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

PUBLIC WORKS DEPARTMENT GENERAL NOTES **(to be added to the site plan)**

- 63. 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.
- 64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
- 65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
- 66. 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.

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67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.
68. For Standard Drawings visit <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf>
69. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist visit <https://www.fresno.gov/publicworks/traffic-engineering/#tab-2>
70. Traffic Planning Checklist link: <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/Traffic-Planning-Checklist-04-19.pdf>
71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

Updated: 9/14/2020